

From: [Woods, Mary \(CPC\)](#)
To: [James Abrams](#); [Diamond, Susan \(CPC\)](#)
Cc: [Hillis, Rich \(CPC\)](#); [David Noyola](#); [Tonin, Jonas \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Subject: RE: 1200 Van Ness open space discussion
Date: Thursday, September 23, 2021 11:49:33 AM

Hi Jim,

Thank you for the email.

Yes, I'm copying this email to the Commission Secretary.

Regards,

Mary Woods, Senior Planner
Northwest Team, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7350 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: James Abrams <jabrams@jabramslaw.com>
Sent: Thursday, September 23, 2021 11:40 AM
To: Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; David Noyola <david@npgsf.com>
Subject: Re: 1200 Van Ness open space discussion

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Dear Commissioner Diamond and Mary,

Thank you for the feedback on the proposed open space condition for the 1200 Van Ness project.

We certainly take your point that we cannot modify the building in a manner that would violate the Building or Planning Code, so we agree to remove the last phrase of the condition and also include reference to the potential addition of balconies.

The project sponsor shall continue to work with the Planning Department on the quality, size, and design of the project's common open space. The project sponsor and Department shall study potential modifications to the common open space to maximize sunlight access and increase the usable area of the common open space, such as shifting the podium townhome building closer to the

eastern edge of the property line (thereby enlarging the area between the residential tower and townhome building), adding common open space to the rooftop of the tower, and/or adding balconies to the project.

We plan to reference this condition in our project sponsor presentation. Please let us know if you have any additional suggested modifications.

Mary, would it be possible to transit the text of the condition to Jonas or his team, so that they have the condition and we avoid reading the entire paragraph during the hearing?

Thanks

Jim

Jim Abrams

J. Abrams Law, P.C.

jabrams@jabramslaw.com

415 999 4402

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On Sep 22, 2021, at 3:49 PM, David Noyola <david@npgsf.com> wrote:

Dear Commissioner Diamond,

Thanks for your time today and yesterday to discuss the 1200 Van Ness project.

We spoke to the project sponsor about the potential to add additional balconies to the project, and the cost considerations of those balconies. Although it would be technically feasible to add balconies, the project sponsor confirmed that doing so would increase the cost of construction and not result in proportionate (or even material) increases in unit rent to offset those additional construction costs. Given the current cost of construction, they are concerned that the additional balconies could make a tough financing situation even more tough.

They are more than happy to explore ways to improve the open space program, including to study potential locations for additional open space, during the DD phase of the project and in consultation with Planning. In that spirit, we'd like to propose the following condition of approval:

The project sponsor shall continue to work with the Planning Department on the quality, size, and design of the project's common open space. The project sponsor and Department shall study potential modifications to the common open space to maximize sunlight access and increase the usable area of the common open space, such as shifting the podium townhome building closer to the eastern edge of the property line, or adding common open space to the rooftop of the tower, as may be feasible given Building Code and Planning Code requirements.

Thanks

--

David Noyola
Noyola Piccini Group
c: 415-812-6479
npgsf.com

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Redline Draft Motion- 610-698 Brannan Street (Case No. 2017-000663OFA-02)
Date: Thursday, September 23, 2021 11:38:13 AM
Attachments: [610-698 Brannan OFA-2 Draft Motion \(red-line\).pdf](#)

Ella already sent to commission. Please add to correspondence

From: Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>
Sent: Thursday, September 23, 2021 11:00 AM
To: Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Redline Draft Motion- 610-698 Brannan Street (Case No. 2017-000663OFA-02)

Good Morning Planning Commission,

Attached is a redline of the draft motion for the project at 610-698 Brannan Street (Case No. 2017-000663OFA-02). The redline edits 1) add information on the replacement wholesale flower market at 901 16th Street into the preamble, and 2) update the amount of office space allocated in the Large Cap to reflect the Office Development Annual Limitation Program update from the September 9th Commission hearing.

Sincerely,

Ella Samonsky, Senior Planner
Southeast Team/ Current Planning Division

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7417 | sfplanning.org
[San Francisco Property Information Map](#)

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PLANNING COMMISSION DRAFT MOTION

HEARING DATE: SEPTEMBER 23, 2021

Record No.: 2017-000663OFA-02
Project Address: 610-698 BRANNAN STREET
Zoning: CMUO (Central SoMa Mixed Use Office) Zoning District
MUR (Mixed Use Residential) Zoning District
Central SoMa Special Use District
270-CS Height and Bulk District
160-CS Height and Bulk District
Block/Lot: 3778/1B, 2B, 4, 5, 47, 48
Project Sponsor: KR Flower Mart, LLC
100 1st St., Suite 250
San Francisco, CA, 94105
Property Owner: KR Flower Mart, LLC
100 1st St., Suite 250
San Francisco, CA, 94105
Staff Contact: Ella Samonsky – (628) 652-7417
Ella.Samonsky@sfgov.org

ADOPTING FINDINGS RELATING TO AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE CENTRAL SOMA INCENTIVE RESERVE PROGRAM WHICH IS PART OF THE ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTIONS 320 THROUGH 325 TO AUTHORIZE UP TO 676,801 GROSS SQUARE FEET OF OFFICE USE FOR PHASE 1B AND 1C OF THE PROJECT AT 610-698 BRANNAN STREET, LOTS 1B, 2B, 4, 5, 47, AND 48 IN ASSESSOR'S BLOCK 3778, WITHIN THE CMUO (CENTRAL SOMA MIXED USE OFFICE) AND MUR (MIXED USE RESIDENTIAL) DISTRICTS AND 270-CS AND 160-CS HEIGHT AND BULK DISTRICTS.

PREAMBLE

On January 17, 2017, KR Flower Mart LLC (hereinafter “Project Sponsor”), filed Application No. 2017-000663OFA with the Planning Department (hereinafter “Department”) for an Office Allocation Authorization pursuant to Planning Code Section 321, to construct up to 676,801 gross square feet (gsf) of office use for Phase 1b and 1c of the Project at 610-698 Brannan Street, Block 3778, Lots 1B, 2B, 4, 5, 47, and 48 (hereinafter “Project Site” or “Property”).

The environmental effects of the Project were fully reviewed under the Final Environmental Impact Report for the Central SoMa Plan (hereinafter “Central SoMa EIR”) and the Final Environmental Impact Report for the Bayview Hunters Point Redevelopment Plan (hereinafter “BVHP EIR”). The Central SoMa EIR was prepared, circulated for public review and comment at a public hearing on May 10, 2018, by Motion No. 20182, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et. seq., (hereinafter “CEQA”) the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 et seq., (hereinafter “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (hereinafter “Chapter 31”). The BVHP EIR was prepared, circulated for public review and comment, and certified by the Commission by Motion No. 17201 on March 2, 2006. The Commission has reviewed the EIRs, which have been available for this Commission’s review as well as public review.

The Central SoMa Plan EIR and BVHP EIR are Program EIRs. Pursuant to CEQA Guidelines Section 15168(c)(2), if the lead agency finds that no new effects could occur, or no new mitigation measures would be required for a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Central SoMa Plan and the Bayview Hunters Point Redevelopment Plan, the Commission adopted CEQA findings in its Resolution No. 20183 and No. 17201 hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

Further, CEQA Guidelines sections 15164 allows for an addendum to be prepared when the standard for subsequent review is not triggered. Subsequent review is required in the following circumstances: (1) substantial changes to the project require major revisions of the EIR due to new or substantially more severe significant effects; (2) substantial changes in the circumstances surrounding the project require major revisions of the EIR due to new or substantially more severe significant effects; or (3) new information shows the project will have new or substantially more severe significant effects than analyzed in the prior EIR or that new mitigation measures would

substantially reduce one or more significant effects. If no such impacts are identified, no additional environmental review is be required and a project-specific addendum may be prepared.

On July 3, 2019, the Department determined that the Project and two project variants (Residential Variant and No Wholesale Flower Market Variant) did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the Central SoMa Area Plan adopted as part of a general plan and was encompassed within the analysis contained in the EIR. Since the EIR was finalized, there have been no substantive changes to the Central SoMa Area Plan and no substantive changes in circumstances that would require major revisions to the EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. In addition, the Department prepared an addendum to the BVHP EIR to document that the Interim Wholesale Flower Market Site at 2000 Marin Street, which is not part of the Project or two project variants, would not result in any new significant environmental impacts or a substantial increase in the severity of previously identified environmental impacts and would not require the adoption of any new or considerably different mitigation measures than evaluated in the BVHP EIR.

The file for this Project, including the Central Soma Area Plan EIR, the Community Plan Evaluation Certificate, and the addendum, is available for review at the San Francisco Planning Department, 49 South Van Ness Ave, Suite 1400, San Francisco, California.

On March 16, 2020, the City exercised the option in the DA for the Project Sponsor to relocate the Flower Mart vendors to a new wholesale flower market at an off-site location within the City. The Planning Commission approved the new location for the wholesale flower market at 901 16th Street with a Conditional Use Authorization granted on September 24, 2020 per Planning Commission Motion No. 20789.

The environmental effects of the Large Project Authorization to construct a new public parking garage and reuse three existing buildings for the San Francisco Wholesale Flower Market (hereinafter "Project") at 901 16th Street and 1200 17th Street (Case No. 2011.1300ENX-02) were fully reviewed under the 901 16th Street and 1200 17th Street Environmental Impact Report (EIR), case no. 2011.1300E (hereinafter the "901 16th Street EIR") and Addendum thereto, case no. 2011.1300E (hereinafter "Addendum"). The 901 16th Street EIR was prepared, circulated for public review and comment, and at a public hearing on May 12, 2016, by Motion No. 19643, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et. seq., (hereinafter "CEQA") the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 et seq., (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").

CEQA Guidelines Section 15164 provides for the use of an addendum to document the basis for a lead agency's decision not to require a subsequent or supplemental EIR for a project that is already adequately covered in an existing certified EIR. Pursuant to CEQA Guidelines Section 15164, a lead agency may approve a project as being within the scope of an existing EIR if none of the conditions in CEQA Guidelines section 15162 are present. An addendum is appropriate if the proposed project would not cause new significant impacts that were not identified in the prior EIR; would not result in significant impacts that would be substantially more severe than those identified in the prior EIR; would not require new mitigation measures to reduce significant impacts identified in the prior EIR; no changes have occurred with respect to the circumstances of the proposed project that would

cause significant environmental impacts to which the project would contribute considerably; and no new information has been put forward demonstrating that the proposed project would cause new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

On September 23, 2020, the Department determined that the analyses conducted and the conclusions reached in the 901 16th Street EIR certified on May 12, 2016, remain valid with respect to the Project and Project Variant, and that no subsequent or supplemental EIR is required for the Project or Project Variant.

On July 18, 2019, the Commission adopted Motion No. 20483, recommending that that Board of Supervisors adopt the proposed Planning Code text amendments.

On July 18, 2019, the Commission adopted Motion No. 20484, approving a Large Project Authorization for the Project (Large Project Application No. 2017-000663ENX), and Motion No. 20485, approving an Office Allocation for Phase 1a of the Project, including a Mitigation, Monitoring, and Reporting Program for the Project, attached as Exhibit C to Motion No. 20484, which are incorporated herein by this reference thereto as if fully set forth in this Motion.

On July 18, 2019, the Commission adopted Resolution No. 20486, recommending that the Board of Supervisors approve a Development Agreement along with modifications between the City and County of San Francisco and KR Flower Mart, LLC.

On September 23, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Office Allocation Application No. 2017-000663OFA-02.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-000663OFA-02 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 Office Allocation as requested in Application No. 2017-000663OFA-02, 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 would include the demolition of all of the existing buildings on the project site, including the existing Flower Market and accessory spaces, as well as the surface parking lot and additional vacant buildings and construction of three new mixed-use office buildings (the Blocks Building, the Market Hall Building, and the Gateway Building) over a below grade parking structure. The Project will include a total of 2,061,380 square feet (sf) of office, 47,586 sf of retail, 22,690 sf of child care facility, and 950 sf community facility. The Project will also provide 41,229 sf of privately owned public open space (POPOS), 506 off-street parking spaces, 9 freight loading spaces and 575 bicycle spaces (515 Class I, 60 Class II).

As part of this authorization, the Project Sponsor seeks authorization of 676,801 gross square feet of office use within the Project.

- 3. Site Description and Present Use.** The Project Site is located on six parcels in San Francisco's South of Market (SoMa) District on Assessor's Block 3778 (Lots 1B, 2B, 4, 5, 47, and 48), comprising 295,144 square feet (6.78 acres) (the "Property"). The Project Site excludes the service drive parcel, the ownership of which is not reflected on the Assessor parcel map. Ownership of the service drive lot is shared between the 15 properties north and south of that parcel, including the 14 properties located on Bryant Street north of the Project Site. The Property is bounded by Fifth Street to the north, Brannan Street to the east, Sixth Street to the south, and Bryant Street to the west, and is within the Central SoMa Plan Area. The site contains 10 buildings, some of which are interconnected, and which contain the existing San Francisco Wholesale Flower Market (Flower Market). and accessory spaces operated by San Francisco Flower Mart, LLC, as well as a surface parking lot and additional vacant buildings. On February 10, 2020, the vendors of the San Francisco Flower Mart submitted to the City their notice in favor of the permanent off-site facility. On March 16, 2020, the Flower Mart exercised the option in the DA for the Project Sponsor to relocate the Flower Mart vendors to a new wholesale flower market at an off-site location within the City.
- 4. Surrounding Properties and Neighborhood.** The Project site is located in the South of Market Neighborhood, primarily within the CMUO Zoning District, except for a 150' x 200' portion at the corner of 6th and Brannan Streets that is within the MUR Zoning District. The Property was recently rezoned as part of the Central SoMa Plan and the entire Property is within the Central SoMa SUD. The Project Site is located across Brannan Street from the I-280 Sixth Street on- and off-ramps and approximately 500 feet south of I-80. The Property is in close proximity to multiple modes of public transportation. The Property is within two blocks of 11 Muni bus routes, 0.2 miles from the Fourth and King Caltrain station, and one mile from the Powell Street BART/Muni station. The Central Subway, which will extend the T-Third light-rail line to Chinatown, will be approximately 0.2 mile east of the project site and is due to open in 2022.

The SoMa neighborhood is a dense downtown neighborhood with a mixture of low- to- mid-rise development containing commercial, office, industrial, and residential uses, as well as several undeveloped or underdeveloped sites, such as surface parking lots and single-story commercial

buildings, many of which are identified as “Key Sites” for large development in the Central SoMa Plan. Across 5th Street from the project site are two “Key Sites”, commonly known as 598 Brannan Street and the San Francisco Tennis Club sites. Existing development in the vicinity of the Property consists of industrial and warehouse buildings with PDR uses, interspersed with low- and mid-rise residential and live/work buildings and generally low-rise commercial and institutional buildings, along with a number of surface parking lots. Residential or live/work units exist across Sixth Street and across Brannan Street at Sixth Street from the Project Site. North of the Project Site, there are two live/work buildings on Morris Street: one on the east side of Morris Street at Bryant Street, immediately adjacent to the Project Site, and the second, on the west side of Morris Street, immediately across Morris Street from the Project Site. Across the shared service drive are several PDR businesses fronting on Bryant Street. The Property is surrounded primarily with other CMUO properties, but other zoning districts in the vicinity of the Project Site include: MUG (Mixed Use General) and SALI (Service, Arts, Light Industrial).

5. **Public Outreach and Comments.** To date, the Department has received four letters in support of the Project from an adjacent neighbor, Walk San Francisco, San Francisco Chamber of Commerce and SoMa Pilipinas. The letters express support for the public benefits associated with the Project, potential for economic and job growth for the City, and enhancement of the built environment in the neighborhood. The Project was subject to a robust outreach effort prior to the Planning Commission hearings in 2019.
6. **Planning Code Compliance.** The Planning Code Compliance Findings set forth in Motion No. 20484, Case No. 2017-000663ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion and are incorporated herein as though fully set forth.
7. **Central SoMa Incentive Reserve.** Planning Code Section 321(a)(6)(C) authorizes the Planning Commission to approve up to an additional 1,700,000 square feet in total of office space located in the Central SOMA Special Use District. A proposed office development may only be approved pursuant to this Subsection (a)(6)(C) if all of the following criteria are satisfied:

- (i) The Preliminary Project Assessment application for the proposed office development was submitted prior to September 11, 2019.

The Preliminary Project Assessment (2015-004256PPA-04) for the Project at 610-698 Brannan Street was submitted on June 2, 2016 and issued on September 7, 2016.

- (ii) The proposed office development contains more than 49,999 square of additional office space.

The Project includes a total of 2,061,380 gsf of office use which will be constructed in three phases: Phase 1a includes 1,384,578 square feet of office space, Phase 1b includes 323,925 square feet of office space and Phase 1c includes 352,867 square feet of office space. Phase 1a was approved by the Planning Commission on July 18, 2019 (Motion 20485) and received allocation from the 2018-2019 Annual Limit.

- (iii) The amount of office space in the proposed office development exceeds the square footage available pursuant to Subsection (a)(1) in the current approval period.

The Project includes a total of 2,061,380 gsf of office. Approximately 676,801 gsf is requested as part of this authorization. Currently, there is no gross square feet of available “Large Cap” office space in the

City, therefore, the amount requested/proposed exceeds the square footage available.

- (iv) Any current or prior phase of the project of which the proposed office development is a part satisfies any of the following criteria:
- a) Includes a parcel on-site or off-site in the South of Market Neighborhood of no less than 10,000 square feet to be deeded to the City for future development of affordable housing;
 - b) Includes community arts PDR space or neighborhood-serving retail space of no less than 10,000 square feet that will be affordable to such tenants at no more than 60% of comparable market rent for no less than 30 years.
 - c) Includes funding and construction of a new or replacement City public safety facility of no less than 10,000 square feet on-site or off-site in the South of Market Neighborhood.

The Project includes dedication of a 14,000 square foot parcel to the Mayor's Office of Housing and Community Development (MOHCD) for future development of a 100% affordable housing project. The parcel is located within the South of Market Neighborhood. Additionally, the Project will construct a new wholesale flower market and provide rental subsidies to the relocated Flower Mart vendors for a period up to 35 years.

- (v) Approval of the proposed office development would not cause the total amount of additional office development approved in the Central SoMa Plan Area to exceed the 6,000,000 square foot total allowed by Subsection (a)(6)(A).

Subsection (a)(6)(A) provides that no more than a total of 6,000,000 square feet of office space may be approved in Large Cap office developments within the Central SoMa Plan Area, after January 1, 2019, until a combined total of at least 15,000 new housing units have been Produced within the South of Market Neighborhood, as delineated in the Neighborhood Boundaries Map contained within the Department of City Planning's May 2011 "San Francisco Neighborhoods Socio-Economic Profiles" report, after January 1, 2019 (the "South of Market Neighborhood"). Space in individual projects that contain less than 50,000 square feet of office space shall neither be subject to, nor contribute to, the footage limit described in this Subsection (a)(6)(A).

Since January 1, 2019, the Planning Commission has approved approximately ~~4,286,611~~ ~~3,954,538~~ gsf of office space in Large Cap projects within the Central SoMa Plan Area. The Planning Department's tracking document for the Office Development Annual Limitation Program, last updated December 10, 2020, shows that a total of 2,870,714 gsf of office spaces was allocated to the Large Cap projects at 598 Brannan Street, Flower Mart (610-698 Brannan Street), and Tennis Club (also known as 88 Bluxome Street) during the 2018-2019 allocation term. A total of 935,000 gsf of office spaces was allocated to the Large Cap projects at 725 Harrison Street and One Vassar during the 2019-2020 allocation term. To date, approximately ~~480,897~~ ~~211,301~~ gsf of office space was allocated to Large Cap projects at the 598 Brannan Street and 490 Brannan Street project in the 2020-2021 allocation term, all of ~~of~~ which ~~62,777~~ gsf came from the Central SoMa reserve.

The Project's Phase 1b and 1c allocation of 676,801 gsf would not cause the total amount of additional office space to exceed the 6,000,000 square foot threshold.

- 8. General Plan Consistency.** The General Plan Consistency Findings set forth in Motion No. 20484, Case No. 2017-000663ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
- 9. Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies.

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

The Project site currently contains the San Francisco Flower Mart, a wholesale distribution that supports neighborhood retailers throughout the City and region. The Project would add 47,586 square feet of new neighborhood-serving retail space, including 15 micro-retail spaces, while facilitating the relocation of the Flower Market to an alternate location where it would continue to serve the needs of local retailers. The abundance of new retail space provided on site by the Project will result in opportunities for resident employment in and ownership of new neighborhood businesses. Additionally, the influx of new office employees to the property will strengthen the customer base of existing retail uses in the area and contribute to the demand for new retail.

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

No housing would be removed by the Project. The Projects includes dedication of an at least 14,000 square foot site in the greater South of Market area to the City for the construction of 100% affordable housing. This land dedication will facilitate the ongoing cultural and economic diversity of the neighborhood. Additionally, the project would establish a replacement wholesale flower market, ensuring the longevity of a longstanding PDR use and helping to maintain the economic and cultural diversity in the City.

- c) That the City's supply of affordable housing be preserved and enhanced,

The Project will not displace any affordable housing because there is currently no housing on the site. The Project would pay the Jobs-Housing Linkage fee, all of which will go towards affordable housing. Additionally, if the Gateway Building is developed as office space, then the Project Sponsor would dedicate an at least 14,000 square foot site in the greater South of Market area to the City for the construction of 100% affordable housing, which will contribute towards the enhancement of the City's affordable housing supply.

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

The Project Site is well served by public transit; it is within walking distance of the 4th and King Caltrain and MUNI stations as well as the Civic Center and Powell BART and MUNI stations, and the 83X, 19, 27, 47, 8, and 30 bus lines. When completed, the Central Subway project will connect BART and Caltrain and provide service to Central SoMa from Chinatown. The Project includes 565 bicycle parking spaces and shower facilities, encouraging bicycle commuting. The Project will provide 506 parking spaces, including 12 van-pool spaces, and 13 car share spaces. A total of 9 off-street freight loading spaces and 28 service vehicle spaces will also be provided. Overall, the Project Site's access to public transit, sufficient on-site parking and loading, and features to facilitate bike commuting, will ensure that the development at the Property will not overburden streets or neighborhood parking.

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

The Project will preserve a long-standing San Francisco PDR business, the San Francisco Flower Mart. Since the Flower Market vendors opt not to occupy the Project Site, the Project Sponsor is going to construct a new wholesale flower market within San Francisco and relocate the vendors. In addition, the Project will provide new office space with complementary retail space that will provide new employment opportunities for San Francisco residents, while also strengthening the consumer base of existing retail uses in the area.

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

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

- g) That landmarks and historic buildings be preserved.

No buildings on the site are listed as landmarks or historic buildings under Articles 10 or 11 of the Planning Code. The Central SoMa EIR identifies a San Francisco Flower Mart Historic District as eligible for listing on the California Register, and is considered to be a historic resource. This identification is primarily tied to "associations with San Francisco's floral industry and inter-ethnic commercial cooperation." Recognizing the importance of the Flower Mart's 100-year-old history in San Francisco, the Project will construct a new Flower Market at another location within the City to maintain the historic use to ensure the longevity of this San Francisco institution.

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

The Central SoMa Plan created a number of new parks and open spaces. The Plan identified sites at 639 Bryant Street, Bluxome Street between 4th and 5th Streets, and the Caltrain Railyards as potential locations for new public parks. The Plan also addresses the lack of open space in the area by requiring

new nonresidential developments to provide privately owned public open spaces that address the needs of the community. The Project would help achieve the Plan's open space goals by paying applicable impact fees and taxes that would fund the creation of new parks. More directly, the Project would construct at least 41,229 square feet of new street-level public open space and a series of landscaped rooftop amenity decks. The public open space would consist of a Market Alley stretching from 5th to 6th Streets, two plazas and a dog park. A shadow study confirmed that the Project would cast new shadow on parks subject to the jurisdiction of the Recreation and Parks Department or on any existing publicly accessible open spaces not regulated under Section 295.

- 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 Office Development 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 Office Development Application No. 2017-000663OFA-02** for up to 676,801 square feet of office use (Phase 1b and 1c) subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated July 30, 2021, 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 Section 321 Office Allocation Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103.

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 September 23, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 23, 2021

EXHIBIT A

Authorization

This authorization Office Development Authorization to authorize 676,801 gross square feet of office use located at 610-698 Brannan Street, Block 3778, and Lots 001B, 002B, 004, 005, 047 and 048, pursuant to Planning Code Sections 321 through 325 within the CMUO (Central SoMa Mixed-Use Office) and MUR (Mixed-Use Residential) Zoning District, Central Soma Special Use District, and 270-CS and 160-CS Height and Bulk Districts; in general conformance with plans, dated July 30, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2017-000663OFA-02 and **subject to conditions of approval reviewed and approved by the Commission on September 23, 2021 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 September 23, 2021 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 Large Project 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

6. **Development Timeline - Office.** Pursuant to Planning Code Section 321(d) (2), construction of the office development project shall commence within 18 months of the effective date of this Motion. Failure to begin work within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the office development under this office development authorization.

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

7. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said construction is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

From: [Son, Chanbory \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 1101-1123 Sutter Street - HPC Comments
Date: Thursday, September 23, 2021 10:40:47 AM
Attachments: [1101-1123 Sutter DEIR HPC Comments.pdf](#)

Please see attached.

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Young, David (CPC) <david.l.young@sfgov.org>
Sent: Thursday, September 23, 2021 10:36 AM
To: CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>
Cc: Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Greving, Justin (CPC) <justin.greving@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>
Subject: 1101-1123 Sutter Street - HPC Comments

Hi Chanbory,

Please see attached comments HPC for distribution to the commissioners.

Let me know if there is anything else you need.

Thanks,
David

**David Young, Senior Planner
San Francisco Planning Department**

San Francisco Planning
Environmental Planning Division
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 Direct: 628.652.7494 |
david.l.young@sfgov.org | sfplanning.org [San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).



September 22, 2021

Ms. Lisa Gibson
Environmental Review Officer
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear Ms. Gibson,

On September 15, 2021, the Historic Preservation Commission (HPC) held a public hearing for the commissioners to hear public testimony and to provide comments to the San Francisco Planning Department on the Draft Environmental Impact Report (DEIR) for the proposed 1101-1123 Sutter Street Project (2019-0222850ENV). After discussion, the HPC arrived at the comments below on the DEIR:

- The HPC found the analysis of historic resources in the DEIR to be adequate and accurate. The HPC concurs with the finding that the proposed project would result in a significant, unavoidable impact to the funeral home at 1123 Sutter Street.
- The HPC agreed that the DEIR analyzed a reasonable and appropriate range of preservation alternatives to address historic resource impacts. The HPC acknowledged the wide range of alternatives that were explored as part of the EIR process. Members of the HPC agreed that the preservation alternatives evaluated in the DEIR addressed their previous comments and recommendations from the draft alternatives review on February 3, 2021. Although the Commissioners agreed that the alternatives evaluated were adequate, they had the following comments on the individual merits of some of the alternatives:
 - Commissioner Black expressed some concern about the success of the hyphen in Partial Preservation Alternative 2. For this reason, Commissioner Black felt the other two alternatives might be more successful by incorporating a setback on the additions to the 1123 Sutter Street building. Commissioner Black ultimately concluded that the alternatives evaluated were adequate for the purposes of the DEIR.
 - Commissioner Nageswaran commented that the Partial Preservation Alternative 2 was successful because the tall addition to 1123 Sutter did not incorporate a setback. Commissioner Nageswaran felt setbacks were successful in the alternatives that incorporated smaller additions (such as the Full Preservation Alternative), while the alternatives incorporating taller additions could function without setbacks. Commissioner Nageswaran explained that sometimes substantial additions to historic buildings without setbacks can be compatible in surprising ways. In conclusion

Commissioner Nageswaran appreciated seeing all the potential alternatives presented because it provides a perspective and context on those that were ultimately evaluated.

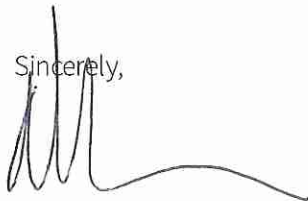
- Commissioner Wright expressed a preference for Partial Preservation Alternative 1. Commissioner Wright thought the setbacks to the additions on 1123 Sutter were necessary to be understood as additions.
- The HPC found the Mitigation Measures to be adequate. Commission President Matsuda wanted to ensure that the mitigation measures adequately represent voices of the community given the funeral home's longstanding role in the neighborhood. Commissioner Matsuda explained that the importance of funeral homes is often overlooked and this funeral home has served a wide variety of constituents during its existence.

HPC Comments on the Proposed Project

- Commissioners also expressed support for the proposed project because it would retain and rehabilitate one of the historic resources on the site.

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

A handwritten signature in black ink, appearing to read 'Diane Matsuda', with a long horizontal flourish extending to the right.

Diane Matsuda, President
Historic Preservation Commission

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Public Comment Letter on the Proposed Conditional Use Authorization for AT&T at 1111 California Street, San Francisco, CA; Record No.: 2021-004901CUA
Date: Thursday, September 23, 2021 10:19:15 AM
Attachments: [AT&T Conditional Use Authorization 1111 California Street Public Comment Letter to SF Planning Commission 9.22.21 .pdf](#)

This was already sent to everyone,

Please add to correspondence.

From: Phillip Woods <plwoods11@gmail.com>
Sent: Wednesday, September 22, 2021 4:40 PM
To: Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>
Cc: Scott Gordon <scottst@well.com>; Phillip Woods <plwoods11@gmail.com>; Bartlett, Ted <ted@bartlett.com>; susangrace203@gmail.com; dwetzel@berkeley.edu; Monica Foyer <monica.foyer@gmail.com>; Meta Pasternak <meta.pasternak@gmail.com>; Michele Forge <mforge@hotmail.com>; rweisman@hotmail.com; hornjd@hotmail.com; Ian Macsween <macsweensinca@aol.com>; parkamangar@sbcglobal.net; umeshksab@gmail.com; bessbus@aol.com; randy.lehrer@gmail.com
Subject: Public Comment Letter on the Proposed Conditional Use Authorization for AT&T at 1111 California Street, San Francisco, CA; Record No.: 2021-004901CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Planning Commission,

Please find attached a public comment letter on the proposed Conditional Use Authorization for AT&T at 1111 California Street, San Francisco, CA; Record No.: 2021-004901CUA.

This letter is being submitted to request that the San Francisco Planning Commission take action and direct the applicant/property owner to move the proposed AT&T Mobility Macro Wireless Telecommunications facility including a frp enclosure to a location and incorporate a design that would meet the requirements of a Category A/historic resource building; maintain the architectural integrity of the SF Masonic Auditorium; avoid visual and

aesthetic impacts to scenic resources; maintain the integrity of the Nob Hill neighborhood fabric; and mitigate visual and view impacts from the adjacent neighboring Gramercy Towers building.

It is requested that the San Francisco Planning Commission consider the new information provided and evidence presented in this letter and prepare a new CEQA evaluation of environmental impacts in order to make the proper CEQA environmental determination on the proposed project.

Can you please confirm that you have received this letter by a return email response?

Thank you
Phillip Woods, AIA, AICP
1177 California St, Apt. 506, San Francisco, CA 94108
415-319-2443

September 22, 2021

Conditional Use Authorization for AT&T at 1111 California Street, San Francisco, CA; Record No.: 2021-004901CUA

Dear San Francisco Planning Commission,

This letter is being submitted to request that the San Francisco Planning Commission take action and direct the applicant/property owner to move the proposed AT&T Mobility Macro Wireless Telecommunications facility including a frp enclosure to a location and incorporate a design that would meet the requirements of a Category A/historic resource building; maintain the architectural integrity of the SF Masonic Auditorium; avoid visual and aesthetic impacts to scenic resources; maintain the integrity of the Nob Hill neighborhood fabric; and mitigate visual and view impacts from the adjacent neighboring Gramercy Towers building.

By the way of background, the SF Masonic Auditorium building was designed by noted San Francisco Bay Area architect Albert Roller (1891-1981). The building opened in 1958. The massive scale of the building is broken up by various architectural elements including a large mural frieze by Emile Norman; architectural fins; projecting metal windows, a stained glass window element; window/vent elements designed as elegant, punctured openings in a wall clad with white Carrera Marble. The building is a landmark.

The AT&T Mobility Macro Wireless Telecommunications facility would expand the cell antennas facility and enclosed it with a frp enclosure roof structure that is approximately 16'-0" long by 16'-0" wide and by 9'-0" high. The size and location of the frp enclosure structure would represent a significant alteration to a Category A/historic resource building.

The roof line is one of the distinctive elements of the architectural design of this building. The SF Masonic Auditorium building was originally designed with all mechanical equipment located behind an enclosed wall. The proposed AT&T Mobility Macro Wireless Telecommunications facility is sited in a very visible location and is not integrated with the roofline. The proposed cell antennas facility/frp enclosure on the roof is not compatible and is distracting from the architectural design of the SF Masonic Auditorium. The size, height and location of the frp enclosure roof structure is problematic and also creates view and aesthetic impacts to the neighboring Gramercy Towers building. The structure will block views from many apartments to the Huntington Park area.

CEQA Environmental Analysis

The SF Masonic Auditorium property is a Category A/historic resource building. Historical Resources are defined as including properties listed in or formally determined eligible for listing in the California Register of Historical Resources, or listed in an adopted local historic register. Buildings listed as a Category A have to be evaluated as historical resources for purposes of CEQA (California Environmental Quality Act). In addition, buildings under this category have to follow very strict design guidelines from the Secretary of the Interior's Standards for the treatment of historic properties as soon as commencing any alteration to the structure.

The AT&T Mobility Macro Wireless Telecommunications facility is enclosed with a cell antennas facility/frp enclosure would need to take into consideration the design limitations of the enclosure and also determine a design that would need to preserve the building architectural features of the building. The scale, massing and height of the proposed cell antennas facility/frp enclosure structure is not integrated and not compatible with the historic architectural design of the SF Masonic Auditorium building.

The CEQA evaluation of environmental impacts that would need to be followed for this project and the CEQA sections include the following.

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project: a) Have a substantial adverse effect on a scenic vista

V. CULTURAL RESOURCES. Would the project: a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5

It is requested that the San Francisco Planning Commission consider the new information provided and evidence presented in this letter and prepare a CEQA evaluation of environmental impacts in order to make the proper CEQA environmental determination on the proposed project

The following section identifies other significant issues that need to be addressed with the proposed project.

Scenic Vista

The SF Masonic Auditorium is located on several scenic vistas including the Barbary Coast Trail, Huntington Park, Grace Cathedral, and the California Street Cable Car Line. The equipment structure enclosure will be visible from the Huntington Park steps on Taylor Street and visible from the Grace Cathedral front steps.

The treatment of the cell antenna and enclosure is not consistent with the architectural fabric of the immediate neighbor and surrounding buildings around Huntington Park. The proposed cell antennas facility/frp enclosure would be the only building where the equipment and enclosure structure is visible. The expansion of additional equipment would deteriorate the neighborhood fabric of a very unique architectural environment. This would set a neighborhood precedent that would impact the physical character of the neighborhood.

Visual and View Impacts from Gramercy Towers

The AT&T Mobility Macro Wireless Telecommunications facility is enclosed with a frp enclosure screening structure that is 16'-0" long by 16'-0" wide and by 9'-0" high. The cell antenna facility/frp enclosure structure is located approximately 30'-0" away from Gramercy Towers. The project will impact views from condominium units located on the 7th, 8th and 9th floors and have aesthetic impacts to the condominium units located from 7th floor to the 18th floors.

The SF Masonic Auditorium building is a large structure that occupies half of a city block. It would appear that there are other cell antenna site options on the SF Masonic Auditorium building roof that would meet the technical requirements and not require locating the cell antenna and screening

structure to be located so close to Gramercy Towers. In addition, the project needs to implement siting criteria that takes into consideration both the historic and architectural integrity of the SF Masonic Auditorium building.

This letter has been prepared and endorsed by following property owners and occupants at the Gramercy Towers.

Name	Property Address	Email address
Phillip Woods	1177 California Street, Apt. 506	plwoods11@gmail.com
Ted Bartlett	1177 California Street	ted@bartlettre.com
Mary Rubel	1177 California Street, Apt. 1224	susangrace203@gmail.com
Susan Macaulay	1177 California Street, Apt.1224	susangrace203@gmail.com
David Wetzel	1177 California Street, Apt.624	dwetzel@berkeley.edu
Monica Foyer	1177 California Street, Apt.1102	monica.foyer@gmail.com
Meta Pasternak	1177 California Street, Apt.501	meta.pasternak@gmail.com
Michele Forge	1177 California Street, Apt.1819	mforge@hotmail.com
Rich Weissman	1177 California Street, Apt 1431	rweisman@hotmail.com
J.D. Horn	1177 California Street, Apt. 1431	hornjd@hotmail.com
Cindy Macsween	1177 California Street, Apt. 1525	macsweensinca@aol.com
Ian Macsween	1177 California Street, Apt. 1525	macsweensinca@aol.com
Par Kamangar	1177 California Street, Apt. 1124	parkamangar@sbcglobal.net
Umesh Ksab	1177 California Street, Apts. 1423 and 1424	umeshksab@gmail.com
Elizabeth Lewis	1177 California Street, Apts. 308 and 309	bessbus@aol.com
Randy Lehrer	1177 California Street, Apt 1024	randy.lehrer@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Public Comment Letter on the Proposed Conditional Use Authorization for AT&T at 1111 California Street, San Francisco, CA; Record No.: 2021-004901CUA
Date: Thursday, September 23, 2021 10:16:51 AM

This was already sent to all. Please add to correspondence

From: Umesh Sab <umeshksab@gmail.com>
Sent: Wednesday, September 22, 2021 6:10 PM
To: Phillip Woods <plwoods11@gmail.com>
Cc: Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Scott Gordon <scottst@well.com>; Bartlett, Ted <ted@bartlettre.com>; susangrace203@gmail.com; dwetzel@berkeley.edu; Monica Foyer <monica.foyer@gmail.com>; Meta Pasternak <meta.pasternak@gmail.com>; Michele Forge <mforge@hotmail.com>; rweisman@hotmail.com; hornjd@hotmail.com; Ian Macsween <macsweensinca@aol.com>; parkamangar@sbcglobal.net; bessbus@aol.com; randy.lehrer@gmail.com
Subject: Re: Public Comment Letter on the Proposed Conditional Use Authorization for AT&T at 1111 California Street, San Francisco, CA; Record No.: 2021-004901CUA

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Received, thank you.

On Wed, Sep 22, 2021 at 4:39 PM Phillip Woods <plwoods11@gmail.com> wrote:

Dear San Francisco Planning Commission,

Please find attached a public comment letter on the proposed Conditional Use Authorization for AT&T at 1111 California Street, San Francisco, CA; Record No.: 2021-004901CUA.

This letter is being submitted to request that the San Francisco Planning Commission take action and direct the applicant/property owner to move the proposed AT&T Mobility Macro Wireless Telecommunications facility including a frp enclosure to a location and incorporate a design that would meet the requirements of a Category A/historic resource building; maintain

the architectural integrity of the SF Masonic Auditorium; avoid visual and aesthetic impacts to scenic resources; maintain the integrity of the Nob Hill neighborhood fabric; and mitigate visual and view impacts from the adjacent neighboring Gramercy Towers building.

It is requested that the San Francisco Planning Commission consider the new information provided and evidence presented in this letter and prepare a new CEQA evaluation of environmental impacts in order to make the proper CEQA environmental determination on the proposed project.

Can you please confirm that you have received this letter by a return email response?

Thank you

Phillip Woods, AIA, AICP

1177 California St, Apt. 506, San Francisco, CA 94108

415-319-2443

From: [CPC-Commissions Secretary](#)
To: [Merlone, Audrey \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Opposition Response Letter to File No. 210116: Legislative Section 319 Review of Large Residence Developments
Date: Thursday, September 23, 2021 10:16:13 AM
Attachments: [KCoelho-Response Letter-File No. 210116-Legislative Section 319 Review of Large Residence Developments.pdf](#)

From: Kelley Coelho <kcoelho@studio-sw.com>
Sent: Wednesday, September 22, 2021 5:41 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposition Response Letter to File No. 210116: Legislative Section 319 Review of Large Residence Developments

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

Please see my attached letter in opposition to File No. 210116: Legislative Section 319 Review of Large Residence Developments. This is not the right legislation for the families of San Francisco.

Respectfully,
Kelley Coelho

STUDIO SARAH WILLMER
ARCHITECTURE
3850 23rd Street
San Francisco,
CA 94114
Office: [415-642-1166](tel:415-642-1166)
Cell: [415-407-0367](tel:415-407-0367)
www.studio-sw.com

Response to to File No. 210116: Legislative Section 319 Review of Large Residence Developments.

Date: 09.22.21

To Whom It May Concern:

I do not support this legislation based on the negative impact it will have

1. It adversely changes the intent of zoning laws that typically use form-based regulations, i.e yards, setbacks, and height limitations to determine what can be developed allowing for the variety of lot conditions and sizes to create a rich diverse urban fabric.
2. It will add time and expense.
3. It will add workload for Planning Staff and Commissioners to a system overburdened with Conditional Use Authorizations.
4. It will not encourage density or create affordable housing.
5. It will not discourage large construction.

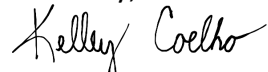
I support the proposed alternative suggestions to address Mandelman's concerns

1. Change the definition of area used in calculations to exclude the square footage of unoccupied ground floor and attic spaces, exterior walls, parking, and mechanical rooms.
2. Allow units to expand without CUA on a sliding scale proportional to their current size:
 - Eliminate expansion limits resulting in units equal to or less than 3,000 sf .
 - Allow 50% expansion of units between 3,001 – 3,500 sf
 - Allow 25% expansion between 3,501 – 4,000 sf
 - Allow 15% expansion between 4,001 – 4,500 sf
 - Allow 10% between 4,501 sf and over
3. Do not include in the calculation of allowable % increases "all development performed on the lot within the last 10 years" before these restrictions even existed.
4. Do not include in the regulations and criteria for Findings for a CUA criteria that are already regulated by Planning in existing regulations and processes
5. Grandfathering: Change the applicability of the ordinance to instances where a complete Development Application is submitted after *the effective date of the legislation* rather than the date legislation was introduced (February 2, 2021).

I support efforts to:

1. Allow housing to adapt to accommodate the diverse community that occupies the Bay Area
2. Provide life and health safety measure and seismic upgrades
3. Adapt Sustainability and Energy Conservation methods
4. Encourage up-zoning to allow for density

Sincerely,

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

Kelley Coelho

Kelley.coelho@gmail.com

415-407-0367

From: [CPC-Commissions Secretary](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 628 Shotwell - SB-330 issue
Date: Wednesday, September 22, 2021 11:53:03 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Ryan Patterson <ryan@zfplaw.com>
Sent: Wednesday, September 22, 2021 10:59 AM
To: Feeney, Claire (CPC) <claire.feeney@sfgov.org>
Cc: Chandni Mistry <chandni@zfplaw.com>; Brian O'Neill <brian@zfplaw.com>; Mark Thomas <mark@hoodthomas.com>; Tuan Louv <tuan@hoodthomas.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 628 Shotwell - SB-330 issue

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Hi Claire,

We wanted to raise an issue that became apparent as we were reviewing the project's timeline.

The project sponsor submitted an SB-330 Preliminary Application on September 17, 2020. Cal. Government Code § 65589.5(o) states that the project may only be subjected to "ordinances, policies, and standards adopted and in effect" at the time the Preliminary Application was submitted. (See also Planning Director Bulletin No. 7.) On September 17, 2020 when the Preliminary Application was submitted, the only CUA requirement that was adopted and in effect was the modified interim ordinance (Resolution No. 539-19, adopted December 20, 2019). The modified interim ordinance specifically states that the CUA requirement is only applicable to RCFs that were licensed to provide care for six or more people within the three years immediately prior to submitting any application to change the use. Even if the modified interim ordinance were still in effect, the project application would fall outside the ordinance's three-year limitation period.

Moreover, the modified interim ordinance [expired by its own terms on April 11, 2021](#). Although an

extension and modification of the interim controls was eventually adopted and put into effect on April 16, 2021, the extension was not adopted and in effect on September 17, 2020 when the Preliminary Application was submitted. Thus, because the modified interim ordinance expired by its own terms and no other RCF ordinance was in effect when the Preliminary Application was submitted, the proposed project cannot be subjected to any CUA requirement pursuant to state law.

Please kindly include a copy of this email in the hearing file (if the Department still believes a hearing is required).

Best,

Ryan

Ryan J. Patterson
Zacks, Freedman & Patterson, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
Email: ryan@zfplaw.com
www.zfplaw.com

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From: [CPC-Commissions Secretary](#)
To: [May, Christopher \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: PUBLIC COMMENTS - Meeting 9/23/2021
Date: Wednesday, September 22, 2021 11:56:44 AM
Attachments: [San Francisco - Planning Commission Letter.pdf](#)

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: William Van Hest <wtvanhest@gmail.com>
Sent: Wednesday, September 22, 2021 11:48 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>; Katherine Van Hest <katherine.vanhest@gmail.com>
Subject: PUBLIC COMMENTS - Meeting 9/23/2021

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi SF Planning. CC: Frankie in Stefani's BOS's office.

Please see attached PDF with public comments for tomorrow's meeting. Please let me know if you have any questions.

To Whom It May Concern:

We currently reside at 1344 Chestnut St and are writing this public comment about the proposed demolition and construction at 1336 Chestnut St which will be discussed during the public hearing of 9/23/2021.

We have consistently been supportive of adding rental units to the current rental market. However, recent changes to the project's plans have modified our support of it. First, we were surprised and saddened to see that the nature of the occupancy had changed especially since the project appeared to garner approval based on it. From the beginning the occupancy was presented as an owner occupied rental building, but

now has been changed to a speculative property (condos instead of apartments). Second, the number of units was reduced again to 3 units from 4 units effectively losing an entire unit and not adding as much to the rental market as initially advertised. Third, the updated plan moves the originally proposed lightwell to the south, which will reduce the light coming into our building in the morning.

Given these project's recent modifications, we would like to request a change in the new construction plans. We request that the proposed light well be complemented by separation between the buildings on or above floor 1 starting planned light well and continuing to the back of the yard by providing at least 5 feet of separation between the two buildings. This design change will ensure that:

- sufficient light continues to be available to our kitchen and our son's playroom
- Retain current levels of cross breezes
- Improve the light on the floor above
- Improve the light in the lower units of the building being constructed.

The change would be a win-win to not only the two tenants in our building (1344 & 1346 Chestnut), but to all three owner-occupied units in 1336 Chestnut St.

Beyond the light well, we would like to formally express and reiterate our concerns regarding the construction. We first aired these concerns during a meeting in mid 2020 with the developer and other neighbors. Specifically, we are concerned about the safety of our family during demolition, the habitability of our unit during construction, and the impact of the new building once construction is complete. We are a family of three, and our three year old just started school. He is only attending half days so he will be home after 12:30PM. We also work from home and will continue to do so until COVID cases are reduced to more reasonable levels.

Safety of our family during demolition. We are particularly concerned with:

- lead paint dust, not only entering our unit, but in our backyard, which we heavily utilize
- the impact on the structural integrity of our building's foundation and structure during and after demolition
- asbestos (if applicable)
- unsafe levels of noise from the demolition.

Habitability of our unit during construction. Once demolition is complete, we have three major concerns:

1. **Security.** The security of our building post demolition and until the new building is complete. Over the summer, the existing building was broken into during the middle of the day while it's current occupants (a group of single girls) were working from home. Specifically, we would like to make sure that the space next door will be sealed off in a reasonable way to prevent entrance from trespassers to the back of our building, which is far less secure. This was our landlord's primary concern during the virtual meeting.
2. **Noise.** Noise levels making it impossible for us to enjoy living in the unit.
3. **Structural integrity.** The construction's impact on the structural integrity of our building. Specifically, we are concerned about our building's foundation because

it is original (1922), and appears to have some visible exterior cracking inside the garage. Also, the two buildings currently touch with the touching point being our unit's walls.

Impact of the new building once construction is complete: (as stated above). In regard to the current new building design, it will significantly reduce the quantity of light in our unit. Currently, our four kitchen windows and the only window in our dining room (we turned this room into our son's playroom) face what will become a very small light well. We request that instead of a light well, that the building footprint allows for a 5 foot gap between the location of the light well and the back of the yard. This would allow us to replicate the current quantity of light in our unit. Alternatively, we would be happy with a greatly expanded light well.

Lastly, we have a few questions in regard to procedure and we are hoping these items are addressed before a formal vote is complete.

1. Is there a way to view the planning documents online? We tried to locate them using the link provided (<https://sfplanning.org/page/public-notice-project-applications>) in the notice for the 9/23/2021 hearing and received an error message stating that the link had either expired or was invalid.
2. What is required for outreach to the neighbors in regard to demolition and new construction? We typically receive a notice in the mail about a week prior to a meeting or hearing.
3. We were reviewing the planning document linked (<https://commissions.sfplanning.org/cpcpackets/2020-007565CUA-02.pdf>) to the agenda for this week's public hearing and have a few questions.
 - a. Is this document merely a draft? We are curious because in it, it already states the demolition has been approved.
 - b. In the Public Comments & Outreach section, it states. "The building department has received no public correspondence in response to the project". This is inaccurate because in each meeting or hearing, there have been multiple requests to modify the building design as well as requests about safety, noise, etc. Other neighbors on the north and east side are particularly upset about having their units look into the new building versus having an unobstructed view. Is the Planning Commission required to keep a log or record of these comments or concerns?
4. Is the property exempt from CEQA? This document states it is exempt, but online indicates the property is still under review. The building is over 50 years old, it was built in the 1920s, and until its recent sale was inhabited by restauranter in North Beach who was the son of the builder.

--

William T. Van Hest

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From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:46:16 AM

Thank you,
Chanbory Son, Executive Secretary
Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
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-----Original Message-----

From: Jimeno Rodriguez <jimenor@att.net>
Sent: Thursday, September 16, 2021 11:49 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation options by providing 13 bicycle parking spaces.
4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.
5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Jimeno Rodriguez
jimenor@att.net

San Francisco, California 94110

<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3fd/7hrX-56NQ5iV_A9W7gt41A/ho.gif>

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: We support new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:46:05 AM

Thank you,
Chanbory Son, Executive Secretary
Commission Affairs
San Francisco Planning
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-----Original Message-----

From: Ben Golvin <ben@ecbsf.com>
Sent: Thursday, September 16, 2021 1:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: We support new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Dear Planning Commissioners and Supervisor Mandelman:

As a long-time Noe Valley resident (since 1985, with a couple of breaks) and housing advocate, I urge you to support the new homes proposed for 4512 23rd Street. My wife Karen and I often walk by the site, and believe strongly that the property is due for development to create more housing in our wonderful neighborhood.

We look forward to Planning Commission approval, to seeing more construction workers back at work, and to welcoming new neighbors.

Thank you.

Ben Golvin
ben@ecbsf.com

San Francisco, California 94114

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From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: New homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:45:54 AM

Thank you,
Chanbory Son, Executive Secretary
Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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-----Original Message-----

From: jacee mchugh <jaceem@sbcglobal.net>
Sent: Thursday, September 16, 2021 2:49 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: New homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

Please, please help the project at 4512 23rd Street get approval.

- * It is small scale infill building, for people with a diversity of income levels, including families, which are the cornerstones of keeping the flavor of our beloved city.
- *It uses an underused lot.
- *It includes below market rate housing.
- *it is all electric, and near to bus lines.
- *The builders have been responsive to the neighborhood (e.g., setbacks for upper floor to soften the height.)

I am not a developer, or connected to one. I am a 66 year old white lady who has lived in SF for 40+ years, moved here to go to school, birthed and raised my kids here, and would vote to have the property next door to me in Glen Park developed in the same manner. In a heartbeat. That is, I am NOT a nimby, and willing to put my neighborhood where my mouth is!

This is a good project that actually builds affordable housing - rather than "paying the penalty" to affordable housing to be build who knows where or when.

I urge you to approve these new homes WITHOUT DELAY!

Please don't kill this project with delays.

Thank you,
Jacee McHugh

jacee mchugh
jaceem@sbcglobal.net

San Francisco, California 94131

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3fd/k0kIDK8cRmSij2uW5il0g/ho.gif>>

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:45:42 AM

Thank you,
Chanbory Son, Executive Secretary
Commission Affairs
San Francisco Planning
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-----Original Message-----

From: Sum Fung <Fung@maanglobal.com>
Sent: Thursday, September 16, 2021 10:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

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Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
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5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Sum Fung
Fung@maanglobal.com

San Francisco, California 94116

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3fe/AzK9lAzlTuOYD2tQTszl8Q/ho.gif>>

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:45:23 AM

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-----Original Message-----

From: Margaret Ng <mng@maanglobal.com>
Sent: Thursday, September 16, 2021 10:04 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Margaret Ng
mng@maanglobal.com

San Francisco, California 94116

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3fe/KHmIzscER5eU9EnxRwqEMw/ho.gif>>

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:45:02 AM

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-----Original Message-----

From: Jessica Perla <jessica.perla@cbnorcal.com>
Sent: Friday, September 17, 2021 11:53 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Jessica Perla
jessica.perla@cbtnorcal.com

San Francisco, California 94107-3739

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3fe/ughsKI15RdigG4D9wseZDQ/ho.gif>>

From: [CPC-Commissions Secretary](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter in Regards to Caltrans Project - 242-272 Bayshore Blvd.
Date: Wednesday, September 22, 2021 9:44:17 AM
Attachments: [2021-09-17 242-272 Bayshore Consultation Letter HPC.pdf](#)

Thank you,
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From: Sanhueza, Alicia@DOT <Alicia.Sanhueza@dot.ca.gov>
Sent: Friday, September 17, 2021 2:14 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Blackmore, Helen@DOT <Helen.Blackmore@dot.ca.gov>
Subject: Letter in Regards to Caltrans Project - 242-272 Bayshore Blvd.

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Dear President Matsuda,

Please find attached a letter regarding Caltrans' proposed relinquishment of two properties on Bayshore Boulevard. We are currently conducting cultural resource studies, and as a local group with specialized knowledge, we wanted to reach out to the Historic Preservation Commission for input (if applicable) in case there were historic properties near or adjacent to the project that we may have missed.

Please let me know if you have any questions and thank you very much for your time.

Best,

Alicia Sanhueza
Environmental Planner (Architectural History)
Office of Cultural Resource Studies
Caltrans District 4, Oakland
(510) 847-1586

From: [CPC-Commissions Secretary](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: September 23, 2021 Staff Revised Recommendations of Large Residence Ordinance #2021-00179PCA
Date: Wednesday, September 22, 2021 9:39:10 AM
Attachments: [MAP 2020.pdf](#)
[June 2019 Demo Calc letter.pdf](#)
[4121 CUA Hearing 403 28th copy.pdf](#)

Thank you,
Chanbory Son, Executive Secretary
Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Sunday, September 19, 2021 5:18 PM
To: Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>
Cc: Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Berger, Chaska (CPC) <chaska.berger@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Speirs, Jeffrey (CPC) <jeffrey.speirs@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; Balba, Ryan (CPC) <ryan.balba@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Lindsay, Ashley (CPC) <ashley.lindsay@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>
Subject: September 23, 2021 Staff Revised Recommendations of Large Residence Ordinance #2021-00179PCA

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Dear President Koppel, Vice-President Moore, Fellow Commissioners and Mrs. Merlone:

In the revised memo and Draft Resolution, the Staff is proposing a Noe Valley SUD because they acknowledge Noe Valley as,

“...an epicenter for the de-facto demolition of modestly sized homes and expansion/construction of significantly larger homes...” .

I know from talking to Staff throughout the past seven or so years that “de-facto demolition” is considered the same as “tantamount to demolition”.

If the Planning Commission supports the creation of a Noe Valley SUD, such an SUD should provide for:

An adjustment of the Demolition Calculations per Section 317(b)(2)(D) in order to prevent these "de-facto demolition(s)".

Just that simple. No other “standard” for a Noe Valley SUD would be necessary.

This adjustment for a Noe Valley SUD will solve the problem the Staff has acknowledged. It would mean that the Noe Valley SUD would have Demolition Calculations that would be more stringent than the Demo Calcs for the other neighborhoods.

In my written comments for the first hearing on July 22nd, I suggested the following:

"Please discuss adding a Finding from the Housing Element, Objective 3, Policy 3.4 which seems to align with the intent of this Ordinance and reads: 'Preserve naturally affordable' housing types, such as smaller older ownership units'."

A Finding like this would bolster the Staff's statement about Noe Valley as the “...epicenter for the de-facto demolition of modestly sized homes...” and the need to adjust the Demo Calcs for a proposed Noe Valley SUD to deal with the loss of this typology of housing. Additionally there are many practical ways to add a unit to this typology without the extreme Alterations that have made Noe Valley “an epicenter”. I have discussed these practical ways many times during General Public Comment over the past several years. And I think this could still produce three-bedrooms on one floor which many families want and desire.

Based on all the Alteration projects in Noe Valley in the past seven plus years, I think the Demo Calcs should have been adjusted once at least, and probably twice since 2009 throughout the City.

When the Section 317 Code Implementation Document was approved by the Planning Commission on March 26, 2009 the Staff said they would “return in a couple of months... and may make recommendations for adjustment...”.

I sent a copy of the handwritten Staff notes from the official Docket #2006-0070ET (pages 206-208) as part of my September 12, 2021 email commenting on the upcoming DR hearing for 1433 Diamond Street. 1433 Diamond Street is an approved Alteration project from 2012-2013 and is most likely one of these “de-facto demolition(s)” in Noe Valley that Staff acknowledges in the revision.

I want to stress that I never advocated for the Demo Calcs to be adjusted as often as the RH-1 values were adjusted in the past, which was five times. If my advocacy was interpreted that way I am very sorry, but I thought I was pretty clear about adjusting the Demo Calcs at least one time, if not twice in my correspondence and in my various testimonies. Those five adjustments to values done by the Zoning Administrator did however signify how “hot” the market was in all the residential neighborhoods, not just the RH-1 where it was applied and that an overall remedy was needed to protect existing housing City-wide from the rampant speculation by developers.

A great deal of paper was sent and words spoken to Commissioners and Staff these past seven plus years about the Demolition Calculations. For example:

In March 2017 I suggested that the Demo Calcs be adjusted for the MAP 2020 area to better preserve existing housing in this district.

In June 2019 I suggested in a letter that the Demo Calcs be adjusted once, but possibly adjusted twice *to make up for having never, ever been adjusted*. That would have been citywide. And I requested that the Commission consult with the City Attorney about the possibility of adjusting them “twice” which seems to be more than what Section 317 (b)(2)(D) apparently allows in a specific time frame?

Since the Staff has *now* acknowledged the problem of “de-facto demolition” of “modestly sized” homes in Noe Valley, it seems the best way to prevent that would be a Noe Valley SUD that adjusts the Demo Calcs for Noe Valley per Section 317 (b)(2)(D) to preserve existing housing in Noe Valley while allowing for a reasonable expansion that could potentially include densification, based on the existing Planning and Building Codes, as well as the Residential Design Guidelines. The type of or amount of adjustment of the Demo Calcs for a Noe Valley SUD would obviously need more discussion. The Planning Commission has the sole discretion to adjust the Demo Calcs per Section 317 (b)(2)(D). But this should be the only “standard” necessary to deal with the “epicenter” issue the Staff has now acknowledged.

It should be left to others to discuss the modifications the Staff is proposing for other neighborhoods, but frankly the modifications seem to diverge widely and wildly from the original intent of the Ordinance.

There are three attachments below.

1. Copies of my March 2017 memo with attachments on the MAP 2020
2. A copy of my June 2019 letter to then-President Melgar and the other Commissioners (minus the

attachments).

3. A copy of an April 2021 comparison of the Demolition Calculations for 403 28th Street. The comparison is between the Demo Calcs for the Alteration permit before the Notice of Enforcement and the Demo Calcs after the Notice of Enforcement which were “tantamount to demolition”. This project is one of many at the “epicenter of de-facto demolition(s)” as described by Staff, but it was one of the very few that actually wound up at the Planning Commission for a hearing. This attachment also includes suggested scenarios for adjusting the values of the Demo Calcs, which can now applied to the Noe Valley SUD.

Thank you.

Sincerely,

Georgia Schuttish

B AND C: DEMO CALCULATIONS - PLANNING DEPARTMENT

	EXISTING	DEMO	% DEMO
B1. FRONT AND REAR FACADE (COMBINED AREA < 50%)	1,015 SF	1,015 SF	100%
B2. EXTERIOR WALLS (LINEAL FT < 65%)	118.3 LF	76.3 LF	<u>64.5% < 65%</u>
C1. VERTICAL ENVELOPE ELEMENTS (COMBINED AREA < 50%)	2,563 SF	1,816 SF	70.1%
C2. HORIZONTAL ELEMENTS (COMBINED AREA < 50%)	2,245 SF	31 SF	<u>1.4% < 50%</u>

B2 AND C2 ARE BOTH LESS THAN THE DEMOLITION THRESHOLD, THEREFORE THE PROPOSED WORK IS CONSIDERED A REMODEL (NOT DEMOLITION).

403 28th ST. DEMO CALCS BEFORE N.A.E

REMOVAL CALCULATION SUMMARY

	AREA TO REMAIN	ALTERED AREA	ALTERED %
B-1 FRONT & REAR FACADE (COMBINED AREA < 50%)	0 SF	1,226.5 SF	100%
B-2 FOUNDATION WALLS (LINEAL FEET < 65%)	42 LF	76.3 LF	64.5% < 65% MEETS CRITERIA
C-1 VERTICAL ELEMENTS (COMBINED AREA < 50%)	0 SF	2,775 SF	100%
C-2 HORIZONTAL ELEMENTS (COMBINED AREA < 50%)	700 SF	884 SF	56%

403 28th ST. DEMO CALCS AFTER N.O.E.

Section 317 (b) (2) (D): "The Planning Commission may *REDUCE* the above numerical elements of the criteria in Subsections (b) (2) (B) and (b) (2) (C), by up to 20% of their values should it deem that ADJUSTMENT is necessary to implement the intent of the Section 317, to conserve existing sound housing and preserve affordable housing"

SCENARIO #1

Existing Demo Calcs in Subsections (b) (2) (B) and (b) (2) (C) 2009 - Today

<u>B 1</u>	<u>B 2</u>	<u>C 1</u>	<u>C 2</u>
<u>>50%</u>	<u>>65%</u>	<u>>50%</u>	<u>>50%</u>

One Adjustment with a Reduction of 10%

>45%	>58.5%	>45%	>45%
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**Second (Further) Adjustment with another Reduction of 10%
(values below based on first adjustment of 10%) above)**

>40.5%	>52.65%	>40.5%	>40.5%
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SCENARIO #2

One Adjustment with Reduction of 20% (Max Allowed by Code)

>40%	>52%	>40%	>40%
------	------	------	------

Second (Further) Adjustment of 5% Reduction from the 20% Reduction Above

>38%	>49.5%	>38%	>38%
------	--------	------	------

OR

Second (Further) Adjustment of 10% Reduction from the 20% Reduction Above

>36%	>46.8%	>36%	>36%
------	--------	------	------

Section 317 (b) (2) (D): “The Planning Commission may *REDUCE* the above numerical elements of the criteria in Subsections (b) (2) (B) and (b) (2) (C), by up to 20% of their values should it deem that *ADJUSTMENT is necessary to implement the intent of the Section 317, to conserve existing sound housing and preserve affordable housing*”

SCENARIO #3

Existing Demo Calcs in Subsections (b) (2) (B) and (b) (2) (C) 2009 - Today

<u>B 1</u>	<u>B 2</u>	<u>C 1</u>	<u>C 2</u>
>50%	>65%	>50%	>50%

One Adjustment with a Reduction of 5%

>47.5%	>61.75%	>47.5%	>47.5%
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Second Adjustment with a Further Reduction of 10%

(values below based on first adjustment of 5%)

>42.75%	>55.6%	>42.75%	>42.75%
---------	--------	---------	---------

Note:

Obviously, there are other scenarios possible.

It is not impossible to imagine that one of the four values could have been reduced separately from the other three, or that just the C numerical values could have been reduced and not the B values.

Perhaps Scenario #3 is the most realistic if this ability to adjust the Demo Calcs had come back to the Commission....it would have been putting a toe into the water to test Section 317. Instead the values have remained stagnant and static.

Scenario #2 warrants attention however.

And the tool of the Demo Calcs available per Section 317 (b) (2) (D), to prevent Alterations that become Demolitions, but allowing for reasonable Alterations which was the original intent of Section 317 Tantamount to Demolition definitions, has never been put to use.

June 10, 2019

President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street
San Francisco, California

Dear President Melgar:

This letter has two requests concerning Demo Calcs.

First, that the Planning Commission adjust the Demolition Calculations (aka “values”) as defined at Planning Code Section 317 (b) (2) (B) and Planning Code Section 317 (b) (2) (C).

And second, the Planning Commission ask the City Attorney if the Commission can further adjust the Demolition Calculations to align with the three adjustments to the values that the Zoning Administrator has made regarding Administrative Approval of Demolitions over the past five years.

Adjusting Demo Calculations per Section 317

Please see Part 7, page 27 of “*Zoning Controls on the Removal of Dwelling Units, A San Francisco Planning Code Implementation Document, October 2010*”. The “values” of the Demo Calcs are also defined here. Regarding the Demo Calcs it says,

*“The following values are subject to non-legislative updates **and may be adjusted periodically by the Planning Commission to further the efficacy** of Section 317, in order to promote the objectives of the General Plan and Planning Code”.*

And what is that efficacy? As it says in Section 317 (b) (2) (D):

“...to conserve existing sound housing and preserve affordable housing.”

I know that you and the other Commissioners understand this issue. All I would add is that there have been many extreme alterations over the past four to five years. Maybe even longer. These alterations have used the current Demo Calcs to their Project Sponsor’s advantage and are masking the fact that they really are Demolitions. Whether it is called “Tantamount” or “DeFacto”, the outcome is the same — no efficacy for promoting the *objectives*.

Previously I submitted to the Commission for the record a list of over 70 projects, mostly in Noe Valley that are with a few exceptions, speculative projects that have had exponential increases from the pre-work sale of the property to the post-work sale of the property, with an average increase of \$3 million+. Additionally, back in December of 2015, Commissioner Richards and Staff looked over a sample of five projects in Noe Valley. At that time, according to Staff’s analysis, 40% of the projects from the sample should have been reviewed as actual Demolitions, not as Alterations.

The Commission has the right and may seize the reins and make an adjustment per Section 317 (b) (2) (D) regardless of any legislation that may or may not be coming over from the Board. The Commission has never adjusted the values of the Demolition Calculations since Section 317 was enacted....although I don’t know why there is any reason that you could not adjust them on the Consent Calendar?

While I did not agree with the RET because it did not have a definition of Demolition, I am sorry that it was withdrawn. At least there would have been a debate over the past year and a half, instead of nothing.

Further Adjustment to Demolition Calculations

I am also asking that the Commission request the City Attorney to issue an opinion as to whether or not the Commission can adjust the Demo Calcs beyond the amount defined by the values in Section 317 (b) (2) (B) and Section 317 (b) (2) (C).

The Zoning Administrator has adjusted the values for the RH-1 at least three times since Section 317 was added to the Planning Code. (There have likely been more times than three* but the three that are published, I submitted previously for the Record during General Public Comment). Any proposed Demolition in the RH-1 could receive Administrative Approval from the ZA with an official appraisal, if that appraisal is greater than the dollar amount of the value at that time. In March 2014 the value was \$1.506 million; by November 2015 the value was \$1.63 million and the value was most recently increased to \$1.9 million in December 2017. According to recent correspondence with Mr. Teague the value will be increased again shortly.

Why should the Planning Commission further adjust the values for the Demo Calcs to “catch up” to the adjustments the Zoning Administrator has made to the RH-1 values since 2014 and **“...to further the efficacy of Section 317...”**?

One reason is that the original idea for what is nicknamed “the Pacific Heights Exemption” was that some RH-1 neighborhoods were more *naturally unaffordable* and that a Demolition in these neighborhoods would not have an effect on the intent of Section 317 because some of these zoned neighborhoods were already expensive and affordable housing *would not* be lost by approving a Demolition. By making further adjustment to the Demo Calcs the Commission could better protect the more *naturally affordable* neighborhoods and homes from Demolitions masked as Alterations regardless of the underlying zoning just as the Zoning Administrator does in the RH-1 neighborhoods that may still be *naturally affordable*.

Another reason is that prior to March 2014, I cannot find any officially published listing of the value for the RH-1*. However, I have attached a letter concerning the request for a Section 317 exemption for the Demolition of 125 Crown Terrace dated April 2009. According to the letter at that time “*properties containing single-family dwellings must be valued at \$1.54 million or more to be exempt from this ordinance*”. Putting aside the later permit history at 125 Crown Terrace, the attached letter concerning its appraised value suggests that the values in San Francisco were flat (or even fell) for quite a long period of time (in parallel with the economic crisis and recovery for those years 2008 to 2014). However the recent rapid rate of increase of the RH-1 value as adjusted by the ZA *three times* since 2014 illustrates the affordability crisis...and the highly speculative nature of the market. This should be offset by further adjusting the values of Demo Calcs by the Planning Commission as Section 317 intended.

Another reason for further adjustment to the Demo Calcs by the Commission is that Part 7 of the Periodic Adjustment to the Criteria includes both criteria for the Commission’s adjustments and the criteria for the Zoning Administrator’s adjustments to the values on the same Part 7, page 27 of the Code Implementation Document (CID). I discussed this history of both of these values on May 6, 2019 hearing during General Public Comment and submitted my testimony which is in the approved Minutes.

Another reason is that in the original legislation as passed by both the Planning Commission and the Board of Supervisors, Section 317 (d) (3) (A) regarding the adjustment of the values for

the RH-1 was to have the adjustment made by the Planning Commission and not the Zoning Administrator. This language in the Code has not changed and still says that the Planning Commission makes the adjustment. The Code Implementation Document gives the ZA this job of making the actual adjustment in the document. (The CID is dated October 2010 which says the ZA makes the adjustments, while the letter on Crown Terrace from the ZA is dated a year and a half earlier on April 29, 2009. However Section 317 (d) (3) (A) does grant the authority to the Planning Commission, just as it does in Section 317 (b) (2) (D). Section 317 was finalized and signed by Mayor Newsom on April 17, 2008. The powers in Section 317 to adjust all values seem to be linked to the Planning Commission. The rationale to adjust is linked.

Another reason is that since the new ADU legislation there are technically no more RH-1 zoned neighborhoods. This came up in the Commissioner's discussion at the June 6th at General Public Comment. The Commission needs to recalibrate the values overall and catch up by enacting further adjustments.

The most important reason for further adjustments is the original intent of Section 317. For the past five years housing in San Francisco has been besieged by the boom economy or as some like to call it, "the money bomb". Mitigating this impact and catching up with the original intent of Section 317 to "**....conserve exciting housing and preserve affordable housing**" is more than necessary.

In addition to the 125 Crown Terrace letter, I am attaching my work sheet of what the Demo Calcs could be, whether adjusted once or three times. These numbers are based on the maximum adjustments to Section 317 (b) (2) (B) and Section 317 (b) (2) (C) as allowed by Section 317 (b) (2) (D). The third attachment that the Commission may find helpful, as well as historically import is from an unpublished case from the Court of Appeal, First District, Division 2, California. It is entitled, "Ara TEHLIRIAN et al, Plaintiffs and Appellants, v. City and County of San Francisco, Defendant and Respondent; Jose Morales, Real Party in Interest and Respondent. It concerns the issues at the heart of this request for a further adjustment to the Demolition Calculations by the Planning Commission.

Closing

It took the better part of the first decade of the 21st century to get an Ordinance passed that created Section 317. Section 317 has its faults, but the intent is very sound. There was no major opposition to it as best I can tell from the record when it was before decision makers more than a decade ago. Adjusting the values of the Demo Calcs in 2019 would be a good thing. Please consider adjusting them at least once and please consider asking the City Attorney if you may use your powers as a Planning Commission to go even further.

Sincerely,

Georgia Schuttish
460 Duncan Street

cc: Commission Vice President Koppel; Commissioner Moore; Commissioner Fung;
Commissioner Johnson; Commissioner Richards; Commissioner Hillis
Deputy City Attorney Kristen A. Jensen; Deputy City Attorney Kate Stacy

att: Letter re: Crown Terrace from L. Badiner to A. Brown; 4/29/2009
Work Sheet on Demo Calcs (G. Schuttish)
Tehlirian v. City and County of San Francisco (WestlawNext) © 2016 Thomson Reuters

March 2, 2017 MAP 2020 Suggestions for Additional Protection of Housing.
From: Georgia Schuttish
To: San Francisco Planning Commission and Staff

Dear President Hillis and Fellow Planning Commissioners:

Please consider the following Section 317 reforms for the Calle 24 area of MAP 2020 you are hearing today. Please view it as a good opportunity to do a test case for 317 and meet some of the goals of the MAP 2020. Here are some options:

1. Do not allow Section 317 (b) (7) for this area, as right, but require a Mandatory Discretionary Review hearing to protect existing equal sized units in older flats. There are many pairs of flats in this area.
2. Change the Tantamount to Demolition language. Here is a suggestion: If any or all sections of the front or rear facade or wall of a structure are proposed for removal, then the project is considered Tantamount to a Demolition and must have a CUA hearing. If the rear facade or wall of a structure is removed for a horizontal addition and does not exceed the rear yard requirements, it will be considered an alteration. Any project with a vertical addition that adds square footage to a structure should be considered Tantamount to Demolition. A roof deck is a vertical addition, but not skylights or clerestory. If any portion of the front facade is altered during construction other than replacement windows per the Planning and Building Code the project would be considered Tantamount a Demolition. Garages can be added under the soft story program and the ADU provision or a Variance may be sought. Repairs to a front or rear facade due to poor conditions would require a special Building Permit that would have scrutiny from both the Building Department and the Enforcement section of the Planning Department.
3. Use your current powers under Section 317 to Adjust the Numerical Criteria for Demolitions. Further Discussion may be required. Please see attached.

Georgia Schuttish



SAN FRANCISCO
PLANNING
DEPARTMENT

Removal of Dwelling Units Periodic Adjustment to Numerical Criteria

The values associated with the following criteria are subject to administrative updates and shall be adjusted periodically by the Zoning Administrator based on established economic real estate and construction indicators.

CRITERION	INITIAL VALUE	BASED UPON
1. 80th Percentile of San Francisco single-family home values (structure & land)	\$1,630,000.00	2015 City Assessor's Data
2. Replacement Cost per square foot for all occupied, finished spaces	\$240.00	DBI Index
3. Replacement Cost per square foot for unfinished space with flat ceiling & >7'-6" of headroom (e.g., basements, garages)	\$110.00	DBI Index
4. Replacement Cost per square foot for unfinished space with sloping ceiling & >5'-0" of headroom (e.g., attic space below pitched roof)	\$60.00	DBI Index
5. Replacement Cost per square foot for non-occupiable space without legal headroom (e.g., 30" high crawl space below raised floor)	\$15.00	DBI Index
6. Replacement Cost per square foot for site work (e.g., walks, driveways, landscaping, retaining walls not part of the building foundation, etc.)	\$0.00	(cost excluded)

The following values are subject to non-legislative updates and may be adjusted periodically by the Planning Commission to further the efficacy of Section 317, in order to promote the objectives of the General Plan and Planning Code.

CRITERION	INITIAL VALUE (Adopted May 13, 2007)	BASED UPON
1. Definition B of Demolition re: removal of the front and rear building walls	> 50%	policy efficacy
2. Definition B of Demolition re: removal of all exterior walls	> 65%	policy efficacy
3. Definition C of Demolition re: removal, replacement, relocation of the defining elements of the existing building envelope and volume (measured in square feet)	> 50%	policy efficacy
4. Definition of (Tantamount to) Merger re: reduction of an existing Residential Unit's floor area (measured in square feet)	> 25%	policy efficacy
5. Definition of (Tantamount to) Conversion re: reduction of an existing Residential Unit's floor area (measured in square feet)	> 25%	policy efficacy

#1

1340 ALABAMA

CLASSIFIED AS

"ADDITION"

2 UNITS

SOLD FOR \$600K

IN 2012

- GOOGLE PHOTO DURING CONSTRUCTION
- PHOTO TAKEN YESTERDAY.





#2

1110 YORK STREET

- "ORIGINAL" STRUCTURE 1907
- PHOTO TAKEN YESTERDAY
- DEMO CALCS

Hide imagery





03/01

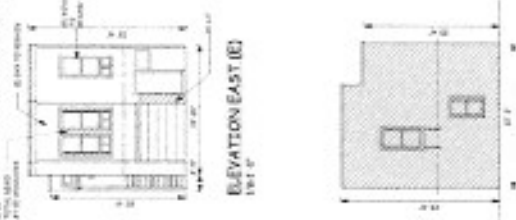
LINEAR FOOTAGE MEASUREMENT



AREA MEASUREMENT HORIZONTAL ELEMENTS



AREA MEASUREMENT VERTICAL ELEMENTS



WILLIAM BASHELINSKY
ARCHITECT
1000 15th Street
New York, NY 10011
Tel: 212-512-1000
Fax: 212-512-1001

ADDITION AND
ALTERATIONS
FOR CONCRETE

NO. 041
DATE: 01/15/04
BY: J. B. S.

2007 01 04

A-1.04

DEMOLITION ANALYSIS

TABULATION FOR LINEAR FOOTAGE MEASUREMENT

ITEM	QUANTITY	UNIT
1	10.0	FT
2	10.0	FT
3	10.0	FT
4	10.0	FT
5	10.0	FT
6	10.0	FT
7	10.0	FT
8	10.0	FT
9	10.0	FT
10	10.0	FT
TOTAL	100.0	FT

LINEAR FOOTAGE MEASUREMENT

ELEMENT	FINISH	EXPOSED	REMOVED
1	10' 0"	0	0
2	10' 0"	10' 0"	0
3	10' 0"	0	10' 0"
4	10' 0"	0	10' 0"
5	10' 0"	0	10' 0"
6	10' 0"	0	10' 0"
7	10' 0"	0	10' 0"
8	10' 0"	0	10' 0"
9	10' 0"	0	10' 0"
10	10' 0"	0	10' 0"
TOTAL	100' 0"	0	100' 0"

AREA MEASUREMENTS VERTICAL ELEMENTS

ELEVATION	SOFT	SKIN/CLASH	REMOVED
ROOF	440 SQ FT	10 SQ FT	45
WALL	30 SQ FT	50 SQ FT	80
CEILING	1,000 SQ FT	0	0
FLOOR	1,000 SQ FT	1,000 SQ FT	2,000
DOOR	1,000 SQ FT	1,000 SQ FT	2,000
WINDOW	4,000 SQ FT	1,000 SQ FT	5,000
TOTAL	4,400 SQ FT	2,110 SQ FT	6,510

HORIZONTAL ELEMENTS

FLOOR	EXPOSED	SKIN/CLASH
1st FLOOR	1,000 SQ FT	10 SQ FT
2nd FLOOR	1,000 SQ FT	10 SQ FT
ROOF	1,000 SQ FT	10 SQ FT
TOTAL	3,000 SQ FT	30 SQ FT

Demo Calc

#3 3027 25th STREET
1303 ALABAMA

- "REBUILT IN 2008"
- NO EARLIER PHOTOS
- CURRENTLY FOR SALE @
\$5 MILLION
- 3 UNITS ORIGINALLY
- NOW 2 UNITS ONLY
- SEEMS TO BE NOTORIOUS
VACATION RENTAL ACCORDING
TO INTERNET.
- FINAL INSPECTION OF
ALTERATION PERMITS 2015

03/01





03/01

San Francisco Property Information Map

Public Access to Useful Property Information & Resources at the Click of a Mouse

Step 1: Search or Click on the Map

Search Examples: 400 Van Ness Ave 0387001
Mission and Van Ness 2015 05250499J
Ferry Building

3027 25th Street

Measure Distance | Street View | Map Location | Clear Map

Maps

SEARCH



Step 2: Review Property Information

Click here to view property or parcel information.

Property Zoning Preservation Planning Apps Building Permits Other Permits Complaints Appeals 8BNs

Josephine Chan Tel: 415-375-9199

2015-013400GEN
Generic (GEN) 3027 25th Street

Record Request

OPENED	STATUS	ADDRESS	FURTHER INFO
9/16/2015	Closed - Informational 9/30/2015	3027 25TH ST 94110	View

RELATED RECORDS: None

2006.0423

Project Profile (PRJ) 3027 25TH ST

The existing building is two-stories consisting of three dwelling units. The proposed project involves a one-story vertical addition to the existing building. The existing building is approximately 26 feet in height and 4,416 sq. ft. With the vertical addition, the building would be approximately 36 feet in height and 5,888 sq. ft. The unit count would remain the same.

Planning Information Center Tel: 558-6377

OPENED	STATUS	ADDRESS	FURTHER INFO
3/22/2006	Closed	3027 25TH ST, SAN FRANCISCO, CA 94110	View

RELATED RECORDS: 2006.0423
- 2006.0423E
RELATED BUILDING PERMITS: 20050524105Z

2006.0423E

Environmental (ENV) 3027 25TH ST

The existing building is two-stories consisting of three dwelling units. The proposed project involves a one-story vertical addition to the existing building. The existing building is approximately 26 feet in height and 4,416 sq. ft. With the vertical addition, the building would be approximately 36 feet in height and 5,888 sq. ft. The unit count would remain the same.

BBOLLING Tel: 558-6377

OPENED	STATUS	ADDRESS	FURTHER INFO
3/22/2006	Closed - CEQA Clearance Issued 8/20/2006	3027 25TH ST, SAN FRANCISCO, CA 94110	View

RELATED RECORDS: 2006.0423
- 2006.0423E

PERMITTED SHORT TERM RENTALS:

None

#4 1071 ALABAMA STREET

- INTERIOR ALTERATION + ACCORDING TO PIM
- 2 PHOTOS TAKEN YESTERDAY
- GOOGLE PHOTO FROM NEARLY A YEAR AGO (charming)
- BACKGROUND ON HISTORIC AREA - 1071 RATED "A" PLANNING DEPT.
- PIM - PLANNING APS



NO STOPPING

01/10/17 - 01/10/17

7:00AM - 5:00PM

Tue Only

1071 ALABAMA ST
on ALABAMA ST/22ND ST - 23RD ST
(80 ft.) - Even

SKYSCRAPER CRANE & RIGGING
(415) 863-1000

Permit # 17TTC-0128



Temp Occupancy

QUESTIONS?
TOWNSHIP

314 364 3631
415 363 1390

DHS
PUBLIC
WORKS



03/01

TRUCK

03/01

Small sign on the building wall

1073 Alabama St

San Francisco, California

Street View - May 2016



Alabama Street Pioneers



West side of Alabama Street between 22nd and 23rd Streets.

Boundaries: Alabama Street between 22nd and 23rd Streets, as well as properties on Florida Street

Period of Significance: 1865-1884

Eligibility: California Register of Historical Resources

Thematic Summary: This area in the eastern-central Mission District contains a grouping of pioneer-era cottages and houses located on a block that appears to have been settled according to an informal “frontier” (pre-suburban) development pattern: a mixture of early rural properties and small dwellings in non-standardized lot layouts. This clustering of extant buildings from the earliest period of U.S. settlement is rare and unusual.

This historic district, comprised of 15 contributors and 20 total properties, contains many properties that appear to date to the 1860s, based upon review of the 1869 U.S. Coastal Survey map and verification by visual observation. Most of the pioneer dwellings are flat-front Italianate in style, while others are vernacular gable-front cottages, and a single house displays Gothic Revival-style barge-boards and finial. Water tap records for these buildings indicate later dates; however, private wells and post-construction water service were common in the Mission District. In addition to buildings constructed in the 1860s, the district contains several constructed in the 1870s and early 1880s that are compatible with the pioneer architecture and settlement patterns of the earlier buildings.

In the 1850s and early 1860s, the district area was part of a tract that contained the Union Race Course. The half-mile racetrack was renovated in 1862 and renamed the Willows Trotting Park, but the increasing value of land in the Mission District proved more valuable than spectator ticket fees, and the final race was run on July 18, 1863. By 1864, the San Francisco-San Jose Railroad ran through the former racetrack on Harrison Street. The area's development as one of the Mission's earliest residential suburbs followed soon thereafter, spurred on by the extension of horse-drawn streetcar lines on Folsom and Howard Streets.



← 1071
P.L.A.

East side of Alabama Street between 22nd and 23rd Streets.

However, the properties within this historic district indicate a “pre-Victorian” pattern of development for the block: dwellings built at different scales (but generally small), in different styles (if any), and with varying setbacks on their lots. This resulted in a streetscape that was more “organic” than most middle-class and working-class streetcar suburbs. This may be due to the “out-of-the-way” nature of the area’s location in the early 1860s: outside of the uncontested City limits (the 1851 charter established the City’s boundary a block to the north), and sandwiched between the San Francisco-San Jose Railroad and George Treat’s *Potrero Nuevo* tract. The out-of-the way location appears to have been settled by pioneers of relatively modest means, the City’s working lower and middle classes.

Highlights of the historic district include the row of buildings dating to the 1860s on the west side of Alabama Street, which are relatively cohesive and well-

*San Francisco Planning Department – South Mission Historic Resources Survey
Historic District Description*



preserved; and the trio of mostly intact cottages on Florida Street. On the east side of Alabama Street, pioneer residences are in varying conditions and the block-face has experienced some intrusions. Nonetheless, the area retains its overall cohesion and character as a very early U.S.-era residential settlement in the Mission District.



West side of Florida Street between 22nd and 23rd Streets.



ALABAMA STREET PIONEERS HISTORIC DISTRICT
 Eligible for Listing in the California Register

-  Historic District Boundary
-  Historic District Contributor



Printed: 10 November, 2018

3613

4147

22nd St

2601 Harrison St	2857-2869 22nd St	2871 22nd St	2859 22nd St	2951 22nd St	2957 22nd St	2961 22nd St
2615-2619 Harrison St	1008 Alabama St	1010 Alabama St	1012 Alabama St	1014 Alabama St	1018 Alabama St	1020 Alabama St
2621 Harrison St	1022 Alabama St	1024 Alabama St	1026 Alabama St	1062 Alabama St	1032 Alabama St	1072 Alabama St
2625-2629 Harrison St	1041 Alabama St	1043 Alabama St	1045 Alabama St	1047 Alabama St	1049 Alabama St	1051 Alabama St
2633 Harrison St	1016 Alabama St	1018 Alabama St	1020 Alabama St	1022 Alabama St	1024 Alabama St	1026 Alabama St
2635-2645 Harrison St	1028 Alabama St	1030 Alabama St	1032 Alabama St	1034 Alabama St	1036 Alabama St	1038 Alabama St
2647 Harrison St	1040 Alabama St	1042 Alabama St	1044 Alabama St	1046 Alabama St	1048 Alabama St	1050 Alabama St
2651 Harrison St	1052 Alabama St	1054 Alabama St	1056 Alabama St	1058 Alabama St	1060 Alabama St	1062 Alabama St
2655 Harrison St	1064 Alabama St	1066 Alabama St	1068 Alabama St	1070 Alabama St	1072 Alabama St	1074 Alabama St
2661 Harrison St	1076 Alabama St	1078 Alabama St	1080 Alabama St	1082 Alabama St	1084 Alabama St	1086 Alabama St
2663 Harrison St	1088 Alabama St	1090 Alabama St	1092 Alabama St	1094 Alabama St	1096 Alabama St	1098 Alabama St
2665 Harrison St	1099 Alabama St	1101 Alabama St	1103 Alabama St	1105 Alabama St	1107 Alabama St	1109 Alabama St
2671 Harrison St	1111 Alabama St	1113 Alabama St	1115 Alabama St	1117 Alabama St	1119 Alabama St	1121 Alabama St
2681 Harrison St	1123 Alabama St	1125 Alabama St	1127 Alabama St	1129 Alabama St	1131 Alabama St	1133 Alabama St
2685 Harrison St	1135 Alabama St	1137 Alabama St	1139 Alabama St	1141 Alabama St	1143 Alabama St	1145 Alabama St

4148

Alabama St

1001 Alabama St	2825 Rhode Island St	2835 22nd St	2817 22nd St	2815 22nd St	2811 22nd St	2807 22nd St	2801 22nd St
1021 Alabama St	1020 Florida St	1022 Alabama St	1024-1026 Florida St	1030 Florida St	1036 Florida St	1040 Florida St	1044 Florida St
1027 Alabama St	1048 Florida St	1031 Alabama St	1040 Florida St	1044 Florida St	1048 Florida St	1052 Florida St	1056-1060 Florida St
1035 Alabama St	1062-1066 Florida St	1041 Alabama St	1068 Florida St	1074 Florida St	1076 Florida St	1078 Florida St	1080 Florida St
1041 Alabama St	1084 Florida St	1045 Alabama St	1088 Florida St	1092 Florida St	1096 Florida St	1100 Florida St	1104 Florida St
1045 Alabama St	1108 Florida St	1051 Alabama St	1112 Florida St	1116 Florida St	1120 Florida St	1124 Florida St	1128 Florida St
1051 Alabama St	1132 Florida St	1055 Alabama St	1136 Florida St	1140 Florida St	1144 Florida St	1148 Florida St	1152 Florida St
1059-1063 Alabama St	1156 Florida St	1065 Alabama St	1160 Florida St	1164 Florida St	1168 Florida St	1172 Florida St	1176 Florida St
1067 Alabama St	1180 Florida St	1071 Alabama St	1184 Florida St	1188 Florida St	1192 Florida St	1196 Florida St	1200 Florida St
1077-1081 Alabama St	1204 Florida St	1083 Alabama St	1208 Florida St	1212 Florida St	1216 Florida St	1220 Florida St	1224 Florida St
1083 Alabama St	1228 Florida St	1085 Alabama St	1232 Florida St	1087 Alabama St	1236 Florida St	1089 Alabama St	1240 Florida St
1085 Alabama St	1244 Florida St	1087 Alabama St	1248 Florida St	1089 Alabama St	1252 Florida St	1091 Alabama St	1256 Florida St

4149

Florida St

23rd St

4207

San Francisco Planning Department - South Mission Historic Resource Survey
 Property Information Catalog (sorted by Street Address)

Address APN	Address APN	Street	Address Code Description	Year Built	Year Built Source	Architectural Style	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	001	4-3000A ST	001 Multiple Family	1955	414-001-001-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	010	4-3000A ST	010 Single Family	1955	414-001-010-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	011	4-3000A ST	011 Single Family	1955	414-001-011-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	014	4-3000A ST	014 Single Family	1955	414-001-014-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	018	4-3000A ST	018 Single Family	1955	414-001-018-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	020	4-3000A ST	020 Single Family	1955	414-001-020-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	021	4-3000A ST	021 Single Family	1955	414-001-021-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	027	4-3000A ST	027 Single Family	1955	414-001-027-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	031	4-3000A ST	031 Multiple Family	1978	414-001-031-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	033	4-3000A ST	033 Multiple Family	1955	414-001-033-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	041	4-3000A ST	041 Multiple Family	1955	414-001-041-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	045	4-3000A ST	045 Single Family	1978	414-001-045-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	051	4-3000A ST	051 Single Family	1978	414-001-051-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	053	4-3000A ST	053 Single Family	1955	414-001-053-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	059	4-3000A ST	059 Single Family	1955	414-001-059-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	060	4-3000A ST	060 Single Family	1955	414-001-060-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	071	4-3000A ST	071 Single Family	1955	414-001-071-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	080	4-3000A ST	080 Single Family	1955	414-001-080-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	086	4-3000A ST	086 Single Family	1955	414-001-086-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	088	4-3000A ST	088 Single Family	1955	414-001-088-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter
414-001	090	4-3000A ST	090 Single Family	1978	414-001-090-001	Art Deco	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter	Subject Matter

Planning Applications Report: 1071 ALABAMA STREET

[Printable Version of Reports](#)

[Glossary](#)

Permits are required in San Francisco to operate a businesses or to perform construction activity. The Planning Department reviews most applications for these permits in order to ensure that the projects comply with the [Planning Code](#). The 'Project' is the activity being proposed.

ON THIS PAGE:

[Planning Applications](#)

[Short Term Rentals](#)

PLANNING APPLICATIONS: [MAP](#)

2016-008157PRJ

[Michael Christensen](#) Tel: 415-575-8742

Project Profile (PRJ) 1071 ALABAMA ST

INTERIOR REMODEL & STRUCTURAL UPGRADE, REMODEL KITCHEN & BATHS, ADD DORMERS, GROUND FLOOR ADD 3 NEW BEDROOMS, 2 NEW BATHS. REF FOUNDATION PERMIT #201605197832.

OPENED	STATUS	ADDRESS	FURTHER INFO
6/22/2016	Closed	1071 ALABAMA ST 94110	View

RELATED RECORDS: None RELATED BUILDING PERMITS: 201606099529

2016-007820PRL

[Justin Greiving](#) Tel: 415-575-9169

Project Light (PRL) 1071 Alabama St

Interior remodel and structural upgrade. Ground floor remodel with 2 new baths and 3 new bedrooms and open stair between floors. exterior alterations include screened parking within buildable area with gate to match existing, and 4 new skylights. rear alterations include new windows and doors and new dormer that meets dormer guidelines and does not require notification per ZA Bulletin No. 3.

OPENED	STATUS	ADDRESS	FURTHER INFO
6/15/2016	Closed	1071 ALABAMA ST 94110	View

RELATED RECORDS: None RELATED BUILDING PERMITS: None

PERMITTED SHORT TERM RENTALS:

None

#5

1266-1268 HAMPSHIRE
STREET

- "FOR SALE" ACCORDING TO INTERNET
- GOOGLE PHOTO FROM 4/2016 SHOWS 4 UNITS APPARENTLY OCCUPIED.
- NO "FOR SALE" SIGN YESTERDAY SO DID NOT TAKE PHOTO.

REDFIN

1-877-973-3346 Buy Sell Real Estate Agents

1266-1268 Hampshire St

San Francisco, CA 94110

Status: Active

\$1,695,000

Price

8

Beds

4

Baths

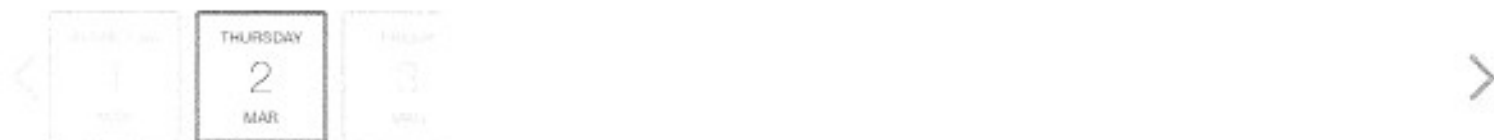
3,460 Sq. Ft.

\$490 / Sq. Ft.

Dial: 1907 Lot Size: 3,070 Sq. Ft. On Redfin: 7 days



Go Tour This Home



Schedule Tour

It's free, with no obligation -- cancel anytime

How It Works



Request a Home
Tour Online



Submit Offer w/
Redfin Agent



Get \$10,612 Back at Closing

Chris Amarante
Redfin Real Estate Agent



1266 Hampshire St
San Francisco, California
Street View - April 2016



Google



#6

BLOCK OF YORK STREET

1217 YORK

1219 YORK

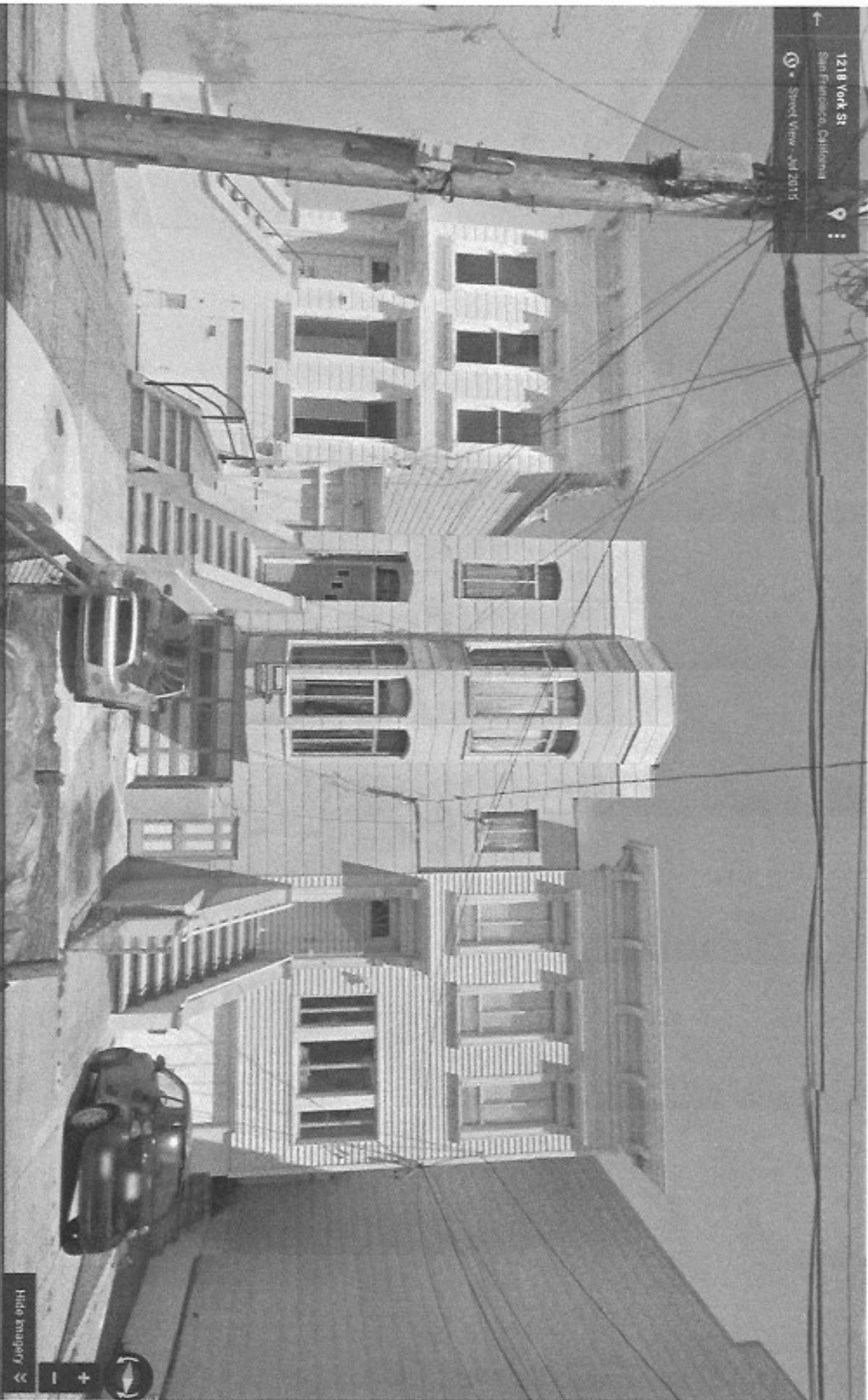
1221 YORK

- (1217 + 1221 HAVE)
VERTICAL ADDITIONS)
- 1217 COMPLETE REMODEL
SOLD FOR \$2.5 MILLION
IN SEPT 2016
- 1219 (SEE PHOTO FROM 7/2015)
- 1221 WORK ON ALTERATION
CURRENTLY UNDERWAY
SOLD FOR \$1.375 MILLION
IN AUGUST 2014

1218 York St

San Francisco, California

Street View - Jul 2015



Hide imagery





12
17



From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:38:45 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Laura Fingal-Surma <info@email.actionnetwork.org>
Sent: Sunday, September 19, 2021 11:46 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI

lines, includes zero parking spaces, and encourages environmentally-friendly transportation options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Laura Fingal-Surma

laura.surma@gmail.com

1146 Castro Street

San Francisco, California 94114

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:38:06 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: Wayne Cheung <info@email.actionnetwork.org>
Sent: Wednesday, September 22, 2021 7:02 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
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5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Wayne Cheung

sfwaynehc@gmail.com

San Francisco, California 94109

From: [CPC-Commissions Secretary](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Support for Clement Greenery 2428 Clement
Date: Wednesday, September 22, 2021 9:37:47 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: Tariq Alazraie <tariq@trybasa.com>
Sent: Tuesday, September 21, 2021 6:33 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>
Subject: Support for Clement Greenery 2428 Clement

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Planning Commission & Kalyani Agnihotri,

I have been a resident of Clement Street for over 10 years and I support the conditional use application for Clement Greenery at 2428 Clement Street. I look forward to having cannabis available in the neighborhood, as this area has been underserved for years. I support the operators, and am confident that they will run a professional operation and will contribute to the safety and improvement of the neighborhood.

Please support this conditional use application,

--

Tariq Alazraie
CEO
BASA

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:36:31 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: Ian MacGregor <info@email.actionnetwork.org>
Sent: Tuesday, September 21, 2021 2:44 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Ian MacGregor

ianmac2100@gmail.com

San Francisco, California 94114

From: [CPC-Commissions Secretary](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 9/23 Item 13: 952 Carolina Street, 2017-015648CUA
Date: Wednesday, September 22, 2021 9:36:19 AM
Attachments: [952 Carolina - Tenant Letter.pdf](#)

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: Christensen, Michael (CPC) <michael.christensen@sfgov.org>
Sent: Tuesday, September 21, 2021 1:31 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: FW: 9/23 Item 13: 952 Carolina Street, 2017-015648CUA

Hello Commissioners,

For your item at 952 Carolina Street on this Thursday's hearing calendar, the Project Sponsor has provided an additional letter for your consideration. The letter is from the current tenant of the property. Please let me know if you have any questions.

**Michael Christensen, Senior Planner
Southeast Quadrant Team / Current Planning**
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7567 | www.sfplanning.org
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San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
Planning Counter at Permit Center
Second Floor
San Francisco, CA 94103

Re: 952 Carolina, V and CU Hearing, September 23, 2021

To whom it may concern,

I wish to inform the commission that Greg and Rosita Croft have informed me of their construction plans at 952 Carolina Street in San Francisco on multiple occasions since October 2015. We have agreed that I will move out of the premises when construction commences, and the Crofts have agreed to provide at least 90 days-notice prior to the commencement of construction.

Sincerely,

Mahmoud Assaf
Tenant

09/20/21

Date

A handwritten signature in black ink, appearing to read 'MASSAF', with a long horizontal flourish extending to the right.

From: [CPC-Commissions Secretary](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Record No.: 2021-004901CUA -- Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108
Date: Wednesday, September 22, 2021 9:33:47 AM
Attachments: [image.png](#)

Thank you,
Chanbory Son, Executive Secretary
Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
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From: Sayareh Farsio <sayareh.farsio@gmail.com>
Sent: Tuesday, September 21, 2021 1:22 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; lentzplanning@gmail.com; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Subject: Record No.: 2021-004901CUA -- Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108

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Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent to and west of the project site. It would be my request to the San Francisco Planning Commission that **you continue the project, do not move forward with approval at this time, and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.**

The following section articulates my concerns and provides more detail on the project application as it is currently proposed:

1) The proposed project would increase the number of cell antenna equipment from 1

canister antenna to 6 cell panels and thereby would increase the level of radiofrequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.

2) A CEQA study should not be waived. The “calculated” radiofrequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single canister and then calculate the projected RF exposure from the actual current readings.

3) Applicant should be required to move the project further East on the Masonic Auditorium roof where it won't be so close to the residential building. There appear to be several alternative locations on the roof of the Masonic Auditorium that would not endanger the residents of the adjacent residential building.

4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicants should be required to provide some sort of screening of the project from above the fiberglass enclosure looking down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.

5) Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report shows the boundary markings in yellow and red where the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. The drawings do not reflect where these boundaries will intersect with the adjacent residential building.

6) See photos of the boundary markings of the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). These photos were taken from 1177 California St. You will see the RF boundary lines for the single canister antenna do not come near to the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.



As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate

additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Would you please acknowledge receipt of my email?

Thank you for your consideration.

Sayareh Farsio
Gramercy Towers
1177 California Street, Unit 1412
San Francisco, CA 94108



From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:32:51 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
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From: Davey Kim <info@email.actionnetwork.org>
Sent: Tuesday, September 21, 2021 9:19 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I wish to support the construction of 13 much-needed homes at 4512 23rd Street and urge you to approve this worthy project.

Im a Nob Hill resident, who wants to see more housing, especially smaller units to add our housing supply! More neighbors mean more support for our iconic local businesses! We need more ridership on our transit lines as well!

Davey Kim
daveymkim@hotmail.com
1966 Pacific Ave 203
Lake Elsinore, California 94109

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:32:35 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
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From: Cristina Cordova <info@email.actionnetwork.org>
Sent: Monday, September 20, 2021 6:39 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI

lines, includes zero parking spaces, and encourages environmentally-friendly transportation options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Cristina Cordova

cristinajcordova@gmail.com

San Francisco, California 94114

From: [CPC-Commissions Secretary](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 9/23 Item 14: 1068 Florida Street, 2019-019901CUA
Date: Wednesday, September 22, 2021 9:32:23 AM
Attachments: [Exhibit A - 1068 Florida.pdf](#)

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
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From: Christensen, Michael (CPC) <michael.christensen@sfgov.org>
Sent: Monday, September 20, 2021 3:59 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: 9/23 Item 14: 1068 Florida Street, 2019-019901CUA

Hello Commissioners,

For your item at 1068 Florida Street on this Thursday's hearing calendar, the Project Sponsor has provided an additional letter for your consideration. The letter is from a General Contractor and is regarding the prior demolition that occurred at the site. Please let me know if you have any questions.

**Michael Christensen, Senior Planner
Southeast Quadrant Team / Current Planning**
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7567 | www.sfplanning.org
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EXHIBIT

EXHIBIT 1 - S. O'BRIAN

exhibitcenter.com

June 27, 2018

Re: 1068-1070 Florida Street

To Whom It May Concern:

My name is Joe O'Briain and I am a general contractor with more than 20 years of experience working in San Francisco. My company is licensed and bonded in the State of California as a general engineering and building contractor. I am writing to explain the events that resulted in mistaken demolition work at 1068-1070 Florida Street earlier this week.

First, I would like to apologize to anyone affected by the recent work including the owner, neighbors, and city officials. I would never authorize my own employees or sub-contractors to perform construction work without proper city permits, approval of the owner, safety gear, or measures designed to minimize impact to neighbors. I am sincerely sorry for what happened and am taking every step within my power to address the issues that have since resulted.

What happened at Florida Street this week was an honest mistake that occurred because of a miscommunication between me and an out-of-town sub-contractor I have used on many jobs for "hand" demolitions. For a variety of reasons such as the overhead power lines in front of the Florida property, hand demolitions are those that require careful dismantling of structures by hand instead of with heavy equipment. It's also worth noting that the hand demolition crew I use not only dismantles buildings, but also recycles the wood and other materials from the demolition as much as possible.

To clarify what transpired at the Florida property, the chronology of events is described next:

- Monday, June 18, 2018: Out-of-town sub-contractor started another hand demolition job on Lombard Street that was expected to last through Friday, June 22, 2018.
- Wednesday, June 20, 2018 (9:23am): Property owner and I communicate about a potential job at 1068-1070 Florida Street given the expectation from the permit facilitator that demolition permit would be approved by Friday, June 22, 2018. I subsequently texted demolition sub-contractor and told him of potential jobs on 28th Street and Florida Street that could potentially start as early as Saturday June 23, 2018.
- Thursday, June 21, 2018 (1:02pm): I follow-up with Florida owner on permit approval status and am told by owner that he will inquire with permit facilitator.
- Friday, June 22, 2018 (3:52pm): Florida owner communicates to me that no word has been received from permit facilitator regarding permit approval.
- Saturday, June 23, 2018: Unbeknownst to and unauthorized by me, the out-of-town sub-contractor mistakenly sent several workers from his crew to begin demolition work at 1068 Florida instead of the job on 28th Street.
- Monday, June 25, 2018 (11am): I first learn that demolition work has begun at Florida Street and immediately take action to stop all work and tarp the property.

Even though my own employees did not perform the work, the "buck stops with me" and I take full responsibility for the mistake at the Florida Street property. Please understand that no one was trying to skirt the permitting process or get away with unauthorized work. An honest miscommunication occurred and I am now doing everything within my power to address the resulting issues. To that end, I tarped the property to minimize/ eliminate airborne dust as much as possible. I will continue to be in touch with officials at the Department of Building Inspection, Department of Public Health, and Bay Area Air Quality Management Board including submission of the inspection reports, laboratory reports, and work order previously commissioned by the owner in 2017 for asbestos removal by a licensed abatement contractor. I am also committing to clean-up any debris from the Florida demolition work that found its way into the yards of any neighbors. I have also told the owner of the Florida property that I am willing to personally meet with any neighbors who have questions or concerns.

Please accept my sincerest apologies. Honest mistakes happen and I am doing the best that I can to rectify the situation as quickly as possible given the various parties involved.

Sincerely,

Joe O'Briain
415-740-9260

1405 Bayshore Blvd. MBN 178
San Francisco, California 94124
Cell: (415) 740-9260
Fax: (415) 715-6748
Email: acedrilling@sbcglobal.net
License #: 889820

.....

Ace Drilling & Excavation

.....

EXHIBIT

EXHIBIT 2 - S. O'BRIAN

exhibiticker.com

June 25th 2018

Re: 1068-1070 Florida St

To Whom It May Concern

It is with great concern and regret I received your phone call in regards to the demolition at 1068-1070 Florida St.

First and foremost, I would like to apologize for the inconvenience it has caused. The hand demo crew were informed of two projects coming up and they made the mistake of going to the wrong address. I will take necessary actions to rectify this matter.

Kind Regards



Seosamh O'Briain
415.740.9260

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

1068 FLORIDA, LLC,)
)
 Plaintiff,)
)
 vs.) Case No. Cgc-19-579574
)
 SEOSAHM O'BRIAIN, an)
 individual, ACE DRILLING &)
 EXCAVATION, RODRIGO SANTOS,)
 an individual, SANTOS &)
 URRUTIA STRUCTURAL ENGINEERS,)
 a California Corporation,)
 and DOES 1-50, inclusive,)
)
 Defendants.)

-oOo-

VIDEO CONFERENCE DEPOSITION OF
SEOSAHM O'BRIAIN
Pleasanton, California
Friday, April 23, 2021

-oOo-

Reported by:
Diana Bryant, CSR No. 5056

1 MR. BUI:

2 Q. Yeah, I just want to know if you've told us
3 about all your conversations with Santos, and/or his
4 firm, regarding the project, from the time that you've
5 learned about it up until the time of demolition.

6 MR. MURPHY: Same objections.

7 **THE WITNESS: Yes.**

8 MR. BUI:

9 Q. Okay. And prior to June 23rd, 2018, did you
10 have -- did you have authority from the owner to start
11 demolition?

12 **A. No.**

13 Q. Okay. In fact at any point did you have
14 authority from the owner to start demolition?

15 **A. No.**

16 Q. Okay. Did Santos or anybody from his office,
17 prior to June 23rd, 2018, inform you that the -- a
18 demolition permit was issued by the city?

19 **A. No.**

20 Q. Did anybody -- did anybody, prior to June 23rd,
21 2018, ever inform you that a demolition permit was
22 issued by the city?

23 **A. No.**

24 Q. Okay. So taking you to that day, are you aware
25 of the crew that actually performed the demo, the

From: [CPC-Commissions Secretary](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Portsmouth Sq Park Project case: 2018-013597ENV
Date: Wednesday, September 22, 2021 9:27:17 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

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From: CPC.PortsmouthSquareEIR <CPC.PortsmouthSquareEIR@sfgov.org>
Sent: Monday, September 20, 2021 3:54 PM
To: Dennis Hong <dennisjames888@yahoo.com>; Calpin, Megan (CPC) <megan.calpin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: Re: Portsmouth Sq Park Project case: 2018-013597ENV

Thank you, Mr. Hong, for your interest in the project and for your comments. They will be responded to in the Responses to Comments document.

I will contact you when we are ready to publish the Responses to Comments document.

Best,
Megan Calpin

Megan Calpin (she/her), Environmental Coordinator, Portsmouth Square Improvement Project EIR

Public comment period **August 5, 2021 to 5 p.m. on September 20, 2021**
DEIR materials and instructions on how to comment can be found [here](#).
For more information on the proposed project, please [visit San Francisco Recreation and Parks website](#).

San Francisco Planning

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

Direct: 628.652.7508 | www.sfplanning.org

[San Francisco Property Information Map](#)

From: Dennis Hong <dennisjames888@yahoo.com>
Sent: Monday, September 20, 2021 3:43 PM
To: Calpin, Megan (CPC) <megan.calpin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; CPC.PortsmouthSquareEIR <CPC.PortsmouthSquareEIR@sfgov.org>
Cc: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: Portsmouth Sq Park Project case: 2018-013597ENV

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Hi Megan and good afternoon everyone.

Thank you for the opportunity to continue to comment on the above Project's DEIR Case: 2018-013597ENV and my original Scoping Comments. One of my main concerns here is for the safety of the playgrounds use. Its sort of like the community's social room, if there's such a thing. These kids are our future, they do not need to be exposed to an unhealthy play area. This project is very dear to my heart. I'm a native and a property owner of San Francisco - seventy plus years. Grew up in Chinatown and North Beach and all too often use this park while shopping. Living in District 7 now. Our family had a business that was right across from the Park. I also attend the Church across the street on Washington.

In addition to my past emails and comments here to the SF Planning Commission and many others. As promised here are my rambling comments. I hope I can get your continued support as well. Due date of 9/20/2021 @5pm. I strongly support this wonderful Project.

I was remoting and viewing this September 9, 2021 Public Hearing - from my weak tablet. As I recall there was a substantial amount of positive comments - and public participation at this Planning Commission meeting, noting additional material on the project being seen for the first time by many members of the public. Will these comments be in the RTC? This meeting shows that all along there was a positive community outreach in the process.

Without seeing the full Scope of Work and the construction documents/specs:

- Make sure the park and the playground's play area does not have a **sand box**. If so or not, can a when not in use have a cover over sandbox to prevent it from being used by animals and etc.? I personally do not think a sand box is healthy.
- If rubber mats are chosen, make sure they are installed per mfg specs and secure. All too often these mats become tripping hazards.
- Provide a community dialog and or a Point of Contact for help etc. during construction.

Secure the park area from the on going construction work for the construction equipment, staging areas, material, debris and etc.. All to often the Best Practices comment does not work well. This site is a bit more unique due to its size, location, surrounding business and density of families living in this neighborhood.

Secure the area from the demolition dust both the park and from the garage, noise, vibration, toxic, debris, staging areas from getting in to the near by business, especially the restaurants. Some construction sites that I have seen have a unique mesh attached to the fencing not sure if that will work here.

Per section 3.A.3 sheet 3.A-8 / 9 and table S-1, sheet S-1/2 will the final plan show all the proposed locations and where the Goddess of Democracy Stature and other monuments to be reinstalled?

Have bi-lingual speaking traffic control officers for both pedestrians, vehicle traffic for entering and exiting both garages - the hotel and the park.

Will the final proposed plan show all the ADA access points?

Traffic: Safety for both Vehicles and Pedestrian. There needs to be a strong focus at these major intersections along Kearny Street and Walter Lum Place; especially at Clay and Washington Streets. Pedestrians use these busy cross walks to get to Chinatown.

Please continue to include me and my emails to the Project file. Sorry if my comments here continue to be redundant to my past and present comments here. Only because I believe several Planners were involved with this Project from the very start. Should anyone have any questions to my comments, please feel free to reach out to me at the above email. I trust this email works, only because the internet on my side is barley hanging on. I have tried to put my comments in to some sort of logical sections as follows, no specific order.

General comments: Will the 9/9/2021 meetings trans-script be documented in the RTC? Is there a project time line for this work, i.e., from start to finish? It looks like a two year plus. Only to see how this project will impact the community and its community activities; New Year Parade, Street fair's and etc. And some of these activities may not happen due to the SIP and the current Pandemic.

What provisions are being made to assist the business due to the loss of business during Construction? Construction work like this impacts and disrupts these small business, look what it did with the Central Subway (Chinatown), its even worse now with the SIP and pandemic.

How if any of the Cumulative Projects in Table 3-1 will impact this project and or impact others listed.

Existing and future landscaping - Trees: it shows existing trees and new trees to be either removed, added and or replaced. How will they be protected during the course of construction? If some are being replaced, maybe trees that do not shed as much leaves might be considered, it makes the area and street messy. Tree grates in some existing cases are not flush with the sidewalks. Pedestrian are tripling over them. Bike and Scooter racks if used

need to be secured. Right now pedestrians are tripping over these bikes and scooter in other areas.

Utility boxes, ATT boxes, trash bins, Street Signal boxes, newsstand etc, needs to be painted with graffiti proof paint or even better allow some of them to have art work. In Oakland local artists at the 12th street BART station used this process along Broadway and it is nice to see graffiti free. The newer trash bins are nice to. The Park is a unique place for a musician to play some wonderful music. Will there be some facilities for the musicians, electrical outlets. I believe the existing area has this. Will this be part of the project?

In closing:

The San Francisco Planning Department and others have done a fine job with this DEIR and the original IS. In the rush to get these comments out I hope this makes your dead line of 9/20/2021 by 5PM. Looking forward to the – RTC. I can only hope this DEIR, RTC and the final Certification will help expedite the project time-line, we need this critical renovation work.

Finally, thanks again for letting me and the community to comment on this long waited Project. If there are any questions to my rambling emails, please feel free to chime back to me. I would like to hear your thoughts; good, bad and or confusing. Looking forward to the RTC and sending my comments before this DEIR is certified.

All the best,

DHsf

From: [CPC-Commissions Secretary](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Opposition: 4300 17th Street 2019-013808CUA/VAR
Date: Wednesday, September 22, 2021 9:07:03 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
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From: JF Keating <jteamj@comcast.net>
Sent: Sunday, September 19, 2021 4:07 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; daguilar@gmail.com
Subject: Opposition: 4300 17th Street 2019-013808CUA/VAR

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Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. I am confident that there is a design solution that will allow the owner to add new housing units within the parameters of the SUD. Thank you for your attention to this matter.

Best regards,

Jack Keating
17th Street

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:03:55 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

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From: David Thompson <info@email.actionnetwork.org>
Sent: Sunday, September 19, 2021 2:54 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI

lines, includes zero parking spaces, and encourages environmentally-friendly transportation options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

David Thompson

thompsondavidDT415@gmail.com

San Francisco, California 94114

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:03:31 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: Aston Motes <info@email.actionnetwork.org>
Sent: Saturday, September 18, 2021 2:48 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for the 4512 23rd Street project. There's no reason given the housing crisis we are facing that we should have any vacant lots where someone wants to build a place for someone to live. And even better if we can get multiple units out of the deal. I would be in support of any level of housing, but this project has below-market-rate units included as well, so it seems like a no-brainer to me.

I hope that you all will approve it, and urgently!

Aston Motes
astonm@gmail.com

San Francisco, California 94114-1888

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:03:03 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
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From: Robert Fruchtman <info@email.actionnetwork.org>
Sent: Saturday, September 18, 2021 1:02 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street, and I urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
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5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Robert Fruchtman

rfruchtose@gmail.com

San Francisco, California 94117

From: [CPC-Commissions Secretary](#)
Cc: [Sam Chanbery \(CPC\)](#)
Subject: [PR: September 23, 2021 General Public Comment](#)
Date: Wednesday, September 22, 2021 9:02:53 AM
Attachments: [PRC_20210923](#)
[prc20210923](#)
[prc20210923](#)

Thank you,
Chanbery Sam, Executive Secretary
Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 415.802.7346 | [www.sfdph.org](#)
[San Francisco Property Information Site](#)

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From: SchuT <cschuttis@sfglobal.net>

Sent: Saturday, September 18, 2021 11:14 AM

To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>
Cc: Winslow, David (CPC) <david.winslow@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>
Subject: September 23, 2021 General Public Comment

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

Here is a more recent video of the major excavation for the project across the street from my home.

In this video the focus is on two other aspects of this project besides the obviously incredible 12 foot depth of this full lot excavation to create one subterranean unit, which is being built below the garage and three bedrooms of the larger second unit that is on the street level. (The public room which is a big open plan kitchen, etc. for this unit is on the level above.)

One focus of the video is on the existing, soon to be gone, original 1927 Barrel-Front Mediterranean Revival facade that is unique to San Francisco, (only built between the mid 1920's and circa 1931 per the late Mary Brown's study) and our residential neighborhoods.

The second focus of the video is on what remains of the Tradesman's Entrance door that could have been used as an entrance to a second unit on the garage level with minimal excavation to create a desirable (and certifiably legal) ceiling height.

This particular project is allowed to go out close to the 25% rear yard line so there could have been more than enough interior square footage for a horizontal expansion to include at least three bedrooms all on one level along with the other necessary living space....and to maintain a rear yard with soil and greenery.

Upon completion, the rear yard open space will be not much more than an outdoor cement bunker.

A project with an excavation like this is a poor template for densification whether Alteration or Demolition or only allowed to the 45% line.

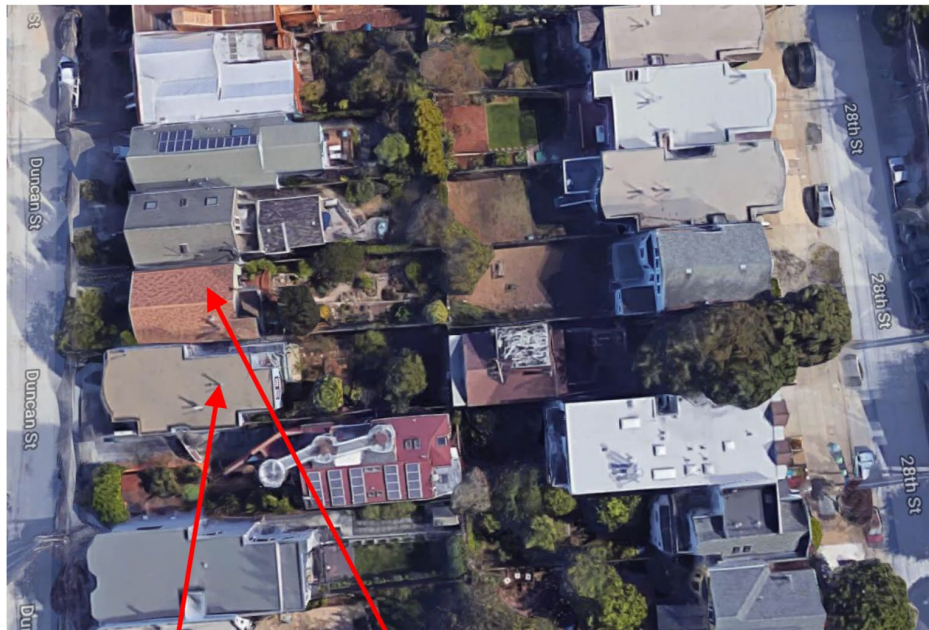
Also attached is the aerial photo from the Department's packet for the DR hearing from December 2018, as well as an enlargement of that photo showing the rear yard prior to the excavation, now obliterated.

Thank you.

Sincerely,

Georgia Schuttish

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:01:29 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
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From: Susan Green <info@email.actionnetwork.org>
Sent: Saturday, September 18, 2021 11:15 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
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5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Susan Green

green.susan.s@gmail.com

San Francisco, California 94114

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:00:54 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

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From: Zack Subin <zack.subin@fastmail.fm>
Sent: Friday, September 17, 2021 10:28 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Secretary,

We need more climate-friendly multifamily homes in SF, and there is a great project proposed in a high opportunity neighborhood!

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

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This means more homes for more families.

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Zack Subin

zack.subin@fastmail.fm

192 Caine Avenue

San Francisco, California 94112

From: [CPC-Commissions Secretary](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Wednesday, September 22, 2021 9:00:35 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
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From: Lauren Fogel <lauren1021@gmail.com>
Sent: Friday, September 17, 2021 6:17 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com
Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street. I have been a homeowner at 270 States Street for the past 18 years and a District 8 resident since 1999.

While I am not against the creation of housing - and strongly believe that we need to build more housing, especially affordable housing in San Francisco - the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District.

We do have 45% setback requirements, and I would be more comfortable if this project adhered to them and if it were more mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best,

lbf

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 9:00:06 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
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From: Nick Meyer <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 5:02 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Nick Meyer

wnmeyer@gmail.com

San Francisco, California 94117

From: [CPC-Commissions Secretary](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, September 22, 2021 8:59:48 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
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From: Adam Kurzrok <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 4:13 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Adam Kurzrok

akurzrok@gmail.com

San Francisco, California 94114

From: [CPC-Commissions Secretary](#)
To: [Merlone, Audrey \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: File No. 210116: Legislative Section 319 Review of Large Residence Developments
Date: Wednesday, September 22, 2021 8:58:20 AM

**Thank you,
Chanbory Son, Executive Secretary
Commission Affairs**

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7346 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: Sarah Willmer <swillmer@studio-sw.com>
Sent: Friday, September 17, 2021 3:53 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: File No. 210116: Legislative Section 319 Review of Large Residence Developments

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I would like to express my deepest concerns regarding the legislation being proposed by Rafael Mandelman. I am the owner of a small residential architecture studio. We are 7 women and the majority of our work is residential design in SF. Most of our residential renovations / additions are for growing families in SF that choose to stay in the city and send their children to public schools. These renovations, that often result in usable (not including garages and exterior walls) sq.ft. bigger than 2,500, accommodates their expanding family, inter-generational parent help and often one parent working from home. If this work that we have been doing for the last 20 years is limited by this legislation it will have profound impacts. It will put my small business and associated construction industry out of business. Plus and equally impactful to San Francisco, it will encourage more families to move out of the city to places that embrace their goals of creating a home that allows for their growing family needs, multigenerational living and working from home.

I am also a resident of Noe Valley, raised our two children in a home we renovated and sent our kids to public schools. I feel all parents should have the same opportunity.

I feel that Mandelman's efforts here are really short sighted and wasteful of many people's time, his

staff, yours, the SF Planning Dept and professionals and homeowners like myself as we try to understand why this legislation has long term value to the growth of this city. This is not where all our energy and time should be spent. San Francisco has a housing crisis but this legislation will do nothing to create affordable housing only exacerbate an already cumbersome and costly planning review process and encourage families to leave.

I encourage you to not support this legislation but to advocate for more creative ways to solve the housing crisis.

Regards, Sarah Willmer, AIA

Studio Sarah Willmer, Architecture

415-994-0874 mobile

www.studio-sw.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter of Support for Project at 1320 Washington Street
Date: Monday, September 20, 2021 4:53:46 PM
Attachments: [119330336_1.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Stan Landfair <stan.landfair@dentons.com>
Date: Monday, September 20, 2021 at 11:37 AM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Cc: "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, "Hepner, Lee (BOS)" <lee.hepner@sfgov.org>, Andrew Perry <andrew.perry@sfgov.org>
Subject: Letter of Support for Project at 1320 Washington Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Honorable Joel Koppel and Colleagues:

Please accept this letter on behalf of the Nob Hill Association, expressing our support for the Project at 1320 Washington Street.

Thank you.

Stan Landfair
President, Nob Hill Association

Stan Landfair

D +1 415 267 4170 | US Internal 34170
stan.landfair@dentons.com
Assistant: Deborah L. Payton-Sims

Dentons US LLP

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September 20, 2021

Joel Koppel, President
Honorable Members
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103

Re: 1320 Washington Street: The Vasati Nob Hill

Dear President Koppel,

I am writing on behalf of the Nob Hill Association to express support for the residential project known as The Vasati Nob Hill at 1320 Washington Street proposed by Urban Land Development (sometimes referred to as "the Project").


The NHA is the oldest neighborhood association in San Francisco and represents many diverse residents and homeowners and businesses small and large, including restaurants and hotels in the Nob Hill neighborhood. The Project is located in the heart of the neighborhood, in a residential area at the top of Nob Hill itself. Thus, many of our members are affected directly by the Project.

Our Association appreciates that Urban Land Development reached out early in its development process to engage in community outreach, giving a presentation to our Board and sharing its vision for the Project over nearly two-and-one-half years ago. We are pleased that the Project will replace an underused parking structure over 100 years old that raises safety and aesthetic concerns, with an elegant new residential building.

Additionally, we welcome the green spaces and landscaping in both public and private spaces surrounding the building. We also understand that the Project Sponsor is partnering with local retailers to ensure that residents of The Vasati will support the businesses in the neighborhood.

In sum, we believe that the Project will enhance and improve the neighborhood. It is a good development for all concerned. We thank you for your consideration and strongly encourage the Commission to support the Project.

Sincerely,


Stanley W. Landfair, President



To: Joel Koppel, President
Kathrin Moore, Vice-President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank S. Fung, Commissioner
Theresa Imperial, Commissioner
Rachel Tanner, Commissioner
Jonas P. Ionin, Director, Planning Department Staff

cc: The Honorable Aaron Peskin, Supervisor, District 3
Lee Hepner, Legislative Aide
Andrew Perry, Senior Planner, San Francisco Planning Department

From: [Feeney, Claire \(CPC\)](#)
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Cc: [Diamond, Susan \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)
Subject: Updated Staff Report for 628 Shotwell Street
Date: Monday, September 20, 2021 9:51:32 PM
Attachments: [628 Shotwell Final September Packet - Updated.pdf](#)

Hello Commissioners,

The staff report for 628 Shotwell Street, 2019-022661CUA, has been updated to include the findings for the proposed Permanent Zoning Controls for Residential Care Facility changes of use. The Interim Zoning Controls may expire and the Permanent Zoning Controls may be in effect when building permits for the Project are issued. In preparation for this possible scenario, both sets of findings are included in the Motion for the Planning Commission's full consideration.

Best,
Claire

Claire Feeney, AICP, Planner II
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[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The [public is encouraged to participate](#). Find more information on our services [here](#).



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: September 23, 2021

**Continued from: July 8, 2021; May 20, 2021; April 22, 2021; March 18, 2021;
January 21, 2021; November 19, 2020**

Record No.: 2019-022661CUA
Project Address: 628 Shotwell Street
Zoning: Residential-House, Three Family (RH-3) Zoning District
40-X Height and Bulk District
Block/Lot: 3611 / 036
Project Sponsor: Mark Thomas
440 Spear Street
San Francisco, CA 94105
Property Owner: 460 Natoma, LLC
4153 24TH St
San Francisco, CA 94114
Staff Contact: Claire Feeney – (628) 652-7313
claire.feeney@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposal is for the change of use from Residential Care Facility to two Dwelling Units. Currently, the building contains a Residential Care Facility on the first floor and a dwelling unit on the second floor. The Project includes restoration of fire damage, interior improvements, façade work, and a new rear deck. The Residential Care Facility use will be vacated and the single-family dwelling unit will be re-established on the first and second floors, with five total bedrooms. In addition, a new two-bedroom dwelling unit will be added on the ground floor. The existing building would retain the one off-street parking space and would add two Class 1 bicycle parking spaces. The building footprint and massing will not be altered by the Project.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1 and 303 and Board of Supervisors Resolution No. 139-21, (Board File No. 210147), to change the use from Residential Care Facility to two Dwelling Units at 628 Shotwell Street.

Issues and Other Considerations

- **Public Comment & Outreach.**

- The Project Sponsor conducted a Pre-Application meeting on June 18, 2020 which one person attended. The attendee was a reporter who asked about regulatory compliance.
- **Support/Opposition:** To date, the Department has received nine messages in support and six messages in opposition to the Project.
 - Support for the Project is centered on restoring a dilapidated building, revitalizing housing on a residential street, addressing safety issues with people trespassing on the property, preserving a historic resource, reviving the original single-family home use, the intent of State laws to expedite housing production, and improved public safety and street life.
 - Opposition for the Project, including from MEDA, USM, and Calle 24, raised concerns about the general loss of community facilities that could serve senior citizens and the need for medical treatment facilities in San Francisco, the size of the primary residence, and the general importance of affordable healthcare options.
- **Outreach:** The Project Sponsor contacted United Save the Mission (USM) multiple times between August and November 2020 to check if the community had concerns about the Project. USM responded the week of the original hearing date in November. A Zoom meeting with the Project Sponsor, MEDA, and representatives from Calle 24 was held on December 10, 2020. Representatives from MEDA expressed that they want the Residential Care Facility use to be retained and offered to try to find resources to help the Project Sponsor do so.
 - Another virtual community meeting was held on January 21, 2021 between the Project Sponsor and representatives from Supervisor Hillary Ronen's office, MEDA and Calle 24 to further discuss the Project. At this meeting the community consensus was that the City should financially subsidize the restoration of this building and fund the re-activation of the site as an affordable residential care facility.
 - On April 23, 2021, the Project Applicant sent a Grant Right of First Offer to representatives for MEDA, Calle 24, and the Community Housing Partnership. The Applicant was open to selling the Project Site for a fair-market price. Supervisor Ronen's office requested a three-week continuance from the scheduled May 20, 2021 Commission hearing to discuss the offer, while the community groups asked for ten weeks. As a compromise a six continuance was granted. Community representatives toured the Property on June 4, 2021 and no offer was submitted.
 - In the days before the scheduled July 8, 2021 Planning Commission hearing, more time was requested to assemble a purchase offer for the property. No offer has been submitted.

- **History.** The existing building is a single-family home that was later converted into apartments. In 1984, the first floor was converted to a Residential Care Facility (RCF) and based on media reports in 2015 the RCF business appeared to have spread to all floors of the building without the benefit of permits. The RCF use remained until a fire severely damaged the building in 2015. The building is now vacant.
- **Interim Zoning Controls.** On October 11, 2019, the Board of Supervisors passed Board File No. 190907 enacting a resolution to require Conditional Use Authorization from the Planning Commission to change the use of a Residential Care Facility to another use. As part of this resolution, the Commission must adopt certain findings, as detailed in the draft motion.
 - The Interim Zoning Controls were set to expire on April 11, 2021. On April 6, 2021 the Board of Supervisors voted to extend Board File No. 210147, the “Requirements for Conditional Use Authorization for Conversion of Residential Care Facilities to Other Uses,” in a unanimous vote at a duly noticed public hearing. The Controls cannot be extended again. When these Controls expire, the Project will be approvable without a public hearing or a Conditional Use Authorization, unless permanent Controls are implemented. The new expiration date for the Interim Controls is October 11, 2021.
- **Proposed Permanent Zoning Controls: Change of Use to a Residential Care Facility.** This proposed Planning Code Amendment was presented to the Planning Commission on July 22, 2021. The Planning Commission unanimously voted to approve the amendments with modifications proposed by staff, including that the CUA requirement expire if the Residential Care Facility has been vacant and/or abandoned for at least three years and that the Facility must have been legally established. The Board of Supervisors Land Use and Transportation Committee heard the proposal to make permanent the CUA requirement for changing Residential Care Facility uses at their September 13, 2021 meeting and voted to Recommend it as a Committee Report in a 3 to 0, while also declining the staff modifications that the Planning Commission had recommended. The proposed legislation, Board File No. 210535, then had its first reading before the full Board of Supervisors on September 14, 2021 and was Passed on the First Reading by an 11 to 0 vote.
 - The Interim Zoning Controls may expire and the Permanent Zoning Controls may be in effect when building permits for the Project are issued. In preparation for this possible scenario, the findings for the Permanent Zoning Controls as defined in Board File No. 210535 are included in the Motion for the Planning Commission’s full consideration.
- **Senate Bill 330 Public Hearing Limits.** The Project Sponsor filed a Preliminary Housing Development Application pursuant to the Housing Crisis Act of 2019 (SB 330) and Planning Director Bulletin No. 7. This is the seventh public hearing for the Project. Two the continuances were requested by the Applicant and the Applicant waived the hearing limit per SB 330 for one continuance. Therefore, only four count towards the SB 330 limit of five public hearings for this Project.

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 intent of the RH-3 Zoning District, the Mission Area Plan, the Objectives and Policies of the General Plan, and the findings of the Interim Zoning Controls adopted by the Board of Supervisors. The Project will restore a severely damaged, vacant building and will create a new market-rate dwelling unit. Tenants of the previous Residential Care Facility were relocated in 2015 after the fire and the facility closed five-years ago, which is greater than the three-year time limit for land uses to be formally discontinued and abandoned. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - Project Sponsor Brief, including:

- Letter from Project Sponsor
- *Supportive Affordable Assisted Living in San Francisco*, 2019 report by the City and County of San Francisco Long-Term Care Coordinating Council assisted Living Workgroup
- Information on Facilities within 1-Mile of the Project Site from the Department of Social Services
- Information on Facilities within 2-Miles of the Project Site from the Department of Social Services
- *Application Instructions for a Facility License* by the California Department of Social Services Community Care Licensing Division
- Board of Supervisors File No. 190908, Interim Zoning Controls – Conditional Use Authorization for Conversion of Residential Care Facilities to Other Uses
- Certificate of Dissolution for Lorne House Inc.

Exhibit G – Board of Supervisors File No. 210147, Interim Zoning Controls - Extending and Modifying Requirements for Conditional Use Authorization for Conversion of Residential Care Facilities to Other Uses



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: September 23, 2021

Record No.: 2019-022661CUA
Project Address: 628 Shotwell Street
Zoning: Residential-House, Three Family (RH-3) Zoning District
40-X Height and Bulk District
Block/Lot: 3611 / 036
Project Sponsor: Mark Thomas
440 Spear Street
San Francisco, CA 94105
Property Owner: 460 Natoma, LLC
4153 24TH ST
San Francisco, CA 94114
Staff Contact: Claire Feeney – (628) 652-7313
claire.feeney@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 209.1 AND 303 AND BOARD OF SUPERVISORS FILE NO. 210147 TO ALLOW THE CHANGE IN USE OF A RESIDENTIAL CARE FACILITY USE TO A DWELLING UNIT WITHIN THE EXISTING THREE-STORY RESIDENTIAL BUILDING, LOCATED AT 628 SHOTWELL STREET, LOT 036 IN ASSESSOR'S BLOCK 3611, WITHIN THE RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) (RH-3) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 9, 2019, Mark Thomas of Thomas Hood Architects (hereinafter "Project Sponsor") filed a building permit application (Record No. 2019-022661PRJ) received by the Planning Department (hereinafter "Department") for improvements to the building at 628 Shotwell Street, Block 3611 Lot 036 (hereinafter "Project Site"). On September 27, 2020, the Project Sponsor filed Record No. 2019-022661CUA (hereinafter "Application") with the Department for a Conditional Use Authorization to allow the change of use from Residential Care Facility to a Residential Use.

On November 19, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-022661CUA. At this hearing, the Commission continued the Project to the public hearing on January 21, 2021. Subsequent to this hearing, the Project was continued to the public hearings on March 18, 2021, April 22, 2021, May 20, 2021, July 8, 2021, and finally the public hearing on September 23, 2021.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-022661CUA 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. 2019-022661CUA, 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 proposal is for the change of use from Residential Care Facility to two Dwelling Units. Currently, the existing building contain a Residential Care Facility on the ground floor and a dwelling unit on the second floor. The Project includes restoration of fire damage, interior improvements, façade work, and a new rear deck. The Residential Care Facility use will be vacated and the single-family dwelling unit will be re-established on the first and second floors, with five total bedrooms. In addition, a new two-bedroom dwelling unit will be added on the ground floor. The existing building would retain the one off-street parking space and would add two Class 1 bicycle parking spaces. The building footprint and massing will not be altered by the Project.
- 3. Site Description and Present Use.** The Project is located on an approximately 3,721 square foot lot with approximately 30-feet of frontage along Shotwell Street. The Project Site contains one three-story building that is currently vacant. Previously there was a Residential Care Facility on the ground floor and a residence on the second floor. A summary timeline that has been assembled from Department files, property records, and media reports is as follows:
 - 1885: A single-family home is constructed
 - 1955: The building is divided into 6 apartments.
 - 1962: The building is divided into 7 apartments total.
 - 1984: The ground floor is converted to a Residential Care Facility on the ground floor only with four guest rooms.
 - 2015: Lorne House Residential Care Facility is operating throughout the entire building, without the benefit of permits.
 - 2015: A fire severely damages the building and the Lorne House Residential Care Facility vacates the property.
 - 2019: Interim Zoning Control 2019-017654PCA which requires a CUA to remove or abandon Residential Care Facility uses is passed by the Board of Supervisors.
 - 2019: The Project Sponsor applies to restore the building and re-establish a Residential use.
 - 2021: Interim Zoning Control 2019-017654PCA which requires a CUA to remove or abandon Residential Care Facility uses is extended by the Board of Supervisors.
 - 2021: Permanent Zoning Control Board File No. 210535 which requires a CUA to remove or abandon Residential Care Facility uses is proposed by the Board of Supervisors.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RH-3 Zoning District in the Mission Area Plan. The immediate context is mixed in character with residential and commercial

uses. The immediate neighborhood includes two-to-four-story single and multifamily residential buildings, as well as mixed-use buildings with ground floor commercial uses. Jose Coronado Playground is located down the block to the south.

5. Public Outreach and Comments. The Project Sponsor conducted a Pre-Application meeting on June 18, 2020 which one person attended. The attendee was a reporter who asked about regulatory compliance. The Department has received nine messages in support and six messages in opposition to the Project.

- A. Support for the Project is centered on restoring a dilapidated building, revitalizing housing on a residential street, addressing safety issues with people trespassing on the property, preserving a historic resource, reviving the original single-family home use, the intent of State laws to expedite housing production, and improved public safety and street life.
- B. Opposition for the Project, including from MEDA, USM, and Calle 24, raised concerns about the general loss of community facilities that could serve senior citizens and the need for medical treatment facilities in San Francisco, the size of the primary residence, and the general importance of affordable healthcare options.
- C. Outreach: The Project Sponsor contacted United Save the Mission (USM) multiple times between August and November 2020 to check if the community had concerns about the Project. USM responded the week of the original hearing date in November. A Zoom meeting with the Project Sponsor, MEDA, and representatives from Calle 24 was held on December 10, 2020. Representatives from MEDA expressed that they want the Residential Care Facility use to be retained and offered to try to find resources to help the Project Sponsor do so.

Another virtual community meeting was held on January 21, 2021 between the Project Sponsor and representatives from Supervisor Hillary Ronen's office, MEDA and Calle 24 to further discuss the Project. At this meeting the community consensus was that the City should financially subsidize the restoration of this building and fund the re-activation of the site as an affordable residential care facility.

On April 23, 2021, the Project Applicant sent a Grant Right of First Offer to representatives for MEDA, Calle 24, and the Community Housing Partnership. The Applicant was open to selling the Project Site for a fair-market price. Supervisor Ronen's office requested a three-week continuance from the scheduled May 20, 2021 Commission hearing to discuss the offer, while the Community groups asked for ten weeks. As a compromise a six continuance was granted. Community representatives toured the Property on June 4, 2021 and no offer was submitted.

In the days before the scheduled July 8, 2021 Planning Commission hearing, more time was requested to assemble a purchase offer for the property. No offer has been submitted yet.

6. Interim Zoning Controls. On October 11, 2019, the Board of Supervisors passed Board File No. 190907 enacting a resolution to require Conditional Use Authorization from the Planning Commission to change the use of a Residential Care Facility to another use. As part of this resolution, the Commission must adopt certain findings, as detailed in the draft motion.

The Interim Zoning Controls were set to expire on April 11, 2021. On April 6, 2021 the Board of Supervisors voted to extend Board File No. 210147, the “Requirements for Conditional Use Authorization for Conversion of Residential Care Facilities to Other Uses,” in a unanimous vote at a duly noticed public hearing. The Controls cannot be extended again. When these Controls expire, the Project will be approvable without a public hearing or a Conditional Use Authorization, unless permanent Controls are implemented. The new expiration date for the Interim Controls is October 11, 2021.

- 7. Proposed Permanent Zoning Controls.** This proposed Planning Code Amendment was presented to the Planning Commission on July 22, 2021. The Planning Commission unanimously voted to approve the amendments with modifications proposed by staff, including that the CUA requirement expire if the Residential Care Facility has been vacant and/or abandoned for three years or more and that the Facility must have been legally established. The Board of Supervisors Land Use and Transportation Committee heard the proposal to make permanent the CUA requirement for changing Residential Care Facility uses at their September 13, 2021 meeting and voted to Recommend it as a Committee Report in a 3 to 0, while also declining the staff modifications that the Planning Commission had recommended. The proposed legislation, Board File No. 210535, then had its first reading before the full Board of Supervisors on September 14, 2021 and was Passed on the First Reading by an 11 to 0 vote.

The Interim Zoning Controls may expire and the Permanent Zoning Controls may be in effect when building permits for the Project are issued. In preparation for this possible scenario, the findings for the Permanent Zoning Controls as defined in Board File No. 210535 are included in this Motion for the Planning Commission’s full consideration.

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

- A. Residential.** A Use Category consisting of uses that provide housing for San Francisco residents, rather than visitors, including Dwelling Units, Group Housing, Residential Hotels, Senior Housing, Homeless Shelters, and for the purposes of Article 4 only any residential components of Institutional Uses. Single Room Occupancy, Intermediate Length Occupancy, and Student Housing designations are considered characteristics of certain Residential Uses.

The Project Sponsor is proposing to retain the single-family residence on the second floor, convert the first floor back from a Residential Care Facility use to a single-family home, and to construct a new two-bedroom apartment on the ground floor. The single-family residence will have five bedrooms and be suitable for a family with children.

- B. Bicycle Parking.** Per Section 155.2, one on-site bike parking space is required per dwelling unit.

The proposed project will include two bike parking spaces within the garage.

- C. Rear Yard.** The RH-3 Zoning District requires a rear yard equal to 45% of lot depth.

The existing building is a legal non-conforming structure that extends approximately 15-feet into the required rear yard. The Project is restoring the existing building and is maintaining the same rear façade

depth. Therefore, the Project can be approved as proposed without a Variance.

- D. **Open Space.** A minimum of 100 square feet of private outdoor space, or 133 square feet of common outdoor space, are required for residential units within the RH-3 Zoning District.

The existing front and rear yards are being retained and are accessible to both units, totaling approximately 1,600 square feet.

- E. **Dwelling Unit Exposure.** Section 140 of the Planning Code requires all dwelling units have at least one room that faces a street, yard, or open space that is at least 20-feet deep.

Both units face and have direct access to the rear yard which is approximately 40-feet deep. The top unit also has multiple rooms that face Shotwell Street which is approximately 60-feet deep.

- F. **Eastern Neighborhoods Infrastructure Impact Fee.** *The Project includes the creation of at least one new residential unit and is therefore subject to the Eastern Neighborhoods Infrastructure Impact Fee per Section 423.*

- G. **Residential Child Care Fee.** *The Project includes the creation of at least one new residential unit and is therefore subject to the Residential Child Care Impact Fee per Section 414A.*

9. **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 proposed new Dwelling Units will be 1,067 and 3,351 square feet, and will exist almost entirely within the existing footprint and massing of the building on site. Some alterations are proposed to the rear façade to accommodate outdoor space. The building is currently vacant and has severe fire damage; creating two new occupiable dwelling units fits with the adjacent largely residential block. The Project will benefit the whole City as we face a housing shortage.

- 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 size and shape of the site and the size, shape, and arrangement of the building, e.g. height and bulk, will be minimally altered as part of this Project. The historic front façade will be restored, extensive interior improvements are planned, and there will be some changes to

the rear façade to accommodate reconfigured outdoor spaces. The Project does not include any exterior expansion.

- (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 Planning Code does not require off-street parking for Residential uses. The existing building will retain the one off-street parking space.

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

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

- (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 alter the front setback to come into compliance with landscaping and permeability requirements, as well as to change the driveway slope to align with the new ground floor elevation. There will be more greenery and improved drainage with the proposed work.

- 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 Use District.

The Project will restore a damaged and vacant building and contribute two new occupiable dwelling units. The Project Site is located in the RH-3 Zoning District so the creation of the ground floor apartment is more suitable than if the building was converted to only a single-family dwelling unit. Residential Uses are principally permitted within the RH-3 District.

10. Interim Zoning Controls Findings: Change of Use to a Residential Care Facility. Effective on October 11, 2019, the Board of Supervisors passed an interim zoning control to require Conditional Use Authorization for a change in use of a residential care facility. These Controls were subsequently extended for another six-months on April 5, 2021. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. Any findings by the Department of Public Health, the Human Services Agency, the Department of Aging and Adult Services, or the San Francisco Long-Term Care Coordinating Council regarding the capacity of the existing Residential Care Facility Use, the population served, and the nature and

quality of services provided.

The Project Site was previously home to the Lorne House, a Residential Care Facility that operated until a fire substantially damaged the building in 2015 and rendered it uninhabitable. There is not currently an operating Residential Care Facility on the property, so the capacity of the use is zero patients. There are therefore no available findings by the agencies listed above.

In 2019, the Department of Public Health published a report titled “Supporting Affordable Assisted Living in San Francisco,” which analyzed the larger trend of Facilities closing and the increasing need for services in general. A key takeaway from the report was the financial infeasibility of opening new small-size RCFs, as well as the financial challenges of keeping existing RCFs open.

- *Small Facilities are closing at an increasingly fast rate. Existing Facilities should be supported but “this small home-based model may prove to be unsustainable in the long-term.”*
- *It is expensive to provide care for RCF tenants. The minimum monthly cost to support an RCF tenant is estimated to be over \$2,300 at small Facilities. Larger facilities often charge between \$3,500 to \$5,000 a month per resident. Meanwhile the State-Set Social Security Income Payment for Assisted Living Facilities is \$1,058.*

Therefore, while there is information about the challenges of operating RCFs and the increased need for affordable services, DPH and the Long-Term Care Coordinating Council do not have information to directly answer this question.

B. The impact of the change of use on the neighborhood and community.

The Project Site is on a primarily residential block with single-family homes and multifamily buildings, as well as a bar and hair salon. The building is currently vacant and dilapidated, and neighbors have reported incidents of squatters staying on site. Uses are considered abandoned after three-years, however Residential Care Facilities are a principally permitted within the RH-3 Zoning District and therefore cannot be abandoned.

Residential Care Facilities are important service providers that support the health and wellbeing of seniors and/or people living with mental and physical disabilities. The need for more health care services overall, and in-particular long-term care facilities, has been noted by both the City and community organizations. The high cost of land and high cost of living in San Francisco present an acute problem for offering safe, comfortable, and affordable care for people in need.

The Department of Public Health (DPH) does not perform impact analyses and surveys when Facilities close. Lorne House was also not a contract facility with DPH. Therefore, the City does not have additional data about the community impact of closing this facility.

The change of use from a vacant Residential Care Facility to occupied residential units will benefit its block and the larger neighborhood. Public safety and sidewalk life will be improved by the additional

housing units and family residents. Rehabilitating a blighted building with two residential dwelling units is beneficial to the neighborhood and community.

- C. Whether there are sufficient available beds at a licensed Residential Care Facility within a one-mile radius of the site.

The Lorne House Residential Care Facility closed in 2015 and all six residents were relocated to other facilities by their care provider, Golden Gate Regional. This change of use will not displace any residents. Currently, the California Department of Social Services licensing database lists 102 residential care facility beds within a mile of the Property at four residential care facilities: South Van Ness Manor (822 South Van Ness Avenue), San Francisco Adult Residential Facility (887 Potrero Avenue), RJ Starlight Home (2680 Bryant Street), and Rustan Adult Residential Care Home (460 Utah Street). There are also three additional facilities within the 94110 zip code: Lady of Perpetual Help, Merced Three, and Holly Park Family Home. State data also shows there are another 54 beds within two miles of the Project Site.

The Department of Public Health has seen three contracted Facilities in the neighborhood close within the last three to five years. There are active plans for two of the Facilities to reopen as Adult Residential Care Facilities. The third Facility, Mariner House at 829 Capp Street, had 24 beds and closed in 2018.

- D. Whether the Residential Care Facility Use to be converted will be relocated or replaced with another Residential Care Facility Use.

The Residential Care Facility on site closed in 2015. All patients were relocated after the fire and no relocation services or replacement facilities are currently required. The Department of Public Health did not contract with Lorne House so there is no information about relocation or replacement recommendations.

11. Proposed Permanent Zoning Controls Findings: Change of Use to a Residential Care Facility. This proposed Planning Code Amendment was presented to the Planning Commission on July 22, 2021. The Planning Commission unanimously voted to approve the amendments with modifications proposed by staff, including that the CUA requirement expire if the Residential Care Facility has been vacant and/or abandoned for at least three years and that the Facility must have been legally established. The Board of Supervisors Land Use and Transportation Committee heard the proposal to make permanent the CUA requirement for changing Residential Care Facility uses at their September 13, 2021 meeting and voted to Recommend it as a Committee Report in a 3 to 0, while also declining the staff modifications that the Planning Commission had recommended. The proposed legislation, Board File No. 210535, then had its first reading before the full Board of Supervisors on September 14, 2021 and was Passed on the First Reading by an 11 to 0 vote. In addition to the criteria of Section 303(c) of this Code, the proposed permanent controls would require the Commission to consider the extent to which the following criteria are met:

- A. Information provided by the Department of Public Health, the Human Services Agency, the Department of Disability and Aging Services, the Golden Gate Regional Center, and/or the San Francisco Long-Term Care Coordinating Council with regard to the population served, nature and quality of services provided, and capacity of the existing Residential Care Facility.

The Project Site was previously home to the Lorne House, a Residential Care Facility that operated until a fire substantially damaged the building in 2015 and rendered it uninhabitable. As there is no Facility operating on site, there is no population served, there are no services to assess the nature and quality of, and the patient capacity is zero. Through correspondence with DPH and the Human Services Agency (HSA), it was confirmed that neither organization had information specifically about the Lorne House, its capacity, the patients, or services rendered.

Research into public records, media reports, and State databases was unable to provide verifiable information about the Lorne House. There is information that suggests the Lorne House had six patients at the time of the fire. The approved change of use in 1984 was for four patients, so at some point it appears the Facility expanded operations without the benefit of permits. It is unclear if the Facility had the required State licenses, as neither the name nor address appear in the Care Facility database maintained by the California Department of Social Services. It is also unclear if the building was appropriately and safely maintained to the standards required for Residential Care Facilities.

There were no complaints to the Department of Building Inspection prior to the fire in 2015. 628 Shotwell Street had eight 311 complaints between 2009 and 2014, all for issues unrelated to the Residential Care Facility use like sidewalk conditions, graffiti, and general street cleaning. Since 2015 there have been 81 311 complaints, many of which appear to be related the derelict condition of the abandoned building. These complaints include encampment cleanups, garbage, furniture, and electrical debris, requests for sidewalk and street cleaning services, and requests for building inspections.

It appears that the Lorne House operated without all necessary permits and in a building that was not ADA compliant, however, the Department is not aware of any complaints related to the services provided by the Lorne House.

- B. Data on available beds at licensed Residential Care Facilities within a one-mile radius of the site, and assessment from any of the above agencies regarding whether these available beds are sufficient to serve the need for residential care beds in the neighborhoods served by the Residential Care Facility proposed for a change of use or demolition, and in San Francisco.

The Residential Care Facility on site closed in 2015. As there is not currently an operating Residential Care Facility on the property, the capacity of the use is zero patients. Currently, the California Department of Social Services licensing database lists 102 residential care facility beds within a mile of the Property at four residential care facilities: South Van Ness Manor (822 South Van Ness Avenue), San Francisco Adult Residential Facility (887 Potrero Avenue), RJ Starlight Home (2680 Bryant Street), and Rustan Adult Residential Care Home (460 Utah Street). There are also three additional facilities within the 94110 zip code: Lady of Perpetual Help, Merced Three, and Holly Park Family Home. State data also shows there are another 54 beds within two miles of the Project Site.

The Department of Public Health has seen three contracted Facilities in the neighborhood close within the last three to five years. There are active plans for two of the Facilities to reopen as Adult Residential Care Facilities. The third Facility, Mariner House at 829 Capp Street, had 24 beds and closed in 2018.

Residential Care Facilities are important service providers that support the health and wellbeing of seniors and/or people living with mental and physical disabilities. The need for more health care services overall, and in-particular long-term care facilities, has been noted by both the City and community organizations. The high cost of land and high cost of living in San Francisco present an acute problem for offering safe, comfortable, and affordable care for people in need.

The 2019 report issued by the Long-Term Care Coordinating Council Assisted Living Workgroup found that there is unmet need for affordable assisted-living facilities:

"City programs do capture some information on unmet need for affordable assisted living. In August 2018, DPH had 32 clients awaiting placement and 10 empty beds, the result of a mismatch between client needs and the available level of care in facilities with vacancies. As of June 2018, the DAAS funded CLF program had 25 individuals waitlisted for ALF placement – they need this higher level of support but the program does not have financial resources to subsidize their placement at this time.

There is also unmet need for the state's Assisted Living Waiver program. As of October 2018, there are 46 San Francisco residents on the waitlist for this program. It is possible that these individuals will be served through this year's 2,000 slot expansion of the Assisted Living Waiver program authorized by Governor Brown, but it is unclear how these slots will be allocated across counties and how San Francisco may benefit. Moreover, once people see new enrollment through the expansion and even if the waitlist is cleared, it may be the case that new requests will come forward."

Based on this report and information provided by DPH, it is likely that the need for Residential Care Facility beds is not being met in the Mission neighborhood, where the Project is located, nor San Francisco overall. Given that the Residential Care Facility use on site was vacated six years ago and currently has zero patient capacity, this Project will not result in any changes to the existing availability of Residential Care Facility beds. There will be no negative impacts to the availability of care services from the Project.

- C. Whether the Residential Care Facility proposed for a change of use or demolition will be relocated or its capacity will be replaced at another Residential Care Facility Use, and whether such relocation or replacement is practically feasible.

The Residential Care Facility on site closed in 2015. As there is not currently an operating Residential Care Facility on the property, the capacity of the use is zero patients. There is no Facility and zero patient capacity to relocate or replace at this time. Relocation services were already provided the care provided by Golden Gate Regional in 2015 after the fire, fulfilling the intention of this finding that no patients lose access to the care they need.

The City published a report on Residential Care Facilities in 2019 which detailed the financial infeasibility and lack of policy and operational support for both maintaining existing Facilities and opening new ones. The Project Applicant sent a Grant Right of First Offer to representatives for MEDA, Calle 24, and the Community Housing Partnership in April 2021. Commission hearings have been continued multiple times to allow interested parties to visit the property, gather financial resources, and submit an offer to purchase the site and re-activate the Residential Care Facility use. No offers have been submitted and

available information suggests the extensive damage to the Property will make the already challenging finances of opening a new Residential Care Facility even more infeasible.

Therefore, the relocation services sought under this Finding have already been completed and it is infeasible to replace the vacant Residential Care Facility use.

- D. Whether the continued operation of the existing Residential Care Facility by the current operator is practically feasible and whether any other licensed operator or any of the above agencies has been contacted by the applicant seeking the change of use or demolition, or has expressed interest in continuing to operate the facility.

The Residential Care Facility on site closed after the fire in 2015 and all patients were relocated. There is no Residential Care Facility operating on site, therefore there is no Facility to continue, maintain, support, or relocate.

Multiple community groups have expressed interest in retaining and reactivating the Residential Care Facility use on site. As of the last community meeting that was reported to Planning staff, held on January 21, 2021, the community consensus was that the City should buy the property itself and subsidize the restoration of the building and the re-activation of the Residential Care Facility use, and that the re-activated Facility should be subsidized with public funds for low-income patients. No offer from City agencies or resources has been submitted.

The Project Applicant sent a Grant Right of First Offer to representatives for MEDA, Calle 24, and the Community Housing Partnership in April 2021. Commission hearings have been continued multiple times to allow interested parties to visit the property, gather financial resources, and submit an offer to purchase the site and re-activate the Residential Care Facility use. No offers have been submitted and available information suggests the extensive damage to the Property will make the already challenging finances of opening a new Residential Care Facility even more infeasible.

While there are parties interested in re-activating the Residential Care Facility use on site, all information available at this time suggests there are not financial resources available to do this and that reviving a Residential Care Facility use on site is infeasible.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

Policy 2.2

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

Policy 2.4

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Policy 2.5

Encourage and support the seismic retrofitting of the existing housing stock.

OBJECTIVE 11

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

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.5

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

Policy 11.6

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

Policy 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

Policy 11.8

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

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 1

REDUCE STRUCTURAL AND NONSTRUCTURAL HAZARDS TO LIFE SAFETY AND MINIMIZE PROPERTY DAMAGE RESULTING FROM FUTURE DISASTERS.

Policy 1.14

Reduce the earthquake and fire risks posed by older small wood-frame residential buildings.

Policy 1.16

Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco, and increase the likelihood that architecturally and historically valuable structures will survive future earthquakes.

OBJECTIVE 3

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

Policy 3.11

Ensure historic resources are protected in the aftermath of a disaster.

MISSION AREA PLAN

Land Use

Objectives and Policies

OBJECTIVE 1.1

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

OBJECTIVE 2.2

RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES.

Policy 2.2.2

Preserve viability of existing rental units.

Policy 2.2.4

Ensure that at-risk tenants, including low-income families, seniors, and people with disabilities, are not evicted without adequate protection.

OBJECTIVE 2.5

PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION.

Policy 2.5.1

Consider how the production of new housing can improve the conditions required for health of San Francisco residents.

Policy 2.5.2

Develop affordable family housing in areas where families can safely walk to schools, parks, retail, and other services.

Policy 2.5.3

Require new development to meet minimum levels of “green” construction.

OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION’S DISTINCTIVE PLACE IN THE CITY’S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.9

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

OBJECTIVE 3.3

PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA

Policy 3.3.1

Require new development to adhere to a new performance-based ecological evaluation tool to improve the amount and quality of green landscaping.

Policy 3.3.5

Compliance with strict environmental efficiency standards for new buildings is strongly encouraged.

OBJECTIVE 5.2

ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY, PRIVATE OPEN SPACE

Policy 5.2.1

Require new residential and mixed-use residential development to provide on-site, private open space designed to meet the needs of residents.

Policy 5.2.3

Encourage private open space to be provided as common spaces for residents and workers of the building wherever possible.

OBJECTIVE 5.3

CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD.

Policy 5.3.2

Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.

OBJECTIVE 5.4

THE OPEN SPACE SYSTEM SHOULD BOTH BEAUTIFY THE NEIGHBORHOOD AND STRENGTHEN THE ENVIRONMENT

Policy 5.4.1

Increase the environmental sustainability of the Mission's system of public and private open spaces by improving the ecological functioning of all open space.

OBJECTIVE 8.2

PROTECT, PRESERVE, AND REUSE HISTORIC RESOURCES WITHIN THE MISSION PLAN AREA

Policy 8.2.1

Protect individually significant historic and cultural resources and historic districts in the Mission plan area from demolition or adverse alteration.

Policy 8.2.2

Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties in conjunction with the Mission Area Plan objectives and policies for all projects involving historic or cultural resources.

The Project includes the conversion of a vacant Residential Care Facility (RCF) use to a Residential use containing two dwelling units. The Project includes restoring the severely fire-damaged historic building on-site. One unit will be 3,351 square foot and have five bedrooms and can accommodate a family with children. The new ground floor unit will be 1,067 square feet with two bedrooms. An earlier proposal only had four-

bedrooms in the single-family home and one-bedroom in the ground floor apartment. The bedroom count was increased in response to the expressed interest by the community for more family-friendly housing. The reactivation of a damaged and vacant building will benefit the immediate area, while establishing two dwelling units that will contribute to the City's efforts to increase the housing stock.

The Project Sponsor also explored splitting the primary single-family home into two full-floor flats. The Project Sponsor could create two two-bedroom units with the addition of another kitchen and compliance with Building Code requirements, like a second means of egress for life-safety that are triggered in buildings with three or more units. This would result in four bedrooms total and the net-loss of one-bedroom, as the Project currently proposes five bedrooms within the primary residential unit. The City has enacted numerous policies to encourage family-friendly housing, which the proposed five-bedroom unit better satisfies, compared to two two-bedroom units.

The Project Site shifted between Residential and Residential Care Facility uses over multiple decades. The Lorne House most recently occupied the property until a fire severely damaged the building in 2015. All six residents were relocated to other Residential Care Facilities in the wake of this disaster and the Lorne House ceased operation. Since the fire the building has been vacant and has become a nuisance to some neighbors, nine complaints have been filed with the Department of Building Inspection. In addition, during the past year Planning staff has been contacted directly twice about squatters residing in the building and neighbors fearing for their safety and the risk of another fire.

The Project Sponsor has also found it infeasible to revive the Residential Care Facility use. The building requires extensive handicap-accessibility improvements per the Americans with Disabilities Act, such as installing ramps and an elevator. At the time the Lorne House caught fire, it appears it did not meet Building code and life safety requirements. Searches in public records and media reports suggest that the Residential Care Facility use on site was operated without a business license and possibly without any City oversight for its first 12 years of operation. The business license for the Lorne House, account number 317554, started on May 5, 1996. Searches in the Care Facility database maintained by the California Department of Social Services show no records of any facility of any kind at the Project Site. However, various websites that cannot be verified reference the existence of some kind of license. Media reports and related websites consistently state that there were 6 patients living at the Lorne House when the Facility closed. The change of use in 1984 as listed in the 3R Report was only for four patients. It cannot be verified that Lorne House increased patient capacity without permits, but materials suggest that that is what happened.

In addition, the previously referenced report on "Supporting Affordable Assisted Living in San Francisco," which is included in Exhibit G, found that new small-scale Residential Care Facilities are not logistically feasible, stating:

"...it is unlikely that new board and care homes will open in San Francisco. It is simply not a financially sustainable model unless the operator is the homeowner who lives onsite... [A]n investor entering the market anew would need to charge about \$6,000 per month to break even. At those rates, an individual could likely purchase a bed in a larger, more upscale facility."

The Department of Public Health and the City as a whole are aware of and concerned about the loss of RCFs. Local, affordable care is the best option for some seniors and disabled people. In San Francisco 16% of

residents are 65 years old or older, and that percentage is expected to increase in the future. The City is exploring policies and financial programs to bolster RCFs, and DPH recommends that further loss of RCFs beds be avoided when possible. Given that Lorne House has been closed since 2015, the Project can establish two new housing units without further decreasing RCF service availability. Therefore, the Proposal will not further exacerbate losses, which is consistent with City policies.

The Project will not cause any residents or patients to be displaced. It proposes the restoration of a Category A historic resource which has become a nuisance to neighbors, and includes structural, life safety, energy efficiency, and green landscaping improvements. The proposal is to re-establish the original use of an existing building in the Mission District. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses. The Project is a residential rather than commercial use.

- 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 is not anticipated to adversely affect the character or diversity of the neighborhood. The Project will create two new housing units. In addition, the historic façade of this fire damaged building will be restored and minimal changes are proposed to the overall building footprint and massing.

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

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

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

The Project Site is served by nearby public transportation options. The Project is located near multiple Muni bus lines (12 Folsom/Pacific, 14 Mission, 14R Mission Rapid, 33 Ashbury/18th Street, and 49 Van Ness/Mission.) The 24th Street Mission BART Station is also four-blocks away. The Project is retaining one parking space within the existing garage. Therefore, traffic and transit ridership generated by the Project will not overburden the streets or MUNI service.

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

The Project will not displace or adversely affect any service sector or industrial businesses and it does not include any commercial office development.

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

This Project will improve the property's ability to withstand an earthquake. All construction associated with the Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site contains a historic resource that contributes to the eligible National Register Shotwell Street Historic District. The Project proposes to restore extensive fire damage to the building and retain architectural details on the front and side facades. Most changes to the building are internal, as well as some modifications to the rear façade to accommodate open space. Therefore, the historic building will be preserved.

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

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

- 14.** 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.
- 15.** 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. 2020-005123CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 15, 2021, 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 September 23, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 23, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a change in use from Residential Care Facility to a dwelling unit, located at 628 Shotwell Street, Lot 036 of Block 3611, pursuant to Planning Code Sections Planning Code Sections 209.1 and 303 and Board of Supervisors File No. 190908, within the RH-3 Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated **September 15, 2021**, and stamped “EXHIBIT B” included in the docket for Record No. **2020-005123CUA** and subject to conditions of approval reviewed and approved by the Commission on September 23, 2021 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 **September 23, 2021** 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*

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 628.652.7313,
www.sfplanning.org*

- 7. 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 628.652.7313,
www.sfplanning.org*

Parking and Traffic

- 8. Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

Provisions

- 9. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313,
www.sfplanning.org*

- 10. Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313,
www.sfplanning.org*

Monitoring - After Entitlement

- 11. 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

- 12. 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

- 13. 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.sfpublicworks.org

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

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

628 SHOTWELL STREET LLC

628 SHOTWELL STREET | SAN FRANCISCO | CALIFORNIA 94110

INTERIOR ALTERATION

- BUILDING PERMIT SET -

HTA!

HOOD THOMAS ARCHITECTS

440 SPEAR STREET SAN FRANCISCO, CALIFORNIA 94105
P: (415) 495-3336 F: (415) 495-3336
WWW.HOODTHOMAS.COM



GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING CODE, AS AMENDED BY THE CITY OF SAN FRANCISCO, AND ANY OTHER GOVERNING CODES, RULES, REGULATION, ORDINANCES, LAWS, ORDER, APPROVALS, ETC. THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF A CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
2. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. VERIFY ALL DIMENSIONS IN THE FIELD. CARE HAS BEEN TAKEN TO PREPARE THESE DOCUMENTS USING ALL AVAILABLE INFORMATION PROVIDED BY THE OWNER. DIMENSIONS MARKED (+/-) MAY BE ADJUSTED UP TO 2" AS REQUIRED BY FIELD CONDITIONS. ADJUSTMENTS OF MORE THAN 2" SHALL BE APPROVED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS IF CONFLICTS EXIST NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF HIS WORK AND THAT OF ALL SUB-CONTRACTORS. VERIFY AND COORDINATE ALL ROUTING OF MECHANICAL, ELECTRICAL AND PLUMBING ITEMS, ROUGH-IN DIMENSIONS, AND REQUIRED CLEARANCES ASSOCIATED WITH THE PROJECT WORK SUCH THAT CONFLICTS DO NOT OCCUR. NOTIFY ARCHITECT OF PROBLEMATIC CONDITIONS.
5. WHERE WORK REQUIRES CUTTING INTO OR DISRUPTION OF EXISTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING BOTH THE AREA OF WORK AND ITS ADJACENT SURFACES TO MATCH ADJACENT EXISTING SURFACES. PATCHING INCLUDES FINISHED PAINTING OF AREA DISRUPTED.
6. CONTRACTOR SHALL REMOVE EXISTING WALLS AND OTHER ASSOCIATED CONSTRUCTION AS INDICATED ON THE DEMOLITION PLAN BY DASHED LINES.
7. CONTRACTOR TO VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH DEMOLITION WORK IN ANY AREA. DEMOLITION OF DOORS, WINDOWS, CABINETS, FINISHES, PARTITIONS OR ANY OTHER NONSTRUCTURAL ITEMS MAY PROCEED AS INDICATED. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT AND SECURE INSTRUCTIONS BEFORE PROCEEDING IN THE AFFECTED AREA.
8. SEE ELECTRICAL POWER & LIGHTING DRAWINGS FOR EXTENT OF (N) LIGHTING TO BE INSTALLED. CONTRACTOR TO REMOVE CEILING PLASTER AS REQUIRED FOR INSTALLATION OF PROPOSED LIGHTING.
9. CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF LIGHT FIXTURES, FURNISHINGS, DOORS AND MISC. EQUIPMENT.
10. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO GUARD THE OWNER, OTHER TENANTS AND THE GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
11. CONTRACTOR SHALL ENSURE THAT DEMOLITION WORK DOES NOT INTERFERE WITH OR PROHIBIT THE CONTINUING OCCUPATION OF ADJACENT DWELLINGS WITHIN THE STRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO THE SELECTIVE DEMOLITION OF PARTITIONS, ELECTRICAL AND MECHANICAL SYSTEMS, THE CONTRACTOR SHALL INFORM OWNER 72 HOURS IN ADVANCE OF DEMOLITION ACTIVITIES THAT WILL AFFECT NORMAL OPERATION OF BUILDING.
12. CONTRACTOR SHALL REPAIR DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK.

GENERAL STRUCTURAL NOTES

1. STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
2. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES & REQUIREMENTS.

GENERAL ENERGY CONSERVATION NOTES

1. EXTERIOR WALL, ROOF & RAISED FLOOR CAVITIES EXPOSED DURING DEMOLITION ARE TO BE INSULATED PER TITLE 24 ENERGY CALCULATIONS AND OR MANDATORY MEASURES PROVIDED WITHIN THIS DRAWING SET. SEE GENERAL INSULATION NOTES BELOW FOR MINIMUM INSULATION REQUIREMENTS SHOULD TITLE 24 ENERGY CALCULATION NOT BE REQUIRED FOR THIS PROJECT.
2. ALL LIGHTING TO COMPLY WITH CCR TITLE 24, LATEST EDITION. SEE GENERAL LIGHTING NOTES & ELECTRICAL & LIGHTING PLANS FOR ENERGY CONSERVATION FEATURES.

GENERAL INSULATION NOTES

1. PROVIDE INSULATION AT ALL EXTERIOR WALLS, FLOORS AND ROOFS WHEN EXPOSED DURING REMODELING PER MINIMUM REQUIREMENTS LISTED BELOW, UNLESS OTHERWISE NOTED IN TITLE 24 OR SUPPLEMENTAL GREEN COMPLIANCE DOCUMENTATION.

- R-15 AT 2X4 WALLS
- R-19 AT 2X6 WALLS AND FLOORS
- R-30 AT CEILING

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK IS DESIGN/BUILD BY CONTRACTOR. VERIFY LOCATIONS OF EQUIPMENT AND FIXTURES AS SHOWN ON THE PLANS W/ ACTUAL FIELD CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT CUT NOTCH, HEAD OFF OR MODIFY ANY STRUCTURAL MEMBERS.
2. VERIFY ELECTRICAL / TELEPHONE / CATV / SPEAKER REQUIREMENTS WITH OWNER BEFORE INITIATING ANY WORK.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES. CONSULT MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS AS REQUIRED.
4. INSTALL THERMOSTATS AT 64" FROM CENTERLINE OF COVER PLATE TO FINISH FLOOR. MECHANICAL SUB-CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
5. MINIMUM REQUIREMENTS FOR ELECTRICAL WORK AT ALL HABITABLE ROOMS: PROVIDE DUPLEX RECEPTACLES TO COMPLY WITH CURRENT CEC AS AMENDED BY LOCAL BUILDING CODES AS FOLLOWS:
A. RECEPTACLES SHALL BE 6'-0" FROM DOOR OPENINGS
B. RECEPTACLES SHALL BE SPACED 12'-0" MAXIMUM ON CENTER ALONG WALLS IN HALLWAYS AND IN ROOMS.
C. ANY WALL 2'-0" OR GREATER IN LENGTH SHALL HAVE MINIMUM (1) ELECTRICAL OUTLET.
D. RECEPTACLES SHALL BE PLACED +12" ABOVE THE FINISH FLOOR UNLESS NOTED OTHERWISE.
6. MINIMUM REQUIREMENTS FOR ELECTRICAL WORK AT NEW & REMODELED KITCHENS & BATHROOMS: PROVIDE DUPLEX RECEPTACLES IN COMPLIANCE WITH CURRENT CEC AND LOCAL BUILDING CODE AMENDMENTS AS FOLLOWS:
A. RECEPTACLES SHALL BE 4'-0" MINIMUM FROM SINK LOCATIONS.
B. RECEPTACLES SHALL BE SPACED 4'-0" MAX. ON CENTER ALONG KITCHEN & BATH COUNTERS.
C. PROVIDE GFCI AT RECEPTACLES WHERE REQUIRED BY CODE.
D. ALL KITCHEN COUNTERS WIDER THAN 12" TO HAVE RECEPTACLE OUTLETS PER 2016 CEC.
7. PROVIDE 20 AMP BRANCH CIRCUITS TO SERVE BATHROOM RECEPTACLE OUTLETS PER CEC 210.11.
8. PROVIDE 20 BRANCH CIRCUITS TO SERVE LAUNDRY ROOM RECEPTACLE OUTLETS PER CEC 210.11.
9. KITCHENS SHALL BE PROVIDED WITH AT LEAST (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS.
10. RANGES, DISHWASHERS, WASHER & DRYERS, HVAC EQUIPMENT & GARAGE DOOR OPENERS WHEN INSTALLED, TO BE PROVIDED WITH DEDICATED CIRCUIT AS REQUIRED BY CODE.
11. BEDROOMS BRANCH CIRCUITS SHALL BE PROTECTED BY LISTED ARC FAULT CIRCUIT INTERRUPTER PER CEC 210.12.
12. INSTALL HARDWIRED SMOKE DETECTORS AT EACH FLOOR OR RESIDENCE ON WALL OR CEILING GIVING ACCESS TO SLEEPING AREAS AND INSIDE ROOMS INTENDED FOR SLEEPING. VERIFY ACCEPTABILITY OF LOCATIONS WITH FIRE MARSHALL / BUILDING INSPECTOR BEFORE INSTALLATION. SMOKE DETECTORS SHALL BE HARDWIRED w/ BATTERY BACK-UP & AUDIBLE IN ALL SLEEPING ROOMS.
13. CARBON MONOXIDE ALARMS TO BE INSTALLED IN DWELLING UNITS CONTAINING FUEL BURNING APPLIANCES. ALARM TO BE LOCATED HALLWAYS GIVING ACCESS TO BEDROOMS & ON ALL FLOORS OF DWELLING. COMBINATION CARBON MONOXIDE / SMOKE ALARMS ARE PERMITTED. IF COMBINATION UNIT IS USED, UNIT TO BE INSTALLED PER REQUIREMENTS OF SMOKE ALARMS.
14. KITCHEN LIGHTING (REMODELED OR NEW) SHALL BE MIN. 50% HIGH EFFICACY & MUST BE SWITCHED SEPARATELY FROM NON-HIGH EFFICACY LIGHTING.
15. BATHROOM, LAUNDRY ROOM, GARAGE & UTILITY ROOM (REMODELED & NEW) SHALL BE ALL HIGH EFFICACY UNLESS NON-HIGH EFFICACY CONTROLLED BY CERTIFIED OCCUPANCY SENSOR(S) WITH MANUAL ON MOTION SENSOR. "ALWAYS-ON" OPTION NOT PERMITTED.
16. BEDROOM, HALLWAY, STAIR, DINING ROOM & CLOSET LIGHTING SHALL BE HIGH EFFICACY UNLESS NON-HIGH EFFICACY LIGHTING CONTROLLED BY DIMMER SWITCH OR CERTIFIED OCCUPANCY SENSOR(S) WITH MANUAL ON MOTION SENSOR. "ALWAYS-ON" OPTION NOT PERMITTED.
17. LIGHT FIXTURES IN TUB, SHOWER OR ANY OTHER LOCATION SUBJECT TO WATER SPRAY SHALL BE LABELED "SUITABLE FOR WET LOCATION".

GENERAL ELECTRICAL NOTES

18. OUTDOOR LIGHTING SHALL BE HIGH EFFICACY UNLESS LIGHTING IS CONTROLLED BY CERTIFIED MOTION SENSORS & PHOTOCONTROL OF LANDSCAPE LIGHTING (NOT ATTACHED TO BUILDINGS).
19. RECESSED LIGHTING FIXTURES TO BE "ZERO CLEARANCE INSULATION COVER" (IC) APPROVED AT INSULATED AREAS.
20. CLOSET LAMPS SHALL BE ENCLOSED TYPE IF INCANDESCENT. FIXTURE CLEARANCES SHALL BE PER CEC 410.16 (C).

GENERAL PLUMBING NOTES

1. ALL PLUMBING SYSTEMS ARE DESIGN / BUILD BY CONTRACTOR. LOCATE THE VARIOUS PLUMBING RUNS INCLUDING DWV AND VERIFY LOCATIONS OF PROPOSED RUNS WITH ACTUAL FIELD CONDITIONS. VERIFY LOCATIONS WITH ARCHITECT. DO NOT CUT, NOTCH, HEAD OFF OR MODIFY ANY STRUCTURAL MEMBERS.
2. RELOCATE / RECONFIGURE ALL PLUMBING AS REQUIRED AND AS DIAGRAMMATICALLY SHOWN ON DRAWINGS TO ACHIEVE REMODELING OR NEW CONSTRUCTION. WHERE SPACES CONTAINING PLUMBING FIXTURES ARE EITHER NEW OR REMODELED THE FOLLOWING MINIMUM STANDARDS ARE TO BE MET.
3. KITCHEN AND LAVATORY FAUCETS TO BE MAX. 1.5 G.P.M MEASURED AT 60 PSI.
4. WATER CLOSETS HAVE MAX. 1.28 GPF WATER CONSUMPTION.
5. SHOWER HEADS NOT TO EXCEED 2.0 GPM MEASURED AT 80 PSI.
6. SHOWERS & TUBS TO HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIX TYPE.
7. SHOWER VALVES & HEADS SHALL BE PLACED INSIDE SHOWER COMPARTMENT SUCH THAT SHOWER HEAD DOES NOT DISCHARGE DIRECTLY TOWARD THE ENTRANCE OF THE COMPARTMENT AND THE BATHER CAN ADJUST VALVES PRIOR TO STEPPING INTO SHOWER SPRAY.
8. DISHWASHER WASTE LINE TO BE PROVIDED WITH APPROVED AIR GAP SEPARATION DEVICE.
9. HOSE BIBBS TO HAVE APPROVED BACK-FLOW PREVENTION DEVICE.
10. PROVIDE SEISMIC BRACING FOR WATER HEATERS IN ACCORDANCE WITH CPC 507.2.
11. ALL COLD WATER PIPES TO BE INSULATED.

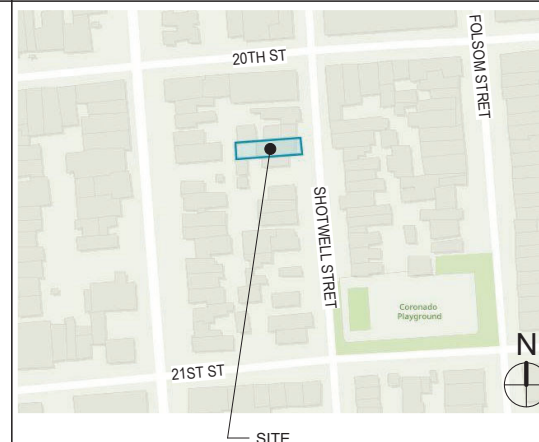
GENERAL MECHANICAL NOTES

1. ALL MECHANICAL WORK IS DESIGN / BUILD BY CONTRACTOR. VERIFY LOCATION OF EQUIPMENT AND FIXTURES AS SHOWN ON THE PLANS WITH ACTUAL FIELD CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT CUT, NOTCH, HEAD OFF OR MODIFY ANY STRUCTURAL MEMBERS. VERIFY ALL ELECTRICAL / TELEPHONE / CATV / SPEAKER REQUIREMENTS WITH OWNER BEFORE INITIATING ANY MECHANICAL SYSTEM WORK.
2. PROVIDE MINIMUM 100 S.I. COMBUSTION AIR AT NEW & REMODELED FAU'S & SPACES CONTAINING THEM PER UMC.
3. ALL NEW FAU'S TO BE RATED FOR THEIR SPECIFIC LOCATION.
4. NEW & REMODELED BATHROOMS TO BE PROVIDED WITH EXHAUST AN CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. VENT TO OUTSIDE PER CMC 504.5. PROVIDE BACK-DRAFT DAMPER.
5. TYPE B GAS VENTS, WHEN INSTALLED AS PART OF THIS PROJECT TO BE PER CMC 802.6
6. RANGEHOOD, BATH VENTILATION EXHAUST, DRYER EXHAUST & SIMILAR ENVIRONMENTAL DUCTS TO TERMINATE AT EXTERIOR OF BUILDING AT LEAST 3'-0" FROM PROPERTY LINE & 3'-0" FROM OPENINGS INTO BUILDINGS.
7. INTERSTITIAL SPACES SHALL NOT BE USED TO SUPPLY OR RETURN FORCED AIR.

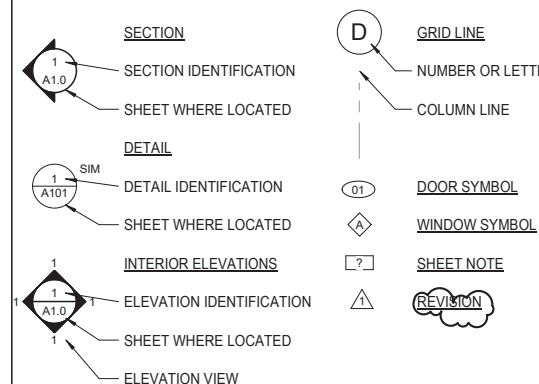
EXCAVATION SUMMARY

DESCRIPTION	PROPOSED
FIRST FLR (FOUNDATION)	169 CU. YD.
SIDE YARD (NORTH)	30 CU. YD.
SIDE YARD (SOUTH)	15 CU. YD.
FRONT YARD	20 CU. YD.
REAR YARD	76 CU. YD.
TOTAL	310 CU. YD.

VICINITY MAP



SYMBOL LEGEND



PROJECT DIRECTORY

OWNER
628 SHOTWELL LLC
4153 24TH STREET
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AREA CALCULATIONS (GROSS)

BUILDING	EXISTING	PROPOSED	ADDITION
FIRST FLR w/o GARAGE	600 SF	1,067 SF	467 SF
SECOND FLR	1,646 SF	1,646 SF	0 SF
THIRD FLR	1,616 SF	1,616 SF	0 SF
TOTAL	3,862 SF	4,329 SF	467 SF
GARAGE	925 SF	369 SF	-556 SF

DWELLING UNIT	EXISTING	PROPOSED	ADDITION
UNIT 1 (FLOOR 01)	0 SF	1,067 SF	1,067 SF
UNIT 2 (FLOOR 01.02.03)	3,262 SF	3,351 SF	89 SF
TOTAL	3,262 SF	4,418 SF	1,156 SF

PROJECT DATA

PROJECT DESCRIPTION
REMODELING OF AN EXISTING FIRE DAMAGED 3-STORY WOOD FRAME WITH DISCONTINUED RESIDENTIAL CARE FACILITY (RCF) AT 2ND FLOOR AND A SINGLE FAMILY RESIDENCE AT THE 3RD FLOOR TO BECOME 2-RESIDENTIAL DWELLING UNITS:

1. FLOOR 01:
A. MAINTAIN SPACE FOR A 1-CAR GARAGE.
B. PROVIDE 2-BEDROOM, 2 BATHROOM DWELLING UNIT WITH EXTERIOR PATIO AND DIRECT ACCESS TO REAR YARD
2. FLOOR 02/03:
A. PROVIDE 5-BEDROOM, 4 BATHROOM DWELLING UNIT WITH EXTERIOR DECK AND ACCESS TO REAR YARD
3. GENERAL INTERIOR REMODELING:
A. REMODEL EXISTING FIRE DAMAGED INTERIORS AT 3 FLOORS.
B. NEW FINISHES TO REPLACE EXISTING FINISHES THROUGHOUT.
C. PROVIDE SECOND DWELLING UNIT AT FLOOR 01.
4. FOUNDATIONS & SEISMIC UPGRADE:
A. UNDERPIN EXISTING FOUNDATIONS WHERE REQUIRED AND PROVIDE NEW FOUNDATIONS AT EXTERIOR DECK AND EXISTING NON-COMPLIANT FOUNDATIONS.
B. SEISMIC UPGRADE TO COMPLY WITH CBC CH. 34 FOR EXISTING BUILDINGS.
C. EXCAVATE AT FIRST FLOOR TO INCREASE CEILING HEIGHT TO 9'-0"
5. NEW REAR YARD DECK
A. NEW REAR YARD DECK LESS THAN 10-FEET ABOVE GRADE (NO FIREWALL REQUIRED FOR REAR YARD DECK, NO NEIGHBORHOOD NOTIFICATION REQUIRED BY ZA BULLETIN #4)

PLANNING DEPARTMENT DATA

- A. PROPERTY BLOCK: 3611 LOT: 036
- B. ZONING: RH-3 (HOUSE, THREE-FAMILY)
- C. MAXIMUM HEIGHT: 40'-0"
- D. DWELLING UNITS: EXISTING: 1 PROPOSED: 2

BUILDING DEPARTMENT DATA

	EXISTING	PROPOSED
CONSTRUCTION GROUP	VB	VB (NO CHANGE)
OCCUPANCY TYPE	R3	R3 (NO CHANGE)
BUILDING HEIGHT	42'-3"	42'-3" (NO CHANGE)
BUILDING STORIES	3	3 (NO CHANGE)
DWELLING UNITS	1	2
SPRINKLER SYSTEM	NO	YES (13R)

GOVERNING CODES

ALL WORK SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE FOLLOWING:
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE (W/ LOCAL AMENDMENTS)
2016 CALIFORNIA MECHANICAL CODE (W/ LOCAL AMENDMENTS)
2016 CALIFORNIA PLUMBING CODE (W/ LOCAL AMENDMENTS)
2016 CALIFORNIA ELECTRICAL CODE (W/ LOCAL AMENDMENTS)
2016 CALIFORNIA ENERGY CODE (W/ LOCAL AMENDMENTS)
2016 CALIFORNIA FIRE CODE (W/ LOCAL AMENDMENTS)

DRAWING INDEX -

ARCHITECTURAL DRAWINGS

A0.0	COVER SHEET
A0.1	EXISTING & PROPOSED SITE PLAN
A0.2	DEMOLITION CALCULATION PLANS
A0.3	DEMOLITION CALCULATION ELEVATIONS
A0.4	EXITING ANALYSIS
A0.5	ENLARGED FRONT YARD PLANS
A0.6	EXISTING & PROPOSED STREET ELEVATION
A1.1	EXISTING & PROPOSED FLOOR 01
A1.2	EXISTING & PROPOSED FLOOR 02
A1.3	EXISTING & PROPOSED FLOOR 03
A2.1	EXISTING & PROPOSED EAST ELEVATION
A2.2	EXISTING & PROPOSED WEST ELEVATION
A2.3	EXISTING & PROPOSED NORTH ELEVATION
A2.4	EXISTING & PROPOSED SOUTH ELEVATION
A3.1	BUILDING SECTION
A5.1	ARCHITECTURAL DETAILS
A5.2	DRAINAGE PLAN & DETAILS
A6.1	DOOR & WINDOW SCHEDULES
A6.2	GREEN BUILDING COMPLIANCE
A6.3	TITLE 24
A6.4	TITLE 24

STRUCTURAL DRAWINGS

S1.0	TITLE SHEET
S1.1A-S1.1B	TYPICAL WOOD DETAILS
S1.2A	TYPICAL CONCRETE DETAILS
S2	FIRST FLOOR / FOUNDATION PLAN
S3	SECOND FLOOR FRAMING, THIRD FLOOR FRAMING PLAN
S4	ROOF FRAMING
S5-S7	STRUCTURAL DETAILS
TOTAL SHEETS:	32

628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA 94110
BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20
REVISION 02	09.15.21

DRAWN BY:	TL
DATE:	07.10.20
SHEET TITLE:	

COVER SHEET

SHEET NUMBER:

A0.0

REV #: DATE:



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 SAN FRANCISCO, CA 94110
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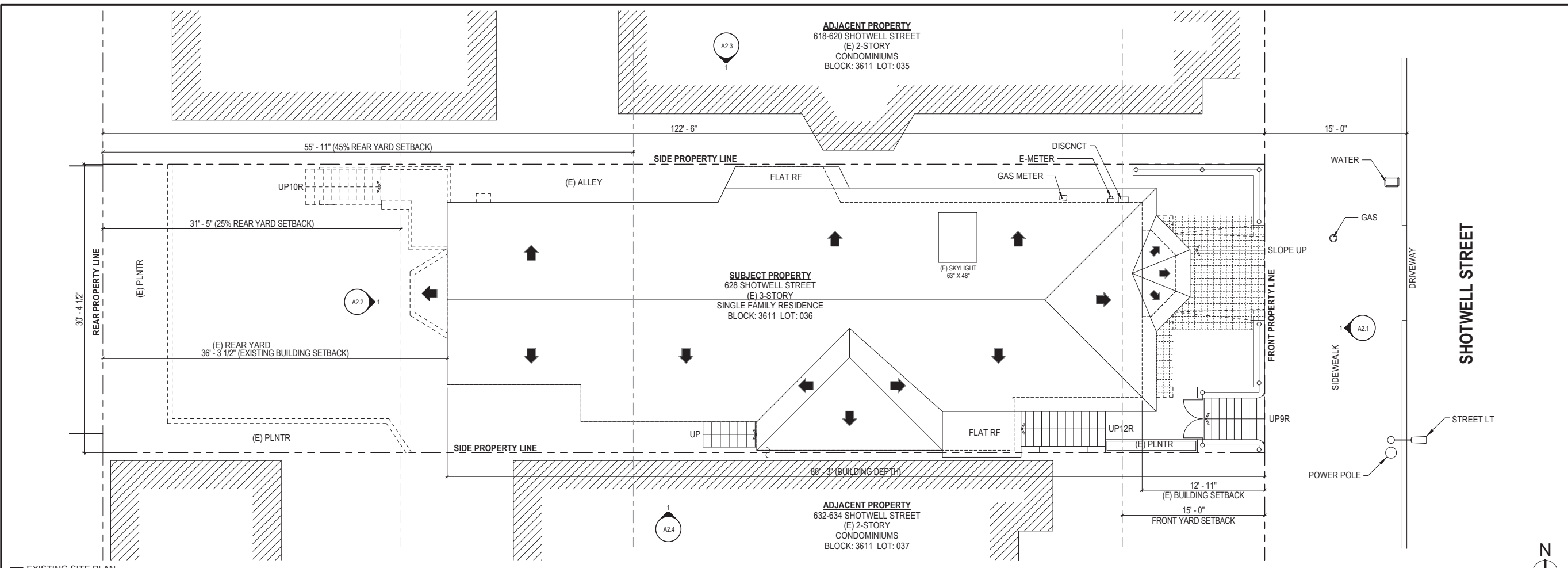
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 DATE: 07.10.20
 SHEET TITLE:

EXISTING & PROPOSED SITE PLAN

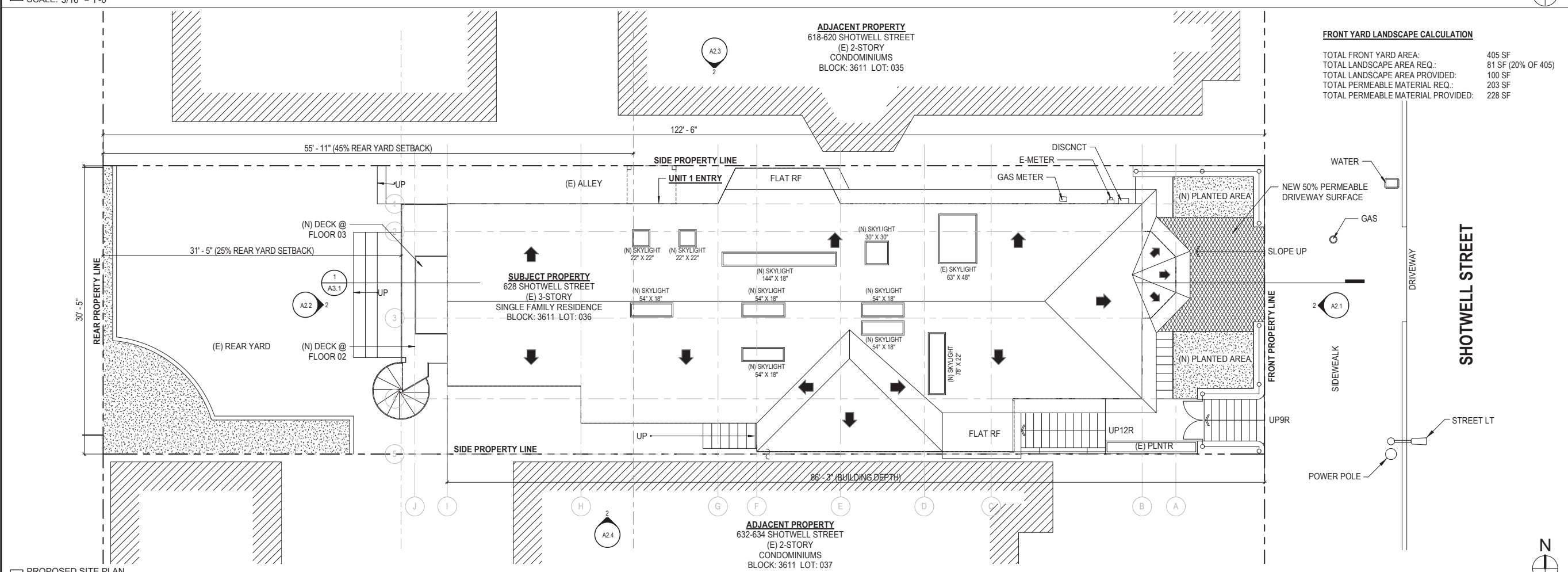
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REV#: DATE:



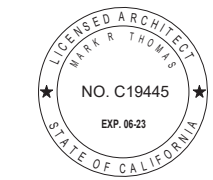
1 EXISTING SITE PLAN
 SCALE: 3/16" = 1'-0"



FRONT YARD LANDSCAPE CALCULATION

TOTAL FRONT YARD AREA:	405 SF
TOTAL LANDSCAPE AREA REQ.:	81 SF (20% OF 405)
TOTAL LANDSCAPE AREA PROVIDED:	100 SF
TOTAL PERMEABLE MATERIAL REQ.:	203 SF
TOTAL PERMEABLE MATERIAL PROVIDED:	228 SF

2 PROPOSED SITE PLAN
 SCALE: 3/16" = 1'-0"



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REVISION 01	07.10.20
REVISION 02	09.15.21

DRAWN BY: TL
 DATE: 07.10.20
 SHEET TITLE:

DEMOLITION CALCULATION PLANS

SHEET NUMBER:

A0.2

REV #: DATE:

SECTION 317

WALL DEMOLITION CALCULATION (LINEAR FOOTAGE MEASUREMENT) SEC. 317(b)(2)(B)					
ELEMENTS	(E) LENGTH (LF)	WALL REMOVED (LF) (MEASURED AT FOUNDATION LEVEL)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	26' - 2" LF	0' - 0" LF	0 %		
WEST (REAR) FACADE	26' - 2" LF	19' - 3" LF	74 %		
TOTALS (EAST & WEST)	52' - 4" LF	19' - 3" LF	37 %	50 %	YES
TOTAL NORTH & SOUTH ELEMENTS REMOVED = 37 %					
SOUTH FACADE	73' - 4" LF	0' - 0" LF	0 %		
NORTH FACADE	73' - 4" LF	0' - 0" LF	0 %		
TOTALS (SOUTH & NORTH)	146' - 8" LF	0' - 0" LF	0 %		
TOTAL ALL SIDES	199' - 0" LF	38' - 6" LF	19 %	65 %	YES
TOTAL ALL SIDES ELEMENTS TO BE REMOVED = 19 %					

WALL DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %		
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	356 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %	50 %	YES
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 15 %					

FLOOR DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)					
HORIZONTAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01 (ON GRADE)	N/A				
FLOOR 02	1,648 SF	108 SF	7 %		
FLOOR 03	1,586 SF	0 SF	0 %		
ROOF	1,875 SF	76 SF	4 %		
TOTALS	5,109 SF	184 SF	4 %	50 %	YES
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 15 %					

THIS PROJECT IS NOT CONSIDERED AS DEMOLITION PER SAN FRANCISCO PLANNING CODE SEC. 317 (2) (B)&(C)

SECTION 1005

WALL REMOVAL >25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S) SEC. 1005(f)1					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	17 SF	2 %		
TOTALS	960 SF	17 SF	2 %	25 %	YES
TOTAL SURFACE OF EXTERNAL WALLS FACING STREET TO BE REMOVED = 2 %					

REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTIONS AS ALL EXTERNAL WALLS 1005(f)2					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %		
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	356 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %	50 %	YES
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 15 %					

REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS SEC.1005(f)3					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %		
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	356 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %	25 %	YES
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 15 %					

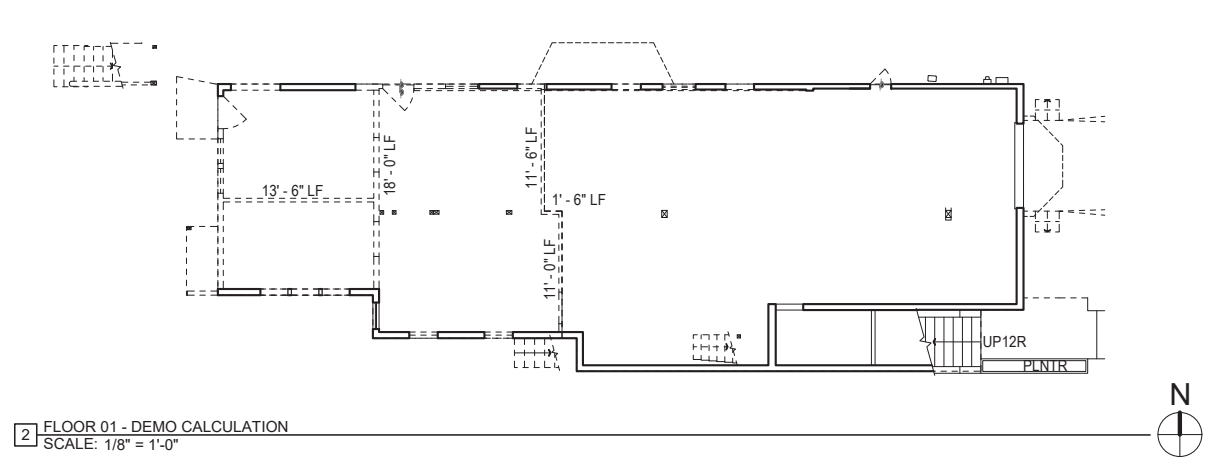
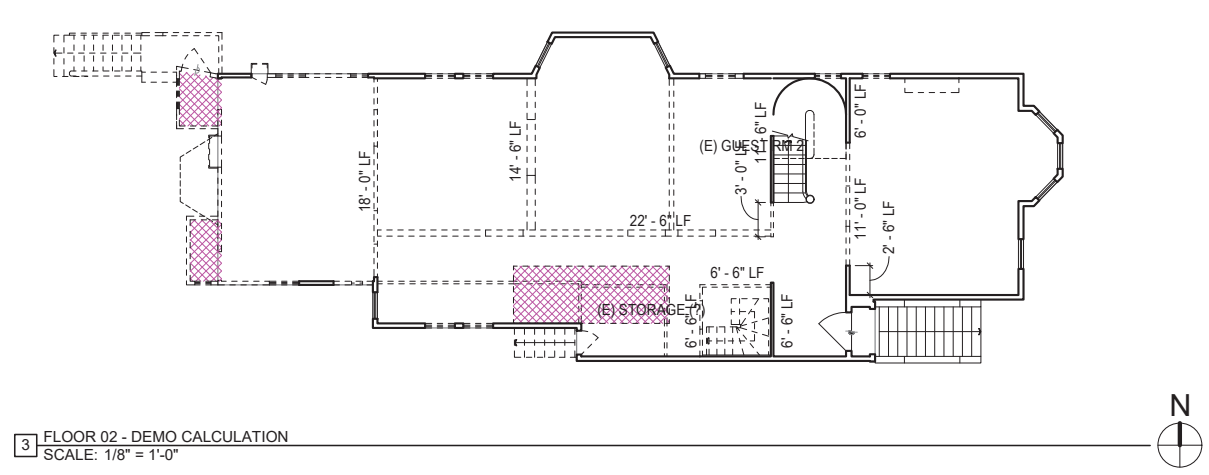
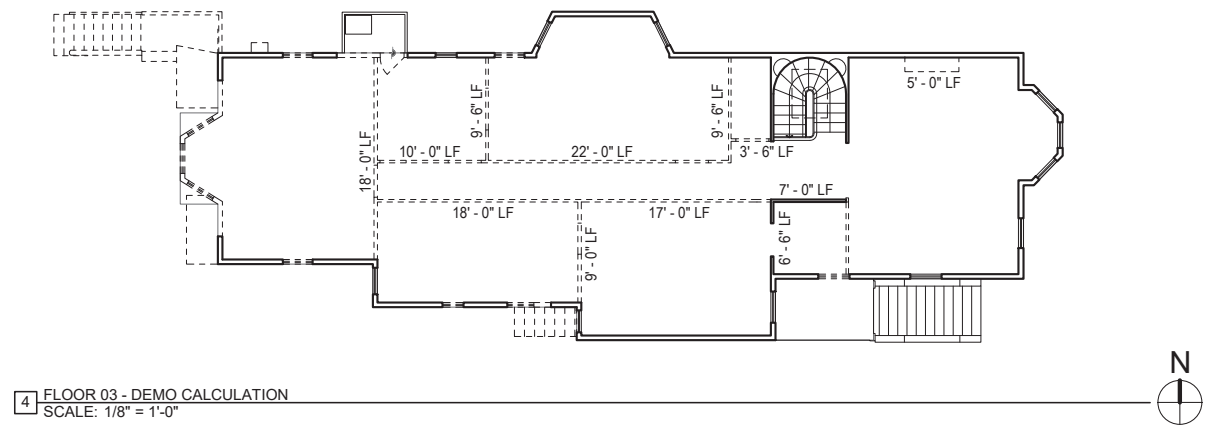
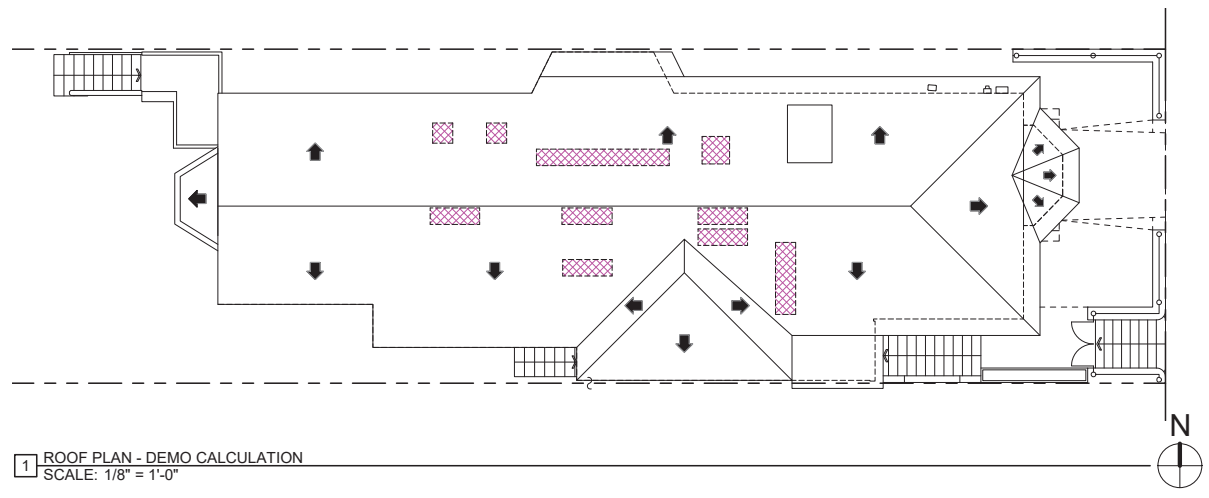
REMOVAL OF MORE THAN 75% OF ALL INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES SEC.1005(f)4					
STRUCTURAL WALL	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01	500 SF	500 SF	100 %		
FLOOR 02	1,302 SF	984 SF	76 %		
FLOOR 03	1,485 SF	1337 SF	90 %		
TOTALS	3,287 SF	2,821 SF	86 %		

FLOOR AREA	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01 (ON GRADE)	N/A				
FLOOR 02	1,648 SF	108 SF	7 %		
FLOOR 03	1,586 SF	0 SF	0 %		
ROOF	1,875 SF	76 SF	4 %		
TOTALS	5,109 SF	184 SF	4 %	75 %	YES
TOTALS ALL STRUCTURAL FRAMEWORK/FLOOR PLATES TO BE REMOVED = 45 %					

THIS PROJECT IS NOT CONSIDERED AS DEMOLITION PER SAN FRANCISCO PLANNING CODE SEC. 1005(f)1(2)(3)(4)

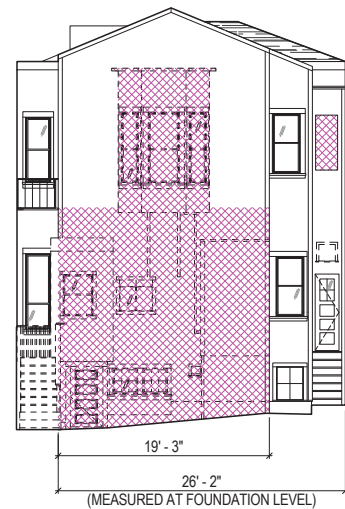
DEMOLITION NOTES

- ALL DEMOLITION WORK TO COMPLY WITH SFBC CH13B - CONSTRUCTION AND DEBRIS RECOVERY PROGRAM.
- DEMOLITION OTHER THAN THAT EXPLICITLY STATED AND SHOWN ON THE ARCHITECTURAL DEMO PLANS IS ILLEGAL UNDER P.C. 317 AND ANY MODIFICATIONS REQUIRE A PERMIT REVISION AND APPROVAL FROM THE SF PLANNING DEPARTMENT.

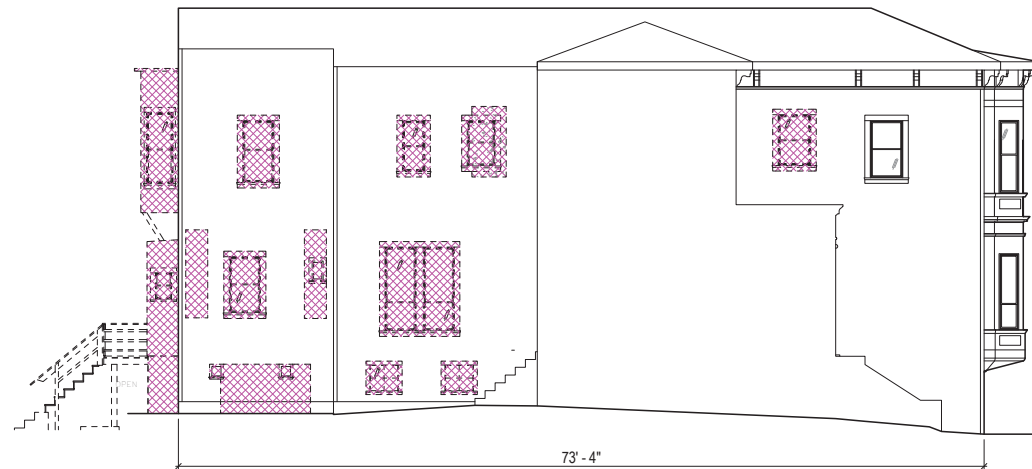




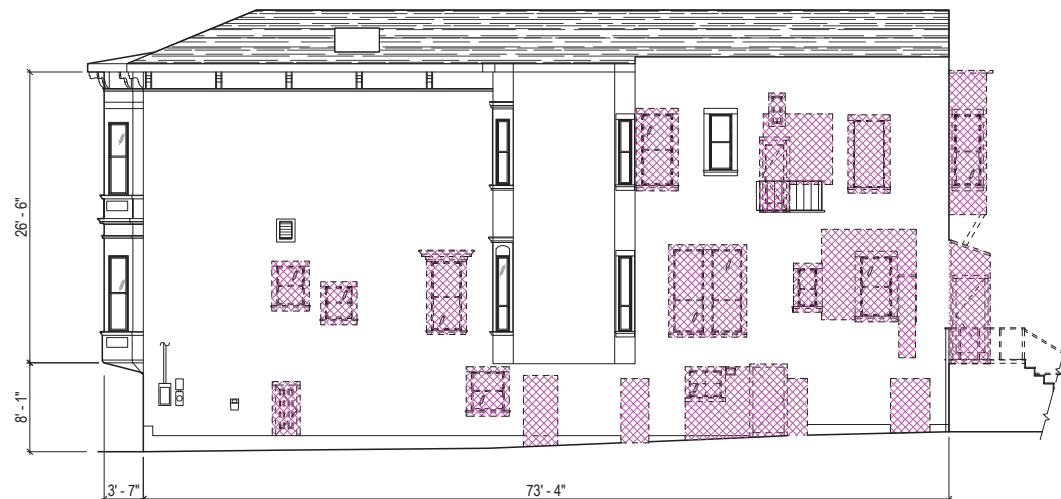
4 EXISTING EAST EXTERIOR ELEVATION (FRONT) - DEMO CALC
SCALE: 1/8" = 1'-0"



3 EXISTING WEST ELEVATION (REAR) - DEMO CALC
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION (SIDE) - DEMO CALC
SCALE: 1/8" = 1'-0"



1 EXISTING NORTH ELEVATION (SIDE) - DEMO CALC
SCALE: 1/8" = 1'-0"

SECTION 317

WALL DEMOLITION CALCULATION (LINEAR FOOTAGE MEASUREMENT) SEC. 317(b)(2)(B)					
ELEMENTS	(E) LENGTH (LF)	WALL REMOVED (LF) (MEASURED AT FOUNDATION LEVEL)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	26' - 2" LF	0' - 0" LF	0 %	50 %	YES
WEST (REAR) FACADE	26' - 2" LF	19' - 3" LF	74 %		
TOTALS (EAST & WEST)	52' - 4" LF	19' - 3" LF	37 %		
TOTAL NORTH & SOUTH ELEMENTS REMOVED = 37 %					
SOUTH FACADE	73' - 4" LF	0' - 0" LF	0 %	65 %	YES
NORTH FACADE	73' - 4" LF	0' - 0" LF	0 %		
TOTALS (SOUTH & NORTH)	146' - 8" LF	0' - 0" LF	0 %		
TOTAL ALL SIDES	199' - 0" LF	38' - 6" LF	19 %		
TOTAL ALL SIDES ELEMENTS TO BE REMOVED = 19 %					

WALL DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %	50 %	YES
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	356 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %		
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 15%					

FLOOR DEMOLITION CALCULATION (AREA MEASUREMENT) SEC. 317(b)(2)(C)					
HORIZONTAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01 (ON GRADE)	N/A			50 %	YES
FLOOR 02	1,648 SF	108 SF	7 %		
FLOOR 03	1,586 SF	0 SF	0 %		
ROOF	1,875 SF	76 SF	4 %		
TOTALS	5,109 SF	184 SF	4 %		
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 15%					

THIS PROJECT IS NOT CONSIDERED AS DEMOLITION PER SAN FRANCISCO PLANNING CODE SEC. 317 (2) (B)&(C)

SECTION 1005

WALL REMOVAL >25% OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S) SEC. 1005(f)1					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	17 SF	2 %	25 %	YES
TOTALS	960 SF	17 SF	2 %		
TOTAL SURFACE OF EXTERNAL WALLS FACING STREET TO BE REMOVED = 2 %					

REMOVAL OF MORE THAN 50% OF ALL EXTERNAL WALLS FROM THEIR FUNCTIONS AS ALL EXTERNAL WALLS 1005(f)2					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %	50 %	YES
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	356 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %		
TOTAL VERTICAL ELEMENTS TO BE REMOVED = 15%					

REMOVAL OF MORE THAN 25% OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS SEC.1005(f)3					
VERTICAL ELEMENTS	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
EAST (FRONT) FACADE	960 SF	68 SF	7 %	25 %	YES
WEST (REAR) FACADE	985 SF	419 SF	43 %		
SOUTH FACADE	2,512 SF	356 SF	14 %		
NORTH FACADE	2,699 SF	551 SF	20 %		
TOTALS	7,156 SF	1,394 SF	19 %		
TOTAL HORIZONTAL ELEMENTS TO BE REMOVED = 15%					

REMOVAL OF MORE THAN 75% OF ALL INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES SEC.1005(f)4					
STRUCTURAL WALL	AREA (SF)	AREA REMOVED (SF)	% REMOVED	MAX PERMITTED	MEET CODE?
FLOOR 01	500 SF	500 SF	100 %	75 %	YES
FLOOR 02	1,302 SF	984 SF	76 %		
FLOOR 03	1,485 SF	1337 SF	90 %		
TOTALS	3,287 SF	2,821 SF	86 %		

FLOOR AREA			
FLOOR AREA	AREA (SF)	AREA REMOVED (SF)	% REMOVED
FLOOR 01 (ON GRADE)	N/A		
FLOOR 02	1,648 SF	108 SF	7 %
FLOOR 03	1,586 SF	0 SF	0 %
ROOF	1,875 SF	76 SF	4 %
TOTALS	5,109 SF	184 SF	4 %
TOTALS ALL STRUCTURAL FRAMEWORK/FLOOR PLATES TO BE REMOVED = 45%			

THIS PROJECT IS NOT CONSIDERED AS DEMOLITION PER SAN FRANCISCO PLANNING CODE SEC. 1005(f)(1)(2)(3)(4)

DEMOLITION NOTES

1. ALL DEMOLITION WORK TO COMPLY WITH SFBC CH13B - CONSTRUCTION AND DEBRIS RECOVERY PROGRAM.
2. DEMOLITION OTHER THAN THAT EXPLICITLY STATED AND SHOWN ON THE ARCHITECTURAL DEMO PLANS IS ILLEGAL UNDER P.C. 317 AND ANY MODIFICATIONS REQUIRE A PERMIT REVISION AND APPROVAL FROM THE SF PLANNING DEPARTMENT.

HTA!

HOOD THOMAS ARCHITECTS

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628 SHOTWELL STREET LLC

INTERIOR ALTERATION

**628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036**

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20
REVISION 02	09.15.21

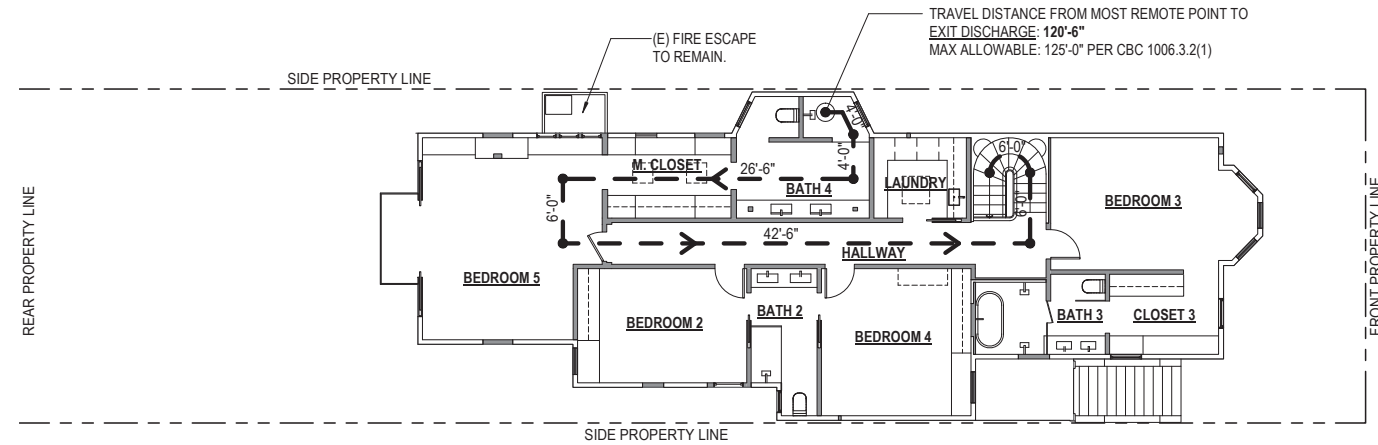
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DATE: 07.10.20
SHEET TITLE:

DEMOLITION CALCULATION ELEVATIONS

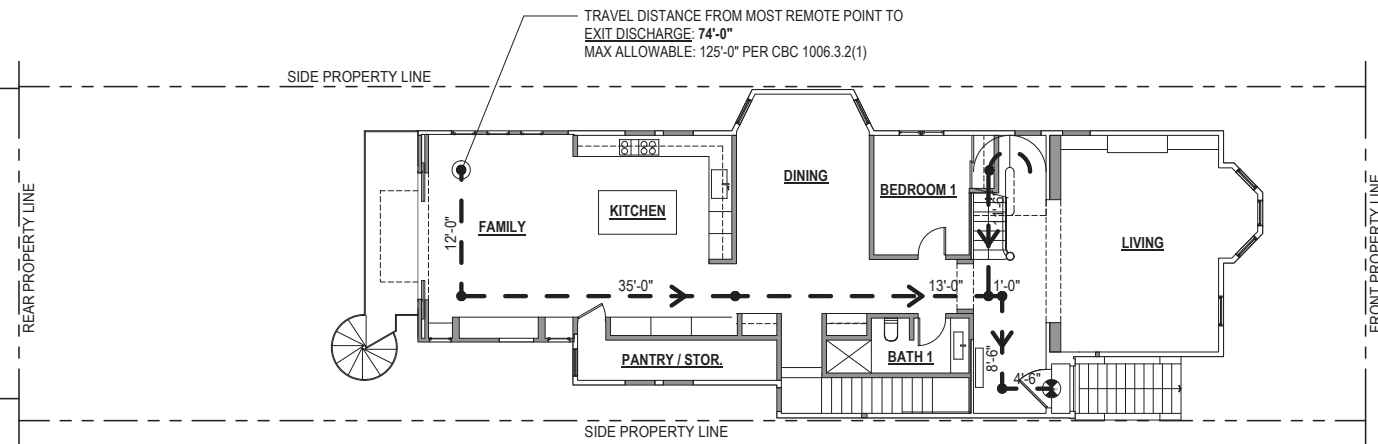
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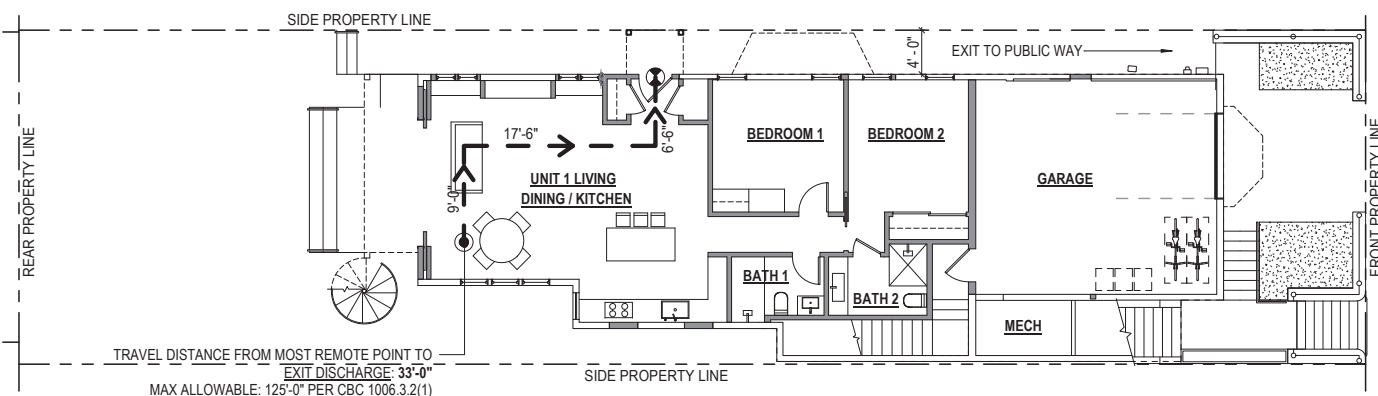
REV #: DATE:



3 FLOOR 03 - EXITING PLAN
SCALE: 1/8" = 1'-0"

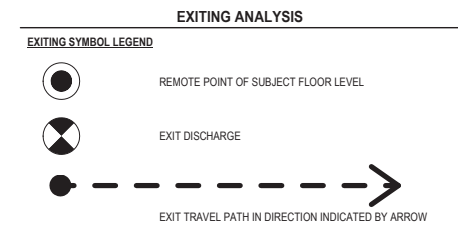


2 FLOOR 02 - EXITING PLAN
SCALE: 1/8" = 1'-0"



1 FLOOR 01 - EXITING PLAN
SCALE: 1/8" = 1'-0"

OCCUPANCY CALCULATION				
ROOM #	ROOM NAME	SF	FACTOR	OCCs
1	GARAGE	429 SF	0 SF	
2	MECH	45 SF	300 SF	0
4	BEDROOM 2	144 SF	0 SF	
5	BEDROOM 1	143 SF	200 SF	1
6	FAMILY ENTRY	78 SF	200 SF	0
7	UNIT 1 LIVING	530 SF	200 SF	3
8	BEDROOM 5	283 SF	200 SF	1
9	FAMILY	245 SF	200 SF	1
10	KITCHEN	254 SF	200 SF	1
11	DINING	176 SF	200 SF	1
12	BEDROOM 1	94 SF	200 SF	0
14	CLOSET	74 SF	300 SF	0
16	BATH 1	56 SF	200 SF	0
17	LIVING	312 SF	200 SF	2
18	BATH 4	124 SF	0 SF	
19	M. CLOSET	83 SF	300 SF	0
20	BEDROOM 3	208 SF	200 SF	1
21	CLOSET 3	73 SF	300 SF	0
22	BATH 3	82 SF	0 SF	
23	HALLWAY	206 SF	200 SF	1
24	LAUNDRY	62 SF	300 SF	0
25	BEDROOM 4	182 SF	200 SF	1
26	BEDROOM 2	160 SF	200 SF	1
27	BATH 2	72 SF	0 SF	
28	LAUNDRY	8 SF	300 SF	0
29	UNIT 1 CLOSET	7 SF	300 SF	0
30	ENTRY HALL	55 SF		
31	BATH 2	51 SF		
32	BATH 1	47 SF		
GRAND TOTAL		4283 SF		16



FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

(PER CBC TABLE 601)
FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE VA (see note d)
PRIMARY STRUCTURAL FRAME	1 HR PROTECTED
BEARING WALLS	
EXTERIOR (note f,g)	1 HR PROTECTED PER CBC 602
INTERIOR	NONRATED WHEN SPRINKLERED
NONBEARING PARTITIONS	
EXTERIOR	1 HR PROTECTED PER CBC 602
INTERIOR (note e)	NONRATED WHEN SPRINKLERED
FLOOR CONSTRUCTION	NONRATED WHEN SPRINKLERED
ROOF CONSTRUCTION	1 HR PROTECTED PER CBC

- NOTES:**
- a. An approved automatic sprinkler system in accordance with Section 903.3.1.1 shall be allowed to be substituted for 1-hour fire-resistance-rated construction, provided such system is not otherwise required by other provisions of the code or used for an allowable area increase in accordance with Section 506.3 or an allowable height increase in accordance with Section 504.2. The 1-hour substitution for the fire resistance of exterior walls shall not be permitted.
 - b. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
 - c. Not less than the fire-resistance rating as referenced in Section 704.10.

PER CBC TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS
BASED ON FIRE SEPARATION DISTANCE (see notes a, e)

FIRE SEPARATION DISTANCE	CONSTRUCTION TYPE	OCCUPANCY GROUP R
X<5'-0"	ALL	1 HR PROTECTED

LIGHT / AIR REQUIRED BY CBC SEC 1205.2 & 1203.5.1										
AREA (SF)	UNIT 1					UNIT 2				
	LIVING	BEDROOM	LIVING	OFFICE	DINING	FAMILY ROOM	M. BEDROOM	BEDROOM 2	BEDROOM 3	BEDROOM 4
496 SF	149 SF	312 SF	94 SF	192 SF	245 SF	283 SF	160 SF	208 SF	182 SF	182 SF
LIGHT 8%	40 SF	12 SF	25 SF	8 SF	15 SF	20 SF	23 SF	13 SF	17 SF	15 SF
LIGHT PROV.	94 SF	32 SF	68 SF	SF	35 SF	80 SF	SF	29 SF	47 SF	17 SF
AIR 4%	20 SF	6 SF	12 SF	4 SF	8 SF	10 SF	12 SF	6 SF	8 SF	7 SF
AIR PROV.	47 SF	16 SF	34 SF	SF	18 SF	40 SF	SF	15 SF	24 SF	7 SF



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628 SHOTWELL STREET LLC

INTERIOR ALTERATION

**628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036**

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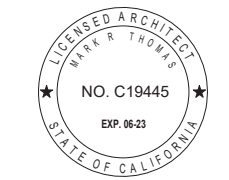
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SHEET TITLE:

EXITING ANALYSIS

SHEET NUMBER:

A0.4

REV#: DATE:



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SAN FRANCISCO, CA 94110
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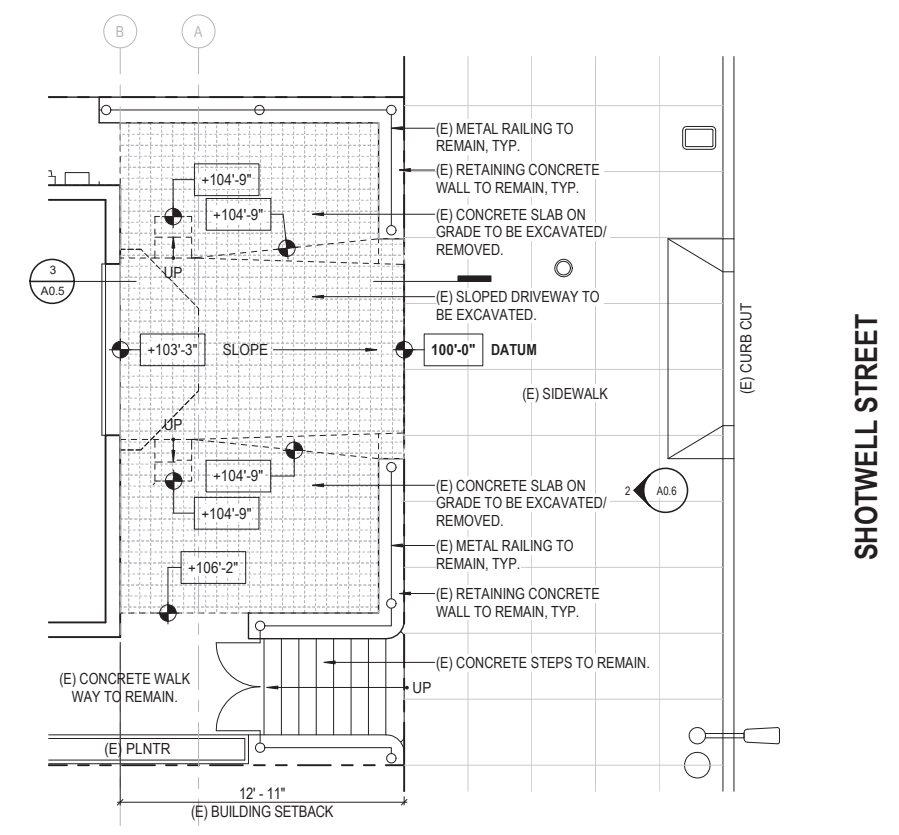
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DATE: 07.10.20
SHEET TITLE:

ENLARGED FRONT YARD PLANS

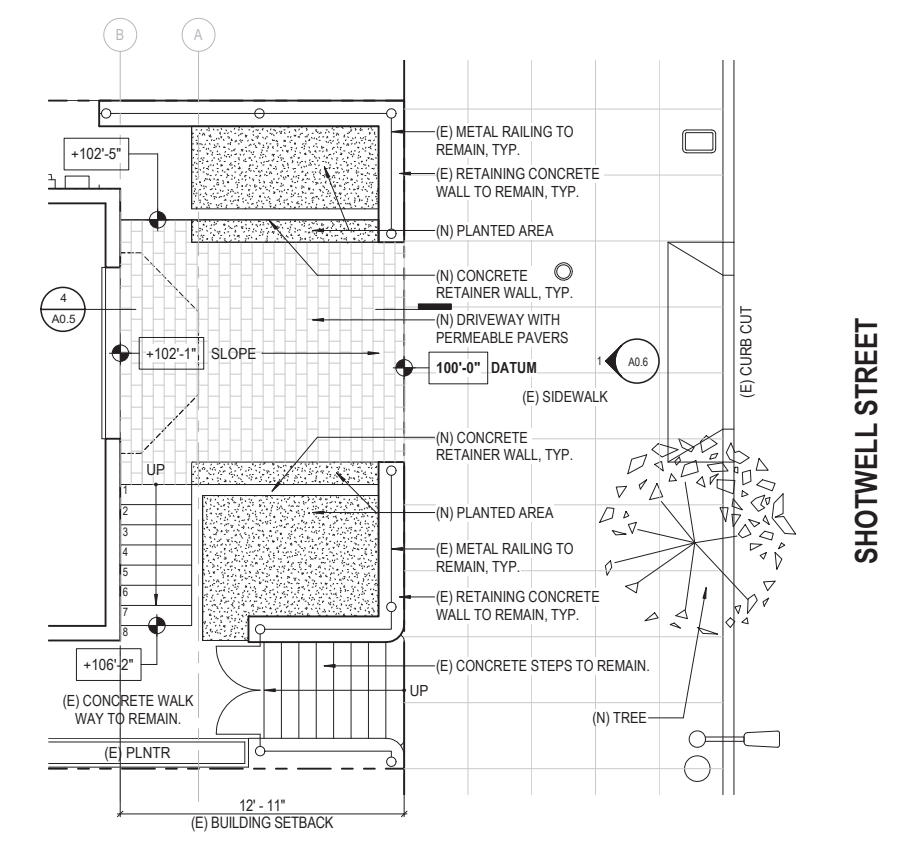
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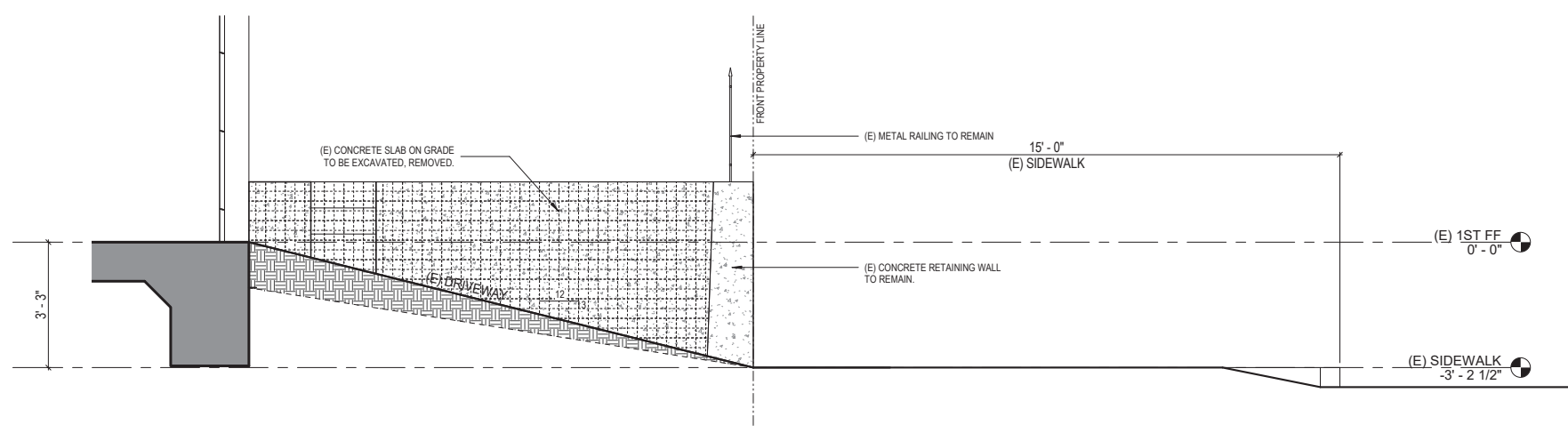
REV#: DATE:



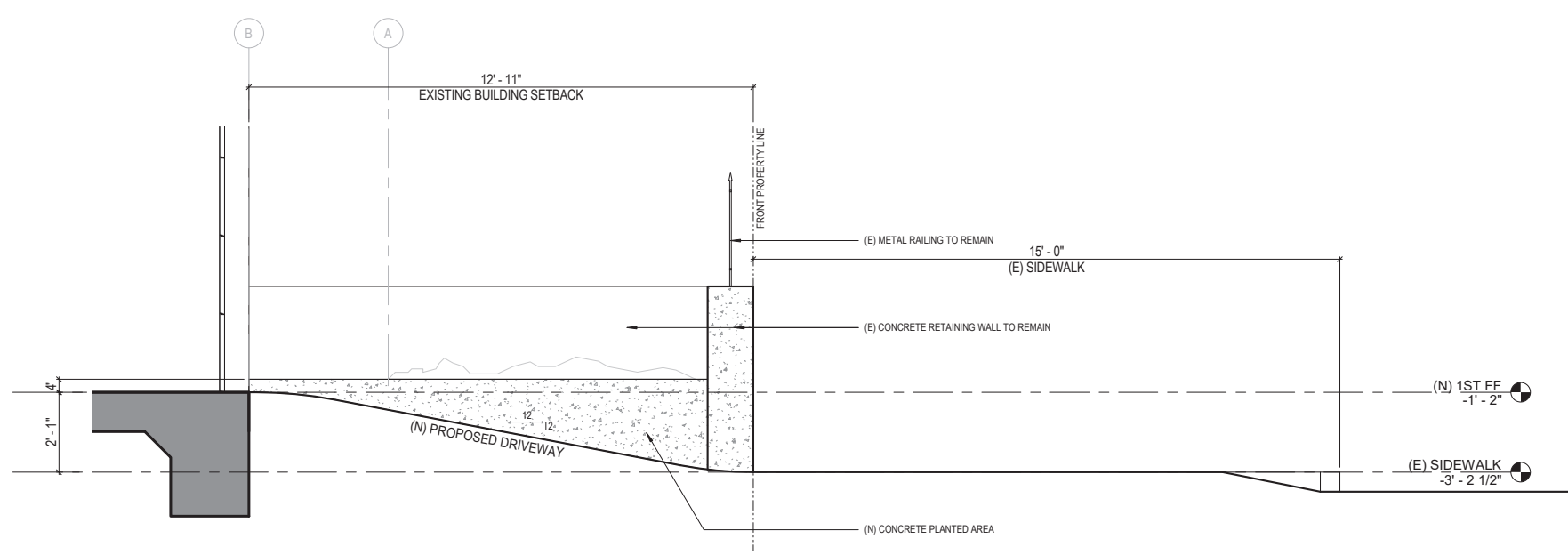
1 ENLARGED PLAN - EXISTING FRONT YARD
SCALE: 1/4" = 1'-0"



2 ENLARGED PLAN - PROPOSED FRONT YARD
SCALE: 1/4" = 1'-0"



3 ENLARGED SECTION - EXISTING FRONT YARD
SCALE: 1/2" = 1'-0"



4 ENLARGED SECTION - PROPOSED FRONT YARD
SCALE: 1/2" = 1'-0"



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA 94110
BLOCK:3611 LOT:036

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DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED STREET ELEVATION

SHEET NUMBER:

A0.6

REV#: DATE:

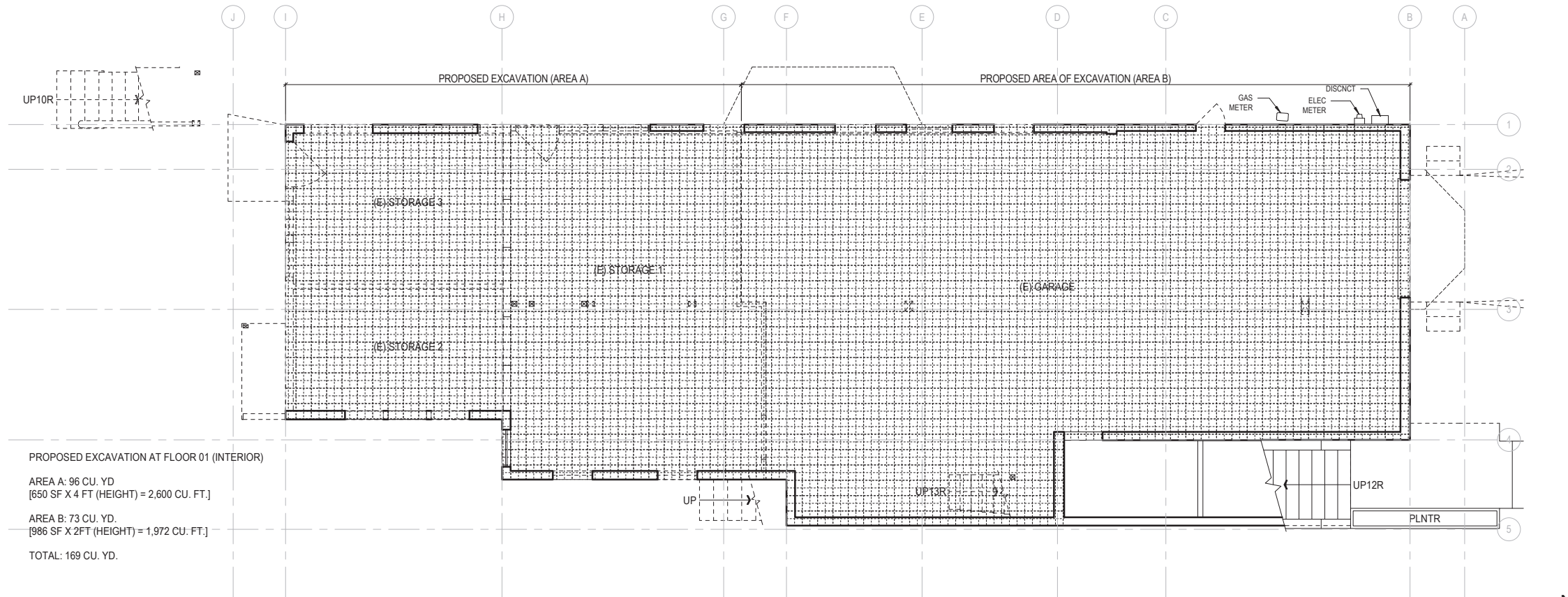


2 EXISTING PARTIAL STREET ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED PARTIAL STREET ELEVATION
SCALE: 1/4" = 1'-0"





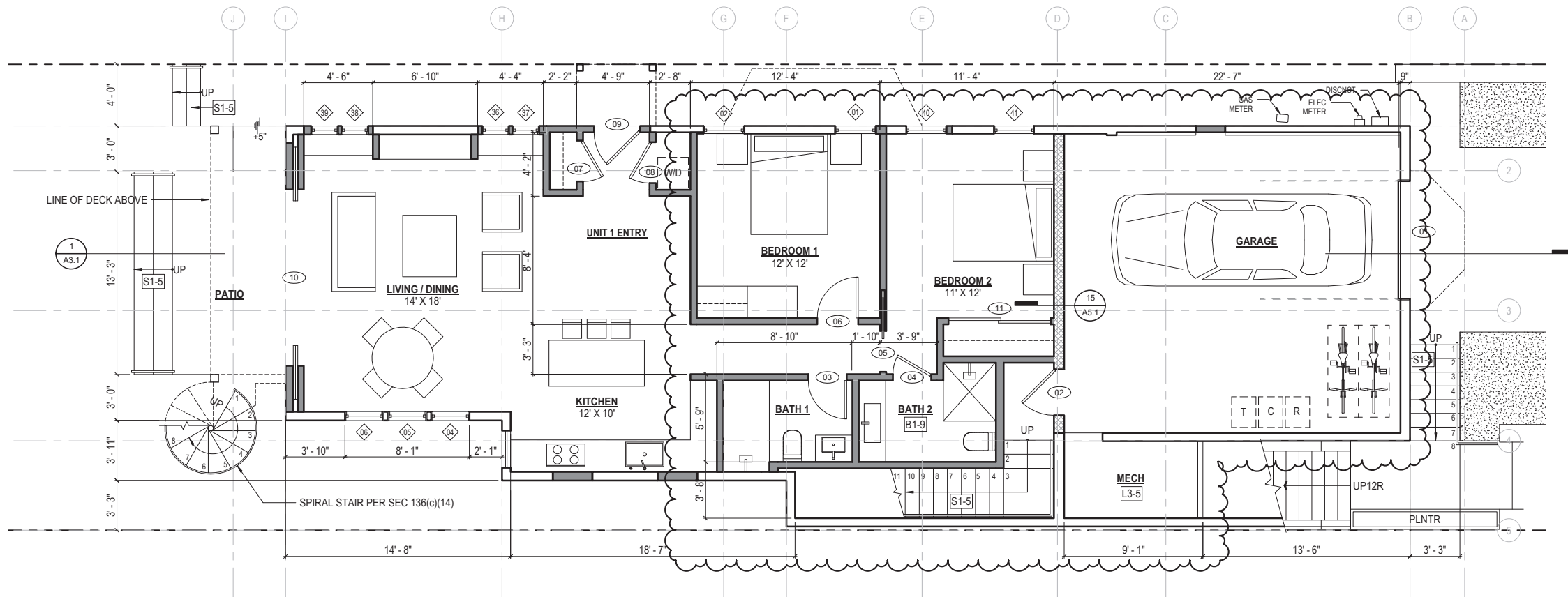
PROPOSED EXCAVATION AT FLOOR 01 (INTERIOR)

AREA A: 96 CU. YD
[650 SF X 4 FT (HEIGHT) = 2,600 CU. FT.]

AREA B: 73 CU. YD
[986 SF X 2 FT (HEIGHT) = 1,972 CU. FT.]

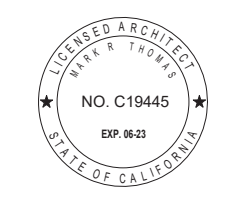
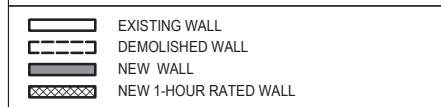
TOTAL: 169 CU. YD.

1 FLOOR 01 - EXISTING AND DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 FLOOR 01 - PROPOSED FLOOR PLAN UNIT 1: 828 SF
SCALE: 1/4" = 1'-0"
(DEDICATED OUTDOOR SPACE: 141 SF)
(SHARED OUTDOOR SPACE: 1026 SF)

- FLOOR PLAN KEYNOTES**
- DRAWING SET GENERAL NOTES**
- SEE SHEET A0.0 FOR GENERAL CONSTRUCTION NOTES
 - SEE SHEET EMP.1 FOR ELECTRICAL & MECHANICAL NOTES & PLANS
 - DIMENSIONS SHOWN IN PLANS AND ELEVATIONS ARE TAKEN FROM FACE OF WALLBOARD AT INTERIOR WALLS AND FACE OF EXTERIOR FINISH AT EXTERIOR WALLS, U.O.N.
- DOORS, WINDOW AND SKYLIGHT PROJECT NOTES**
- PRIMARY EXIT DOORS SHALL MEET THE REQUIREMENTS OF CBC SECTION 1010 FOR SIZE, PROJECTIONS INTO CLEAR WIDTH OF EGRESS PATH, DOOR SWING & OPENING FORCE.
 - DOORS SHALL BE PROVIDED WITH A MIN. 36" X 36" LEVEL LANDING ON EACH SIDE OF THE DOORS EXCEPT AS FOLLOWS: LANDINGS AT THE EXTERIOR SIDE OF A DOOR MAY BE A MAX. OF 7 3/4" BELOW THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. FOR DOORS THAT SWING OVER THE LANDING THE MAX. DISTANCE BELOW THE THRESHOLD IS 1/2" PER CBC 1010.1.7. SLIDING GLASS DOORS SHALL HAVE A MAX. 1/2" LEVEL CHANGE FROM THRESHOLD.
 - DOORWAY BETWEEN GARAGES & HABITABLE SPACE SHALL BE PROVIDED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & PROVIDED WITH SELF CLOSING AND SELF LATCHING HARDWARE.
 - PROVIDE LISTED, GASKETED DOORS w/ LISTED SELF CLOSING DEVICE & BOTTOM SEAL AT THRESHOLD PER CMC 904.1 WHERE COMPARTMENTS CONTAINING FURNACES & BOILERS ARE INSTALLED IN BEDROOMS OR BATHROOMS.
 - (N) WINDOWS PER WINDOW SCHEDULE INCLUDED IN THIS DRAWING SET SHALL COMPLY WITH TITLE 24 REQUIREMENTS. SEE SCHEDULE FOR ADDITIONAL NOTES.
 - EMERGENCY ESCAPE & RESCUE WINDOWS REQUIRED AT SLEEPING AREAS SHALL MEET THE FOLLOWING REQUIREMENTS: MIN. 5.7' CLEAR OPENING, MIN. 20" CLEAR HEIGHT, MIN. 20" CLEAR WIDTH, SILL HEIGHT MAX. 44" AFF.
 - WINDOWS IN LOCATIONS SUBJECT TO HUMAN IMPACT LOADS SHALL BE PROVIDED WITH SAFETY GLAZING INSTALLED IN ACCORDANCE WITH CBC 2406 & 2407.
- KITCHEN PROJECT NOTES**
- KITCHEN FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 G.P.M. MEASURED AT 60 PSI.
 - GARBAGE DISPOSAL UNITS AT KITCHEN SINKS SHALL BE PROVIDED WITH REQUIRED AIR GAP.
 - GAS COOKING APPLIANCES SHALL BE UL LISTED & INSTALLED PER MANUF. INSTRUCTIONS. PROVIDE GAS SHUT-OFF VALVE IN APPROVED, ACCESSIBLE LOCATION.
 - RESIDENTIAL RANGEHOOD EXHAUST PER CMC 403.7. SHALL MEET REQUIREMENTS OF CMC 504.2. EXHAUST TERMINATION SHALL BE LOCATED AT LEAST 3' AWAY FROM PROPERTY LINES AND BUILDING OPENINGS & BE PROVIDED WITH WEATHERPROOF BACKDRAFT DAMPER. WHERE REMOTE EXHAUST OR BOOSTER FANS ARE REQUIRED, FAN SHALL BE ON DEDICATED CIRCUIT.
 - UPPER CABINETS SHALL BE MIN. 30" ABOVE COOKING TOP PER CMC 921.3.2. PROVIDE THE COOKING APPLIANCE MIN. CLEARANCE TO COMBUSTIBLES PER CMC 919.2.
 - (N) DISHWASHERS SHALL BE PROVIDED WITH REQUIRED AIRGAP, HOT WATER STUB & DEDICATED CIRCUIT.
 - (N) APPLIANCES TO BE UL LISTED AND INSTALLED PER MANUF. INSTRUCTIONS. INSTALLING CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND PLUMBING REQUIREMENTS WITH MANUF. SPECIFICATIONS.
 - (N) CABINETS AND NONPOROUS COUNTERTOPS THROUGHOUT, U.O.N.
- BATHROOM PROJECT NOTES**
- (N) NONPOROUS SLAB COUNTERTOP & SPLASH.
 - CLASS SHOWER ENCLOSURES SAFETY GLAZING SUBJECT TO HUMAN IMPACT LOADS INSTALLED IN ACCORDANCE W/ CBC 2406 & 2407. SHOWER DOORS SHALL PROVIDE MIN 22" CLEAR OPENING WIDTH, PER CPC 408.5. SHOWER COMPARTMENTS & WALLS ABOVE TUBS w/ SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET. CBC 1210.2.3
 - NONPAPER-FACED BACKER BOARD TO BE USED IN ALL TUB, SHOWER & SPA AREAS, WATER-RESISTANT TO A HEIGHT AS INDICATED ABOVE.
 - SHOWER PER CPC 408. MIN FLOOR AREA OF 1024 SQUARE INCHES & CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE AREA & DIMENSION SHALL BE MAINTAINED TO A POINT NOT LESS THAN 70" ABOVE THE SHOWER DRAIN. DRAIN INLET MIN. 2" MAX. 9" BELOW THRESHOLD INTO SHOWER. SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 GPM MEASURED AT 80 PSI.
 - SHOWER VALVES & HEADS SHALL BE PLACED INSIDE SHOWER COMPARTMENT SUCH THAT SHOWER HEAD DOES NOT DISCHARGE DIRECTLY TOWARD THE ENTRANCE OF THE COMPARTMENT AND THE BATHER CAN ADJUST VALVES PRIOR TO STEPPING INTO SHOWER SPRAY.
 - WATER CLOSET PER CBC 2509. CENTERED WITHIN 30" WIDE CLEAR SPACE. TOILETS SHALL HAVE MAX. 1.28 GPF WATER CONSUMPTION.
 - BATH & LAUNDRY ROOM FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 GPM MEASURED AT 60 PSI.
 - PROVIDE EXHAUST FAN CAPABLE OF PROVIDING AIR CHANGES PER HOUR. VENT TO OUTSIDE. PROVIDE BACKDRAFT DAMPER.
- STAIRWAYS, HANDRAILS & GUARDRAILS PROJECT NOTES**
- (N) STAIRWAY TO COMPLY W/ CBC SECTION 1011:
 - HEADROOM 6'-8" MIN.
 - RISE 7 3/4" MAX. (RISER VARIATION 3/8" MAX)
 - TREAD DEPTH MIN. 10" NOSE TO NOSE & WIDTH: 3'-0" MIN.
 - HANDRAIL TO COMPLY W/ CBC SECTION 1014:
 - 34" TO 38" ABOVE TREAD NOSING, 1 1/2" MIN. CLEAR FROM WALL
 - HANDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
 - GRASPABILITY TYPE 1: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION OF 2 1/4" & MIN. CROSS SECTION OF 1". EDGES SHALL HAVE A MIN. RADIUS OF 0.01" GRASPABILITY TYPE 2: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE BEGINNING A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVES A DEPTH OF 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.
 - SPACES UNDER STAIRWAYS PER CBC 1011.7.4.
 - SPACES UNDER STAIRWAYS WITHIN SINGLE FAMILY RESIDENCE SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MIN. 5/8" GYP. BOARD.
 - GUARDRAIL TO COMPLY W/ CBC SECTION 1015:
 - 42" ABOVE WALKING SURFACE. MAXIMUM SPACING OF INTERMEDIATE RAILS, SUCH THAT A 4" SPHERE SHALL NOT PASS BETWEEN RAILS. WHERE TOP OF GUARDRAIL ALSO SERVES AS STAIR HANDRAIL, IN COMPLIANCE WITH CBC 1014, HEIGHT OF GUARDRAIL PERMITTED TO BE 34" MIN. TO 38" MAX. ABOVE TREAD NOSING.
 - GUARDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
- LAUNDRY & MECHANICAL ROOM PROJECT NOTES**
- CLOTHES WASHER, PROVIDE FLUSH MOUNT 'GUY BOX' FOR HOT & COLD WATER & DRAIN CONNECTIONS.
 - CONVENTIONAL CLOTHES DRYER, PROVIDE OPENING OF 100 SQ. INCHES MIN. FOR MAKE-UP AIR AT DOOR ENCLOSING APPLIANCE PER CMC 504.1. DIRECT EXHAUST TO OUTSIDE USING STEEL, SMOOTH BORE, 4" MIN. DIA. DUCT. PROVIDE WEATHERPROOF CAP & BACKDRAFT DAMPER. TERMINATE VENT MIN. 3'-0" FROM OPERABLE WINDOWS & DOORS PER CMC 502.2. PROVIDE IN-LINE BOOSTER FAN FOR DUCT RUNS OVER 14'-0" IN LENGTH. PROVIDE GAS SHUTOFF VALVE IN APPROVED LOCATION. CONDENSING DRYERS TO HAVE DRAIN & DRAIN PAN.
 - PROVIDE DRAIN PAN @ TANK WATER HEATERS AND CLOTHES WASHERS INSTALLED OVER LIVING SPACE.
 - WATER HEATER TO BE PROVIDED WITH SEISMIC STRAPPING PER CPC 507.2 ROOMS CONTAINING GAS CONSUMING SPACE AND WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH COMBUSTION AIR OPENINGS IN COMPLIANCE WITH CMC CHAPTER 7.



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA 94110
BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20
REVISION 02	09.15.21

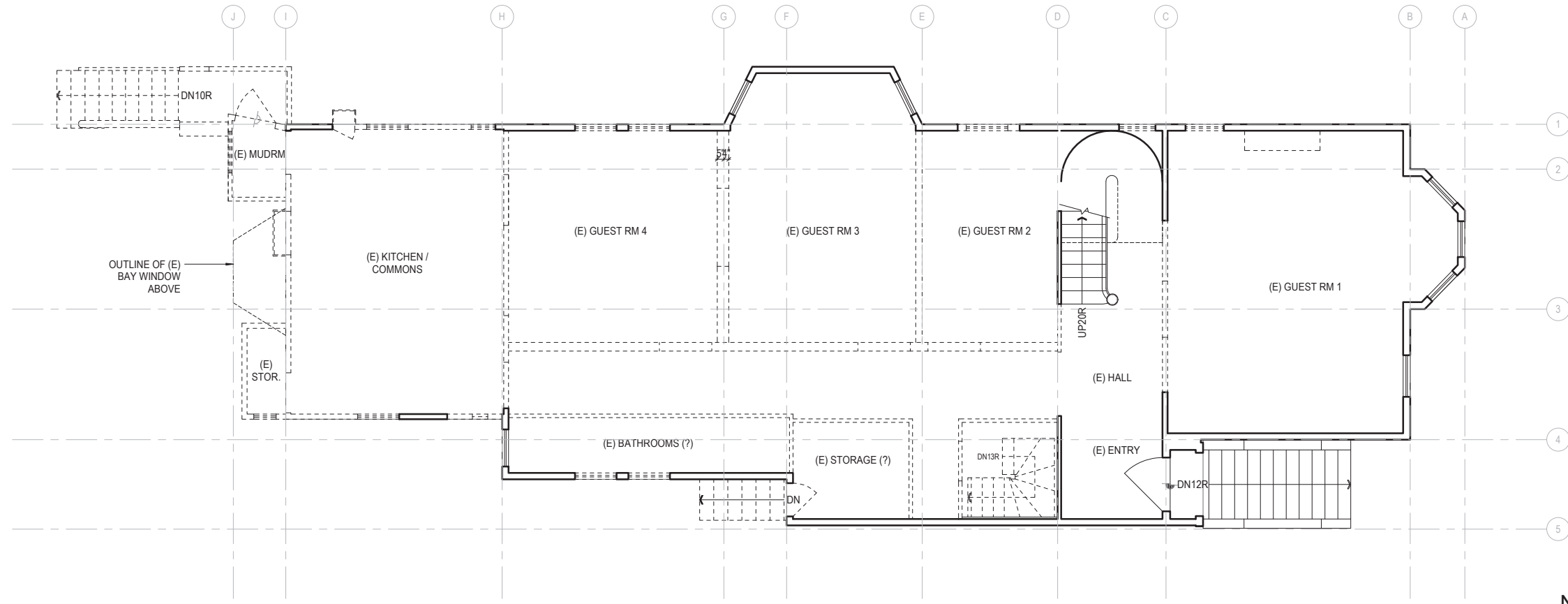
DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED FLOOR 01

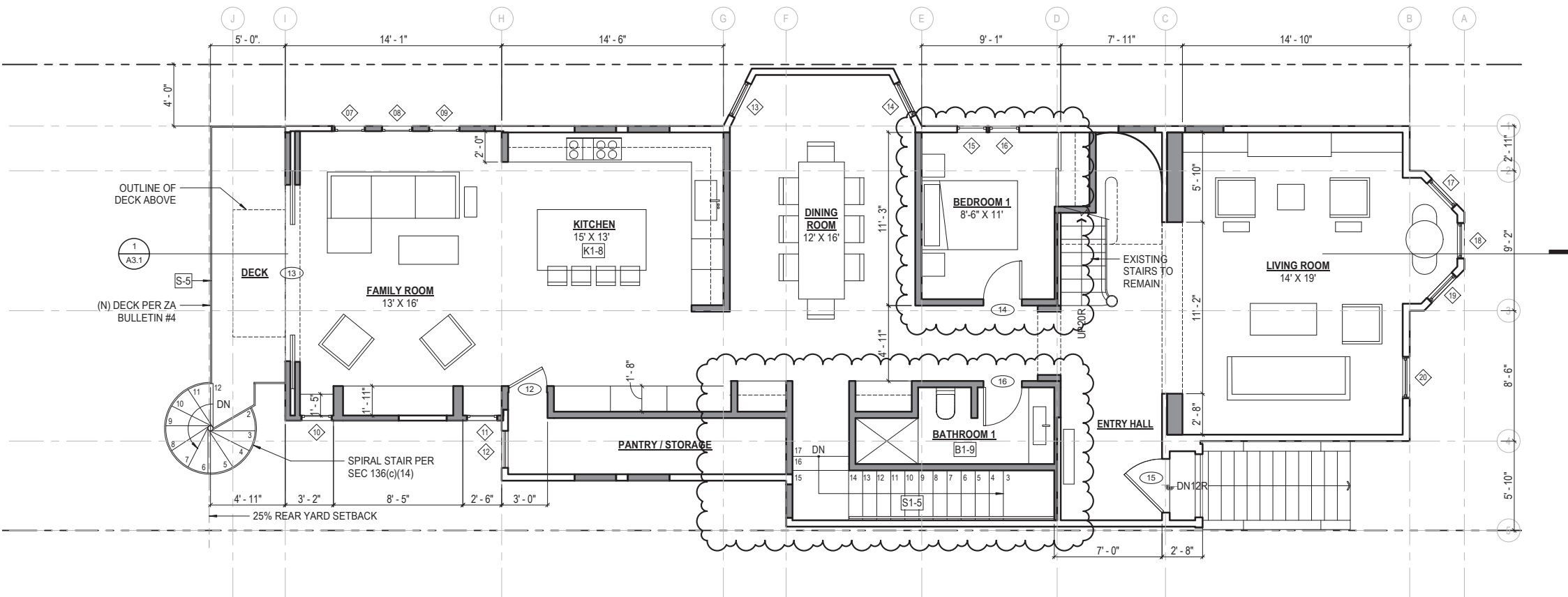
SHEET NUMBER:

A1.1

REV#: DATE:



1 FLOOR 02 - EXISTING AND DEMOLITION PLAN (RESIDENTIAL CARE FACILITY)
SCALE: 1/4" = 1'-0"



2 FLOOR 02 - PROPOSED FLOOR PLAN (UNIT 2: 3,419 SF)
SCALE: 1/4" = 1'-0"
(DEDICATED OUTDOOR SPACE: 82 SF)
(SHARED OUTDOOR SPACE: 1026 SF)

FLOOR PLAN KEYNOTES

DRAWING SET GENERAL NOTES

1.1 SEE SHEET A0.0 FOR GENERAL CONSTRUCTION NOTES
 1.2 SEE SHEET EMP.1 FOR ELECTRICAL & MECHANICAL NOTES & PLANS
 1.3 DIMENSIONS SHOWN IN PLANS AND ELEVATIONS ARE TAKEN FROM FACE OF WALLBOARD AT INTERIOR WALLS AND FACE OF EXTERIOR FINISH AT EXTERIOR WALLS, U.O.N.

DOORS, WINDOW AND SKYLIGHT PROJECT NOTES

D1. PRIMARY EXIT DOORS SHALL MEET THE REQUIREMENTS OF CBC SECTION 1010 FOR SIZE, PROJECTIONS INTO CLEAR WIDTH OF EGRESS PATH, DOOR SWING, & OPENING FORCE.
 D2. DOORS SHALL BE PROVIDED WITH A MIN. 36" X 36" LEVEL LANDING ON EACH SIDE OF THE DOORS EXCEPT AS FOLLOWS: LANDINGS AT THE EXTERIOR SIDE OF A DOOR MAY BE A MAX. OF 7 3/4" BELOW THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. FOR DOORS THAT SWING OVER THE LANDING THE MAX. DISTANCE BELOW THE THRESHOLD IS 1/2" PER CBC 1010.17. SLIDING GLASS DOORS SHALL HAVE A MAX. 1/2" LEVEL CHANGE FROM THRESHOLD.
 D3. DOORWAY BETWEEN GARAGES & HABITABLE SPACE SHALL BE PROVIDED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & PROVIDED WITH SELF CLOSING AND SELF LATCHING HARDWARE.
 D4. PROVIDE LISTED, GASKETED DOORS w/ LISTED SELF CLOSING DEVICE & BOTTOM SEAL AT THRESHOLD PER CMC 904.1 WHERE COMPARTMENTS CONTAINING FURNACES & BOILERS ARE INSTALLED IN BEDROOMS OR BATHROOMS.
 W1. (N) WINDOWS PER WINDOW SCHEDULE INCLUDED IN THIS DRAWING SET SHALL COMPLY WITH TITLE 24 REQUIREMENTS. SEE SCHEDULE FOR ADDITIONAL NOTES.
 W2. EMERGENCY ESCAPE & RESCUE WINDOWS REQUIRED AT SLEEPING AREAS SHALL MEET THE FOLLOWING REQUIREMENTS: MIN. 5.7' CLEAR OPENING, MIN. 20" CLEAR HEIGHT, MIN. 20" CLEAR WIDTH, SILL HEIGHT MAX. 44" AFF.
 W3. WINDOWS IN LOCATIONS SUBJECT TO HUMAN IMPACT LOADS SHALL BE PROVIDED WITH SAFETY GLAZING INSTALLED IN ACCORDANCE WITH CBC 2406 & 2407.

KITCHEN PROJECT NOTES

K1. KITCHEN FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 G.P.M. MEASURED AT 60 PSI.
 K2. GARBAGE DISPOSAL UNITS AT KITCHEN SINKS SHALL BE PROVIDED WITH REQUIRED AIR GAP.
 K3. GAS COOKING APPLIANCES SHALL BE UL LISTED & INSTALLED PER MANUF. INSTRUCTIONS. PROVIDE GAS SHUT-OFF VALVE IN APPROVED, ACCESSIBLE LOCATION.
 K4. RESIDENTIAL RANGEHOOD EXHAUST PER CMC 403.7. SHALL MEET REQUIREMENTS OF CMC 504.2. EXHAUST TERMINATION SHALL BE LOCATED AT LEAST 3'-0" AWAY FROM PROPERTY LINES AND BUILDING OPENINGS & BE PROVIDED WITH WEATHERPROOF BACKDRAFT DAMPER. WHERE REMOTE EXHAUST OR BOOSTER FANS ARE REQUIRED, FAN SHALL BE ON DEDICATED CIRCUIT.
 K5. UPPER CABINETS SHALL BE MIN. 30" ABOVE COOKING TOP PER CMC 921.3.2. PROVIDE THE COOKING APPLIANCE MIN. CLEARANCE TO COMBUSTIBLES PER CMC 918.2.
 K6. (N) DISHWASHERS SHALL BE PROVIDED WITH REQUIRED AIRGAP, HOT WATER STUB & DEDICATED CIRCUIT.
 K7. (N) APPLIANCES TO BE UL LISTED AND INSTALLED PER MANUF. INSTRUCTIONS. INSTALLING CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND PLUMBING REQUIREMENTS WITH MANUF. SPECIFICATIONS.
 K8. (N) CABINETS AND NONPOROUS COUNTERTOPS THROUGHOUT, U.O.N.

BATHROOM PROJECT NOTES

B1. (N) NONPOROUS SLAB COUNTERTOP & SPLASH.
 B2. CLASS SHOWER ENCLOSURES SAFETY GLAZING SUBJECT TO HUMAN IMPACT LOADS INSTALLED IN ACCORDANCE W/ CBC 2406 & 2407. SHOWER DOORS SHALL PROVIDE MIN 22" CLEAR OPENING WIDTH, PER CPC 408.5.
 B3. SHOWER COMPARTMENTS & WALLS ABOVE TUBS w/ SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET. CBC 1210.2.3
 A. NONPAPER-FACED BACKER BOARD TO BE USED IN ALL TUB, SHOWER & SPA AREAS. (WATER-RESISTANT TO A HEIGHT AS INDICATED ABOVE).
 B4. SHOWER PER CPC 408. MIN FLOOR AREA OF 1024 SQUARE INCHES & CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE AREA & DIMENSION SHALL BE MAINTAINED TO A POINT NOT LESS THAN 70" ABOVE THE SHOWER DRAIN. DRAIN INLET MIN. 2" MAX. 9" BELOW THRESHOLD INTO SHOWER. SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 GPM MEASURED AT 60 PSI.
 B5. SHOWER VALVES & HEADS SHALL BE PLACED INSIDE SHOWER COMPARTMENT SUCH THAT SHOWER HEAD DOES NOT DISCHARGE DIRECTLY TOWARD THE ENTRANCE OF THE COMPARTMENT AND THE BATHER CAN ADJUST VALVES PRIOR TO STEPPING INTO SHOWER SPRAY.
 B7. WATER CLOSET PER CBC 2509. CENTERED WITHIN 30" WIDE CLEAR SPACE. TOILETS SHALL HAVE MAX. 1.28 GPF WATER CONSUMPTION.
 B8. BATH & LAUNDRY ROOM FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 GPM MEASURED AT 60 PSI.
 B9. PROVIDE EXHAUST FAN CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. VENT TO OUTSIDE. PROVIDE BACKDRAFT DAMPER.

STAIRWAYS, HANDRAILS & GUARDRAILS PROJECT NOTES

(N) STAIRWAY TO COMPLY W/ CBC SECTION 1011:
 A. HEADROOM 6'-8" MIN.
 B. RISE 7 3/4" MAX. (RISER VARIATION 3/8" MAX)
 C. TREAD DEPTH MIN. 10" NOSE TO NOSE & WIDTH: 3'-0" MIN.
 S2. HANDRAIL TO COMPLY W/ CBC SECTION 1014:
 A. 34" TO 38" ABOVE TREAD NOSING, 1 1/2" MIN. CLEAR FROM WALL.
 B. HANDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
 S3. GRASPABILITY TYPE 1: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION OF 2 1/4" & MIN. CROSS SECTION OF 1". EDGES SHALL HAVE A MIN. RADIUS OF 0.01" GRASPABILITY TYPE 2: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL PROVIDE A GRASPABLE FINER RECESS AREA ON BOTH SIDES OF THE PROFILE BEGINNING A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVES A DEPTH OF 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.
 S4. SPACES UNDER STAIRWAYS PER CBC 1011.7.4.
 A. SPACES UNDER STAIRWAYS WITHIN SINGLE FAMILY RESIDENCE SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MIN. 5/8" GYP. BOARD.
 S5. GUARDRAIL TO COMPLY W/ CBC SECTION 1015:
 A. 42" ABOVE WALKING SURFACE. MAXIMUM SPACING OF INTERMEDIATE RAILS, SUCH THAT A 4" SPHERE SHALL NOT PASS BETWEEN RAILS.
 B. WHERE TOP OF GUARDRAIL ALSO SERVES AS STAIR HANDRAIL IN COMPLIANCE WITH CBC 1014, HEIGHT OF GUARDRAIL PERMITTED TO BE 34" MIN. TO 38" MAX. ABOVE TREAD NOSING.
 C. GUARDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.

LAUNDRY & MECHANICAL ROOM PROJECT NOTES

L1. CLOTHES WASHER: PROVIDE FLUSH MOUNT 'GUY BOX' FOR HOT & COLD WATER & DRAIN CONNECTIONS.
 L2. CONVENTIONAL CLOTHES DRYER: PROVIDE OPENING OF 100 SQ. INCHES MIN. FOR MAKE-UP AIR AT DOORS ENCLOSING APPLIANCE PER CMC 504.1. DIRECT EXHAUST TO OUTSIDE USING STEEL, SMOOTH BORE, 4" MIN. DIA. DUCT. PROVIDE WEATHERPROOF CAP & BACKDRAFT DAMPER. TERMINATE VENT MIN. 3'-0" FROM OPERABLE WINDOWS & DOORS PER CMC 502.2. PROVIDE IN-LINE BOOSTER FAN FOR DUCT RUNS OVER 14'-0" IN LENGTH. PROVIDE GAS SHUT-OFF VALVE IN APPROVED LOCATION. CONDENSING DRYERS TO HAVE DRAIN & DRAIN PAN.
 L3. PROVIDE DRAIN PAN @ TANK WATER HEATERS AND CLOTHES WASHERS INSTALLED OVER LIVING SPACE.
 L4. WATER HEATER TO BE PROVIDED WITH SEISMIC STRAPPING PER CPC 507.2
 L5. ROOMS CONTAINING GAS CONSUMING SPACE AND WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH COMBUSTION AIR OPENINGS IN COMPLIANCE WITH CMC CHAPTER 7.

LEGEND

- EXISTING WALL
- - - - - DEMOLISHED WALL
- NEW WALL
- ▨ NEW 1-HOUR RATED WALL



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

**628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036**

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION #01	07.10.20
REVISION 02	09.15.21

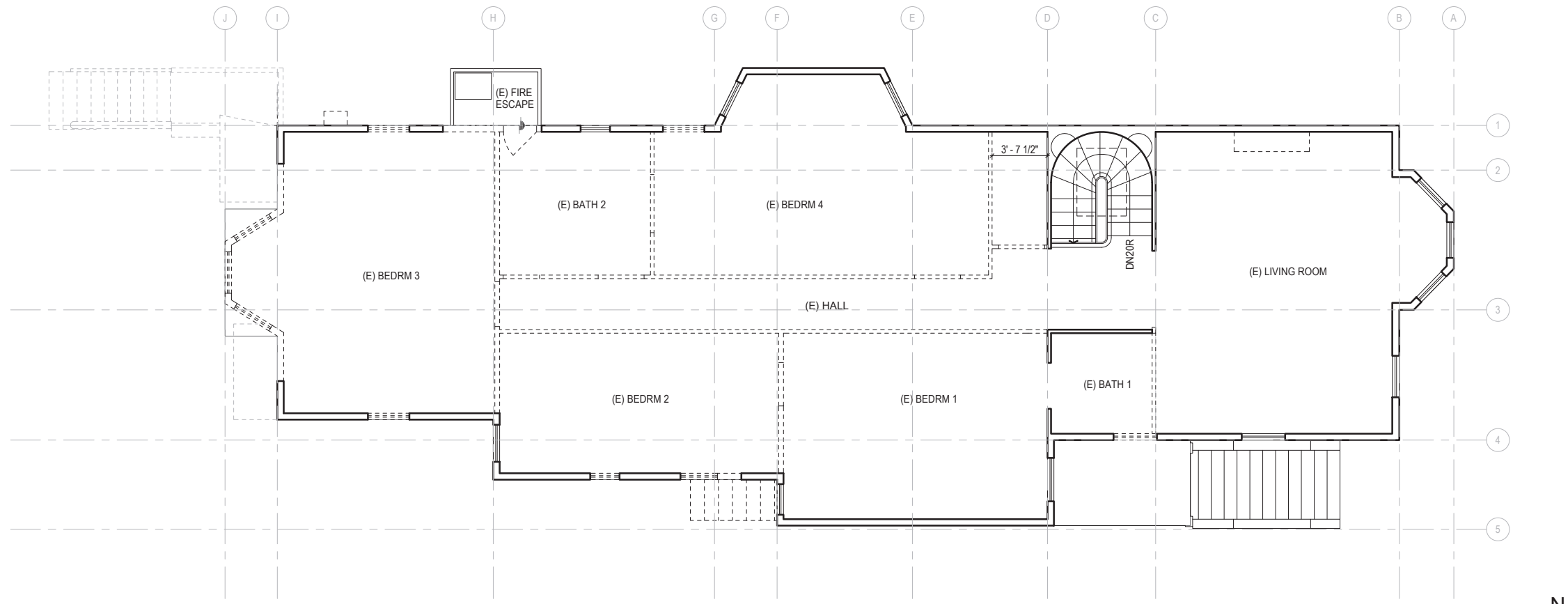
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DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED FLOOR 02

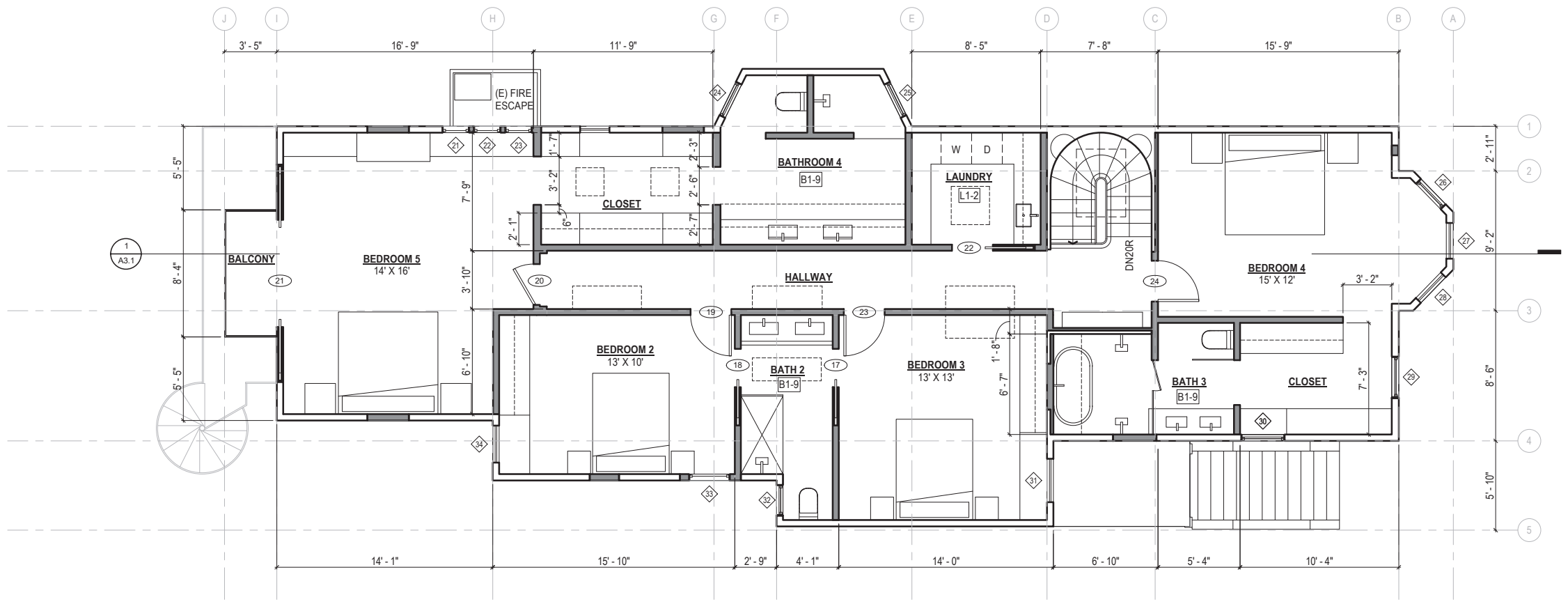
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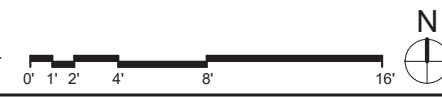
REV#: **DATE:**



1 FLOOR 03 - EXISTING AND DEMOLITION PLAN (FAMILY LIVING QUARTERS)
SCALE: 1/4" = 1'-0"



2 FLOOR 03 - PROPOSED FLOOR PLAN UNIT 2: 3,419 SF
SCALE: 1/4" = 1'-0" (DEDICATED OUTDOOR SPACE: 28 SF)



FLOOR PLAN KEYNOTES

DRAWING SET GENERAL NOTES

1.1 SEE SHEET A0.0 FOR GENERAL CONSTRUCTION NOTES
 1.2 SEE SHEET EMP.1 FOR ELECTRICAL & MECHANICAL NOTES & PLANS
 1.3 DIMENSIONS SHOWN IN PLANS AND ELEVATIONS ARE TAKEN FROM FACE OF WALLBOARD AT INTERIOR WALLS AND FACE OF EXTERIOR FINISH AT EXTERIOR WALLS. U.O.N.

DOORS, WINDOW AND SKYLIGHT PROJECT NOTES

D1. PRIMARY EXIT DOORS SHALL MEET THE REQUIREMENTS OF CBC SECTION 1010 FOR SIZE, PROJECTIONS INTO CLEAR WIDTH OF EGRESS PATH, DOOR SWING, & OPENING FORCE.
 D2. DOORS SHALL BE PROVIDED WITH A MIN. 36" X 36" LEVEL LANDING ON EACH SIDE OF THE DOORS EXCEPT AS FOLLOWS: LANDINGS AT THE EXTERIOR SIDE OF A DOOR MAY BE A MAX. OF 7 3/4" BELOW THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. FOR DOORS THAT SWING OVER THE LANDING THE MAX. DISTANCE BELOW THE THRESHOLD IS 1/2" PER CBC 1010.1.7. SLIDING GLASS DOORS SHALL HAVE A MAX. 1/2" LEVEL CHANGE FROM THRESHOLD.
 D3. DOORWAY BETWEEN GARAGES & HABITABLE SPACE SHALL BE PROVIDED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & PROVIDED WITH SELF CLOSING AND SELF LATCHING HARDWARE.
 D4. PROVIDE LISTED, GASKETED DOORS w/ LISTED SELF CLOSING DEVICE & BOTTOM SEAL AT THRESHOLD PER CMC 904.1 WHERE COMPARTMENTS CONTAINING FURNACES & BOILERS ARE INSTALLED IN BEDROOMS OR BATHROOMS.
 W1. (N) WINDOWS PER WINDOW SCHEDULE INCLUDED IN THIS DRAWING SET SHALL COMPLY WITH TITLE 24 REQUIREMENTS. SEE SCHEDULE FOR ADDITIONAL NOTES.
 W2. EMERGENCY ESCAPE & RESCUE WINDOWS REQUIRED AT SLEEPING AREAS SHALL MEET THE FOLLOWING REQUIREMENTS: MIN. 5.7' CLEAR OPENING, MIN. 20" CLEAR HEIGHT, MIN. 20" CLEAR WIDTH, SILL HEIGHT MAX. 44" AFF.
 W3. WINDOWS IN LOCATIONS SUBJECT TO HUMAN IMPACT LOADS SHALL BE PROVIDED WITH SAFETY GLAZING INSTALLED IN ACCORDANCE WITH CBC 2406 & 2407.

KITCHEN PROJECT NOTES

K1. KITCHEN FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 G.P.M. MEASURED AT 60 PSI.
 K2. GARBAGE DISPOSAL UNITS AT KITCHEN SINKS SHALL BE PROVIDED WITH REQUIRED AIR GAP.
 K3. GAS COOKING APPLIANCES SHALL BE UL LISTED & INSTALLED PER MANUF. INSTRUCTIONS. PROVIDE GAS SHUT-OFF VALVE IN APPROVED, ACCESSIBLE LOCATION.
 K4. RESIDENTIAL RANGEHOOD EXHAUST PER CMC 403.7. SHALL MEET REQUIREMENTS OF CMC 504.2. EXHAUST TERMINATION SHALL BE LOCATED AT LEAST 3'-0" AWAY FROM PROPERTY LINES AND BUILDING OPENINGS & BE PROVIDED WITH WEATHERPROOF BACKDRAFT DAMPER. WHERE REMOTE EXHAUST OR BOOSTER FANS ARE REQUIRED, FAN SHALL BE ON DEDICATED CIRCUIT.
 K5. UPPER CABINETS SHALL BE MIN. 30" ABOVE COOKING TOP PER CMC 921.3.2. PROVIDE THE COOKING APPLIANCE MIN. CLEARANCE TO COMBUSTIBLES PER CMC 918.2.
 K6. (N) DISHWASHERS SHALL BE PROVIDED WITH REQUIRED AIRGAP, HOT WATER STUB & DEDICATED CIRCUIT.
 K7. (N) APPLIANCES TO BE UL LISTED AND INSTALLED PER MANUF. INSTRUCTIONS. INSTALLING CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND PLUMBING REQUIREMENTS WITH MANUF. SPECIFICATIONS.
 K8. (N) CABINETRY AND NONPOROUS COUNTERTOPS THROUGHOUT, U.O.N.

BATHROOM PROJECT NOTES

B1. (N) NONPOROUS SLAB COUNTERTOP & SPLASH.
 B2. (N) GLASS SHOWER ENCLOSURES SAFETY GLAZING SUBJECT TO HUMAN IMPACT LOADS INSTALLED IN ACCORDANCE W/ CBC 2406 & 2407. SHOWER DOORS SHALL PROVIDE MIN 22" CLEAR OPENING WIDTH, PER CPC 408.5.
 B3. SHOWER COMPARTMENTS & WALLS ABOVE TUBS w/ SHOWERHEADS SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET. CBC 1210.2.3
 A. NONPAPER-FACED BACKER BOARD TO BE USED IN ALL TUB, SHOWER & SPA AREAS. (WATER-RESISTANT TO A HEIGHT AS INDICATED ABOVE).
 B4. SHOWER PER CPC 408. MIN FLOOR AREA OF 1024 SQUARE INCHES & CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE AREA & DIMENSION SHALL BE MAINTAINED TO A POINT NOT LESS THAN 70" ABOVE THE SHOWER DRAIN. DRAIN INLET MIN. 2" MAX. 9" BELOW THRESHOLD INTO SHOWER. SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 GPM MEASURED AT 60 PSI.
 B5. SHOWER VALVES & HEADS SHALL BE PLACED INSIDE SHOWER COMPARTMENT SUCH THAT SHOWER HEAD DOES NOT DISCHARGE DIRECTLY TOWARD THE ENTRANCE OF THE COMPARTMENT AND THE BATHER CAN ADJUST VALVES PRIOR TO STEPPING INTO SHOWER SPRAY.
 B7. WATER CLOSET PER CBC 2509. CENTERED WITHIN 30" WIDE CLEAR SPACE. TOILETS SHALL HAVE MAX. 1.28 GPF WATER CONSUMPTION.
 B8. BATH & LAUNDRY ROOM FAUCETS SHALL HAVE A MAX. FLOW RATE OF 1.5 GPM MEASURED AT 60 PSI.
 B9. PROVIDE EXHAUST FAN CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR. VENT TO OUTSIDE. PROVIDE BACKDRAFT DAMPER.

STAIRWAYS, HANDRAILS & GUARDRAILS PROJECT NOTES

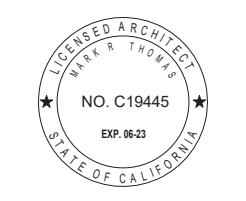
S1. (N) STAIRWAY TO COMPLY W/ CBC SECTION 1011:
 A. HEADROOM 8'-8" MIN.
 B. RISE 7 3/4" MAX. (RISER VARIATION 3/8" MAX)
 C. TREAD DEPTH MIN. 10" NOSE TO NOSE & WIDTH: 3'-0" MIN.
 S2. HANDRAIL TO COMPLY W/ CBC SECTION 1014:
 A. 34" TO 38" ABOVE TREAD NOSING, 1 1/2" MIN. CLEAR FROM WALL.
 B. HANDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.
 S3. GRASPABILITY TYPE 1: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS SECTION OF 2 1/4" & MIN. CROSS SECTION OF 1". EDGES SHALL HAVE A MIN. RADIUS OF 0.01" GRASPABILITY TYPE 2: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL PROVIDE A GRASPABLE FINER RECESS AREA ON BOTH SIDES OF THE PROFILE BEGINNING A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVES A DEPTH OF 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE.
 S4. SPACES UNDER STAIRWAYS WITHIN SINGLE FAMILY RESIDENCE
 A. SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MIN. 5/8" GYP. BOARD.
 S5. GUARDRAIL TO COMPLY W/ CBC SECTION 1015:
 A. 42" ABOVE WALKING SURFACE. MAXIMUM SPACING OF INTERMEDIATE RAILS, SUCH THAT A 4" SPHERE SHALL NOT PASS BETWEEN RAILS.
 B. WHERE TOP OF GUARDRAIL ALSO SERVES AS STAIR HANDRAIL IN COMPLIANCE WITH CBC 1014, HEIGHT OF GUARDRAIL PERMITTED TO BE 34" MIN. TO 38" MAX. ABOVE TREAD NOSING.
 C. GUARDRAILS MUST WITHSTAND A LOAD OF AT LEAST 200LBS APPLIED IN ANY DIRECTION AT ANY POINT ON THE RAIL PER CBC 1607.8.1.1.

LAUNDRY & MECHANICAL ROOM PROJECT NOTES

L1. CLOTHES WASHER: PROVIDE FLUSH MOUNT 'GUY BOX' FOR HOT & COLD WATER & DRAIN CONNECTIONS.
 L2. CONVENTIONAL CLOTHES DRYER: PROVIDE OPENING OF 100 SQ. INCHES MIN. FOR MAKE-UP AIR AT DOORS ENCLOSING APPLIANCE PER CMC 504.1.1. DIRECT EXHAUST TO OUTSIDE USING STEEL, SMOOTH BORE, 4" MIN. DIA. DUCT. PROVIDE WEATHERPROOF CAP & BACKDRAFT DAMPER. TERMINATE VENT MIN. 3'-0" FROM OPERABLE WINDOWS & DOORS PER CMC 502.2. PROVIDE IN-LINE BOOSTER FAN FOR DUCT RUNS OVER 14'-0" IN LENGTH. PROVIDE GAS SHUT-OFF VALVE IN APPROVED LOCATION. CONDENSING DRYERS TO HAVE DRAIN & DRAIN PAN.
 L3. PROVIDE DRAIN PAN @ TANK WATER HEATERS AND CLOTHES WASHERS INSTALLED OVER LIVING SPACE.
 L4. WATER HEATER TO BE PROVIDED WITH SEISMIC STRAPPING PER CPC 507.2
 L5. ROOMS CONTAINING GAS CONSUMING SPACE AND WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH COMBUSTION AIR OPENINGS IN COMPLIANCE WITH CMC CHAPTER 7.

LEGEND

- EXISTING WALL
- - - DEMOLISHED WALL
- NEW WALL
- ▨ NEW 1-HOUR RATED WALL



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

**628 SHOTWELL STREET
SAN FRANCISCO, CA
94110
BLOCK:3611 LOT:036**

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION #01	07.10.20
REVISION 02	09.15.21

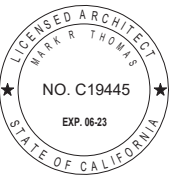
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SHEET TITLE:

EXISTING & PROPOSED FLOOR 03

SHEET NUMBER:

A1.3

REV#: **DATE:**



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA 94110
BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
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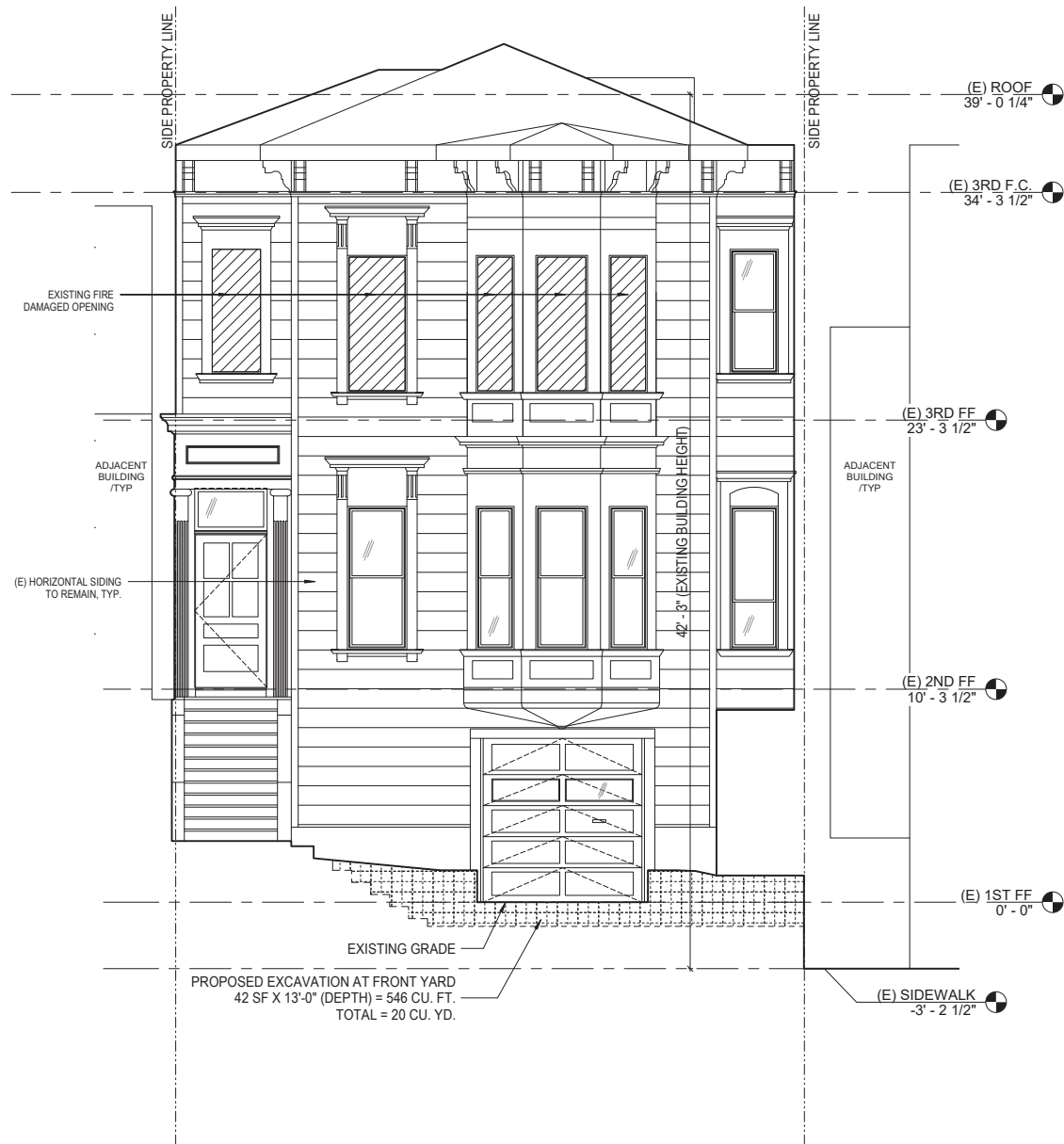
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DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED EAST ELEVATION

SHEET NUMBER:

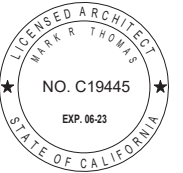
A2.1

REV #: DATE:



1 EXISTING EAST EXTERIOR ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

2 PROPOSED EAST EXTERIOR ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
 SAN FRANCISCO, CA 94110
 BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20
REVISION 02	09.15.21

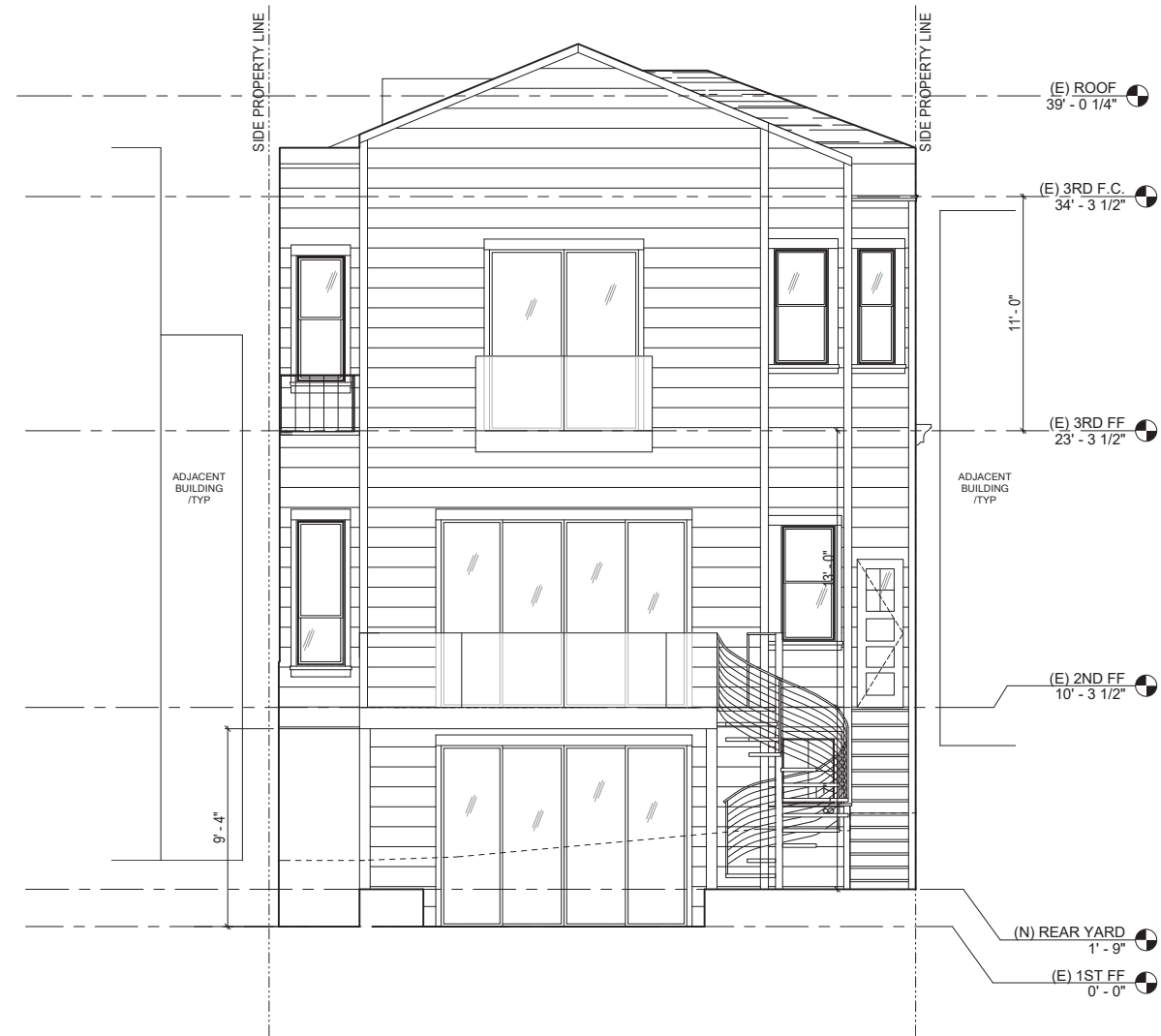
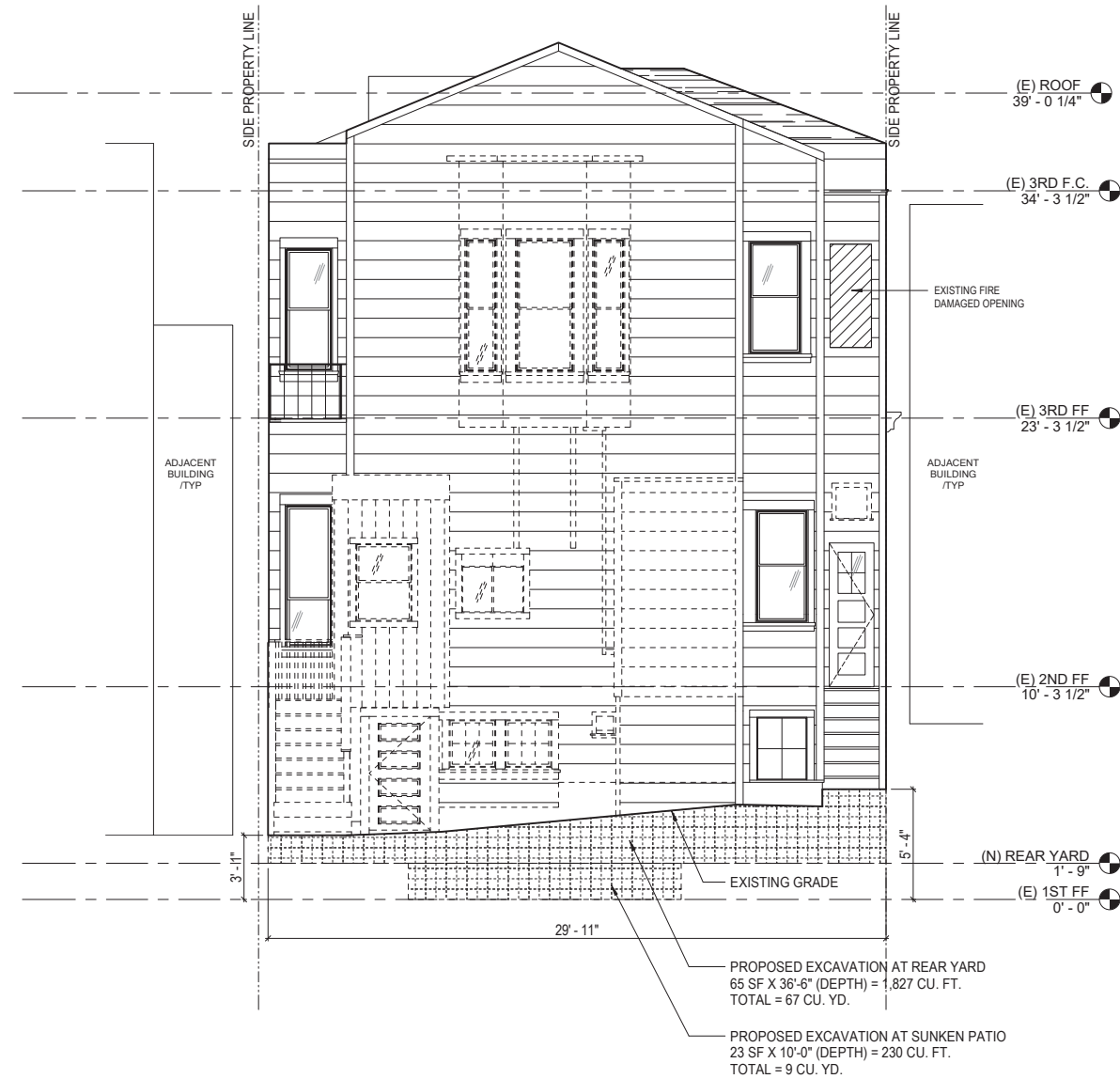
DRAWN BY: TL
 DATE: 07.10.20
 SHEET TITLE:

EXISTING & PROPOSED WEST ELEVATION

SHEET NUMBER:

A2.2

REV #: DATE:

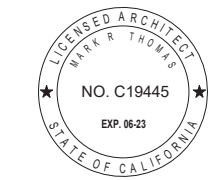


1 EXISTING WEST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"





628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
 SAN FRANCISCO, CA 94110
 BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20
REVISION 02	09.15.21

DRAWN BY: TL
 DATE: 07.10.20
 SHEET TITLE:

EXISTING & PROPOSED NORTH ELEVATION

SHEET NUMBER:

A2.3

REV#: DATE:



1 EXISTING NORTH ELEVATION (SIDE)
 SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION (SIDE)
 SCALE: 1/4" = 1'-0"



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
SAN FRANCISCO, CA 94110
BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20
REVISION 02	09.15.21

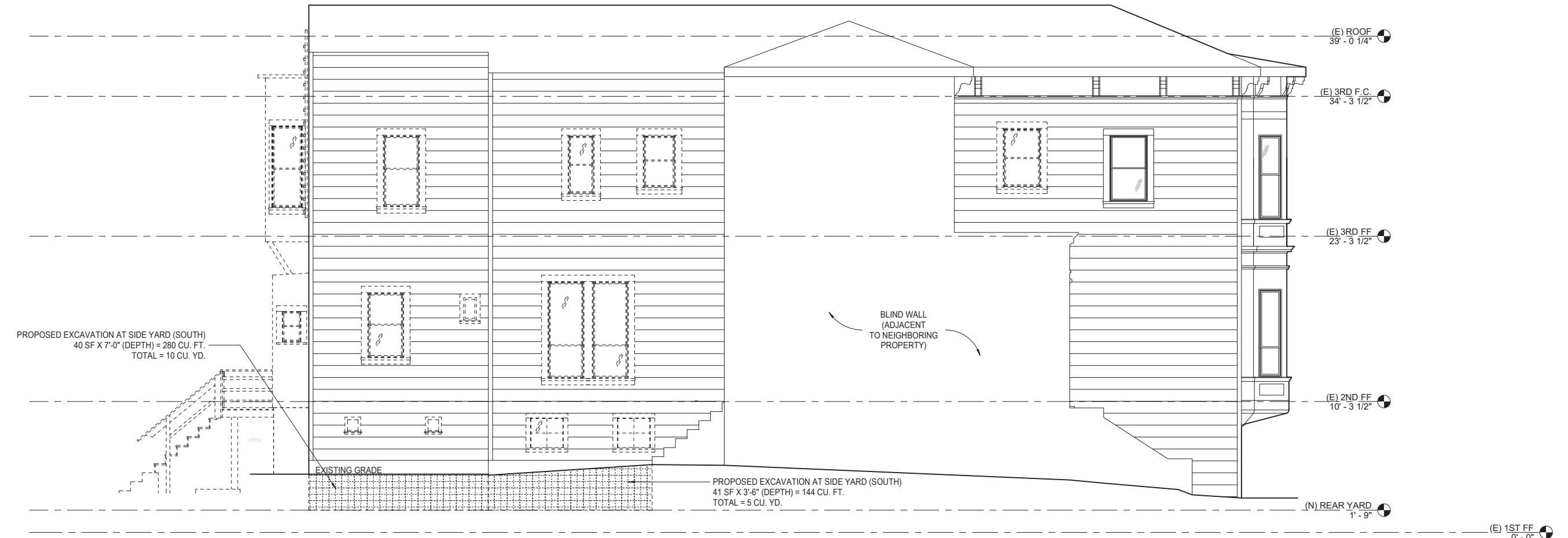
DRAWN BY: TL
DATE: 07.10.20
SHEET TITLE:

EXISTING & PROPOSED SOUTH ELEVATION

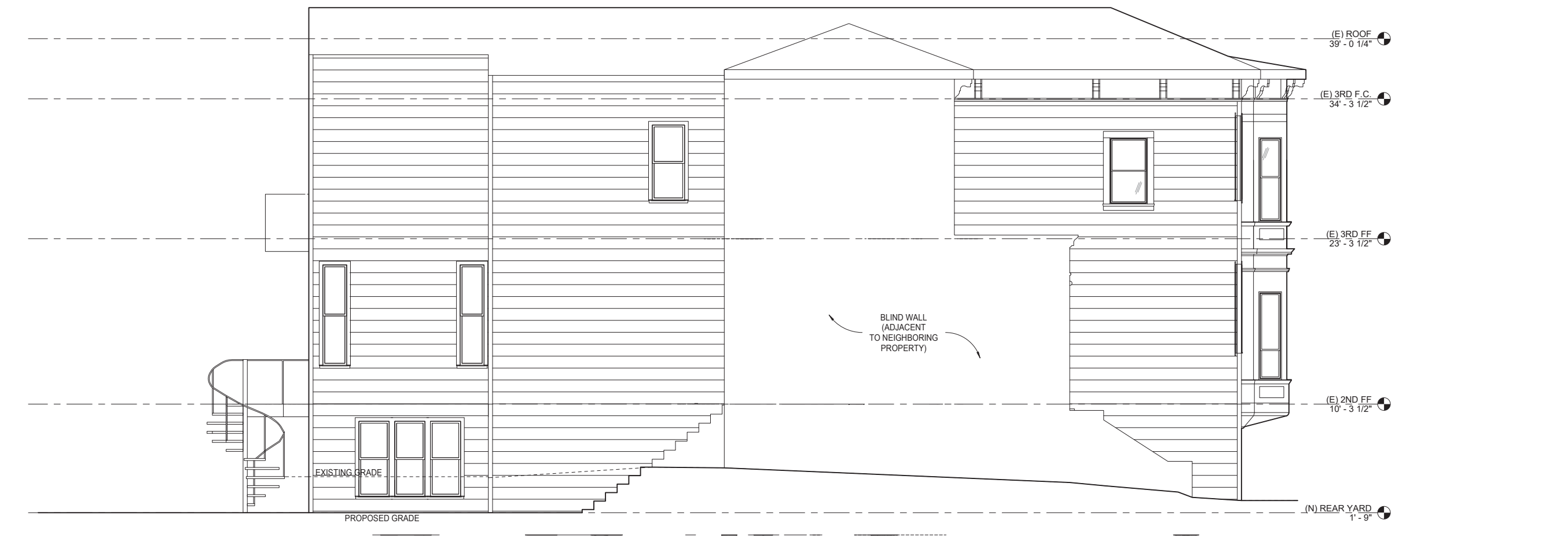
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A2.4

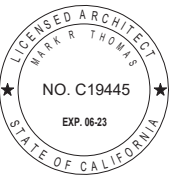
REV #: DATE:



1 EXISTING SOUTH ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



628 SHOTWELL STREET LLC

INTERIOR ALTERATION

628 SHOTWELL STREET
 SAN FRANCISCO, CA 94110
 BLOCK:3611 LOT:036

ISSUE:	DATE:
PROJECT REVIEW	09.09.19
ISSUE FOR PERMIT	11.13.19
PLAN CHECK #1	03.13.20
REVISION 01	07.10.20
REVISION 02	09.15.21

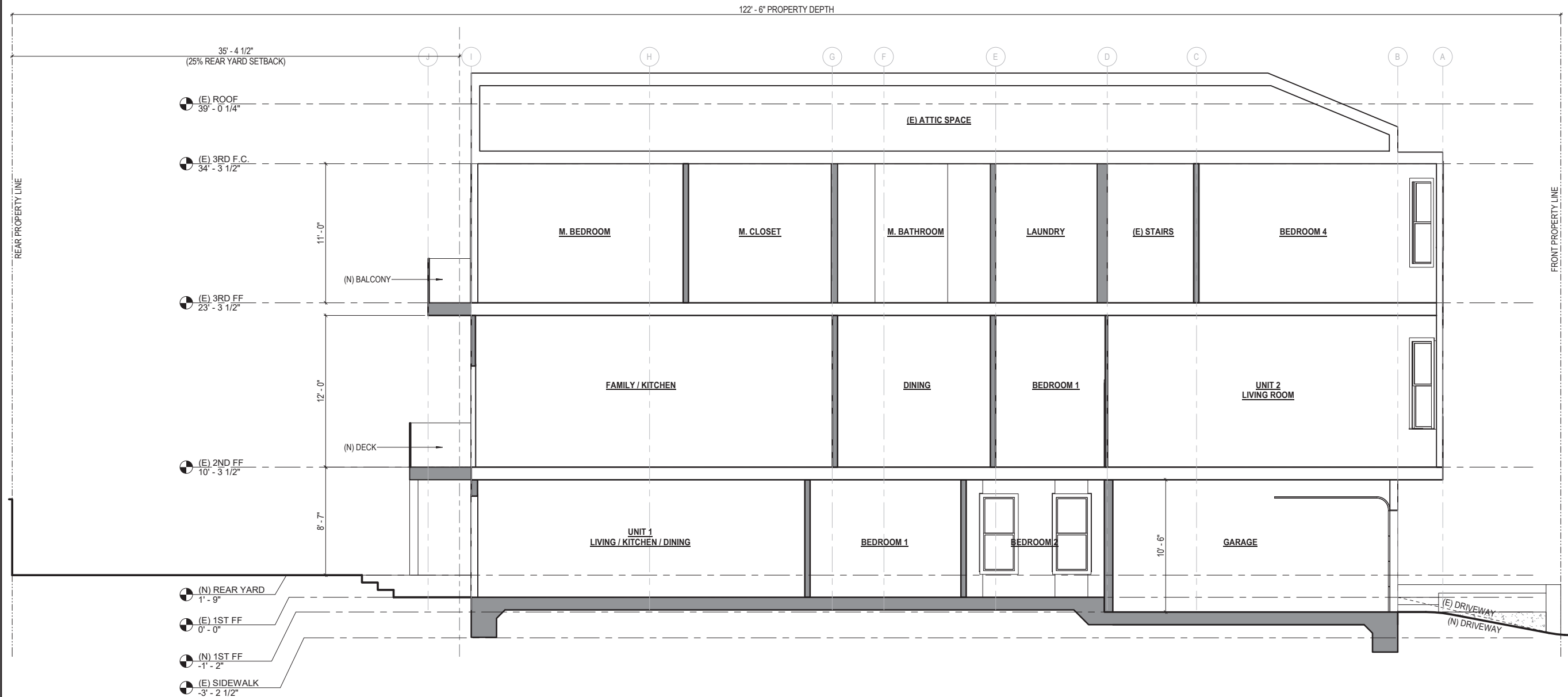
DRAWN BY: TL
 DATE: 07.10.20
 SHEET TITLE:

BUILDING SECTION

SHEET NUMBER:

A3.1

REV#: DATE:



1 PROPOSED BUILDING SECTION
 SCALE: 1/4" = 1'-0"





CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
628 SHOTWELL ST		3611036
Case No.		Permit No.
2019-022661PRJ		201911197709
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Interior alteration to remodel existing fire damaged single family home. Proposed scope includes new foundation and excavation to increase ceiling height and seismic upgrade. Addition of a new rear deck.</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 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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 checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 checked="" 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 checked="" 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 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 type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>
<input type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation</i> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other <i>(specify)</i>: </div> <div style="width: 45%; text-align: right;"> <input type="checkbox"/> Reclassify to Category C <i>(attach HRER or PTR)</i> </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	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.
Comments <i>(optional)</i> :	
Preservation Planner Signature: Monica Giacomucci	

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

<input checked="" type="checkbox"/>	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.	
	Project Approval Action: Building Permit	Signature: Monica Giacomucci
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/28/2020
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.		

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:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 628 SHOTWELL STREET
RECORD NO.: 2019-022661CUA

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

Reception:
415.558.6378

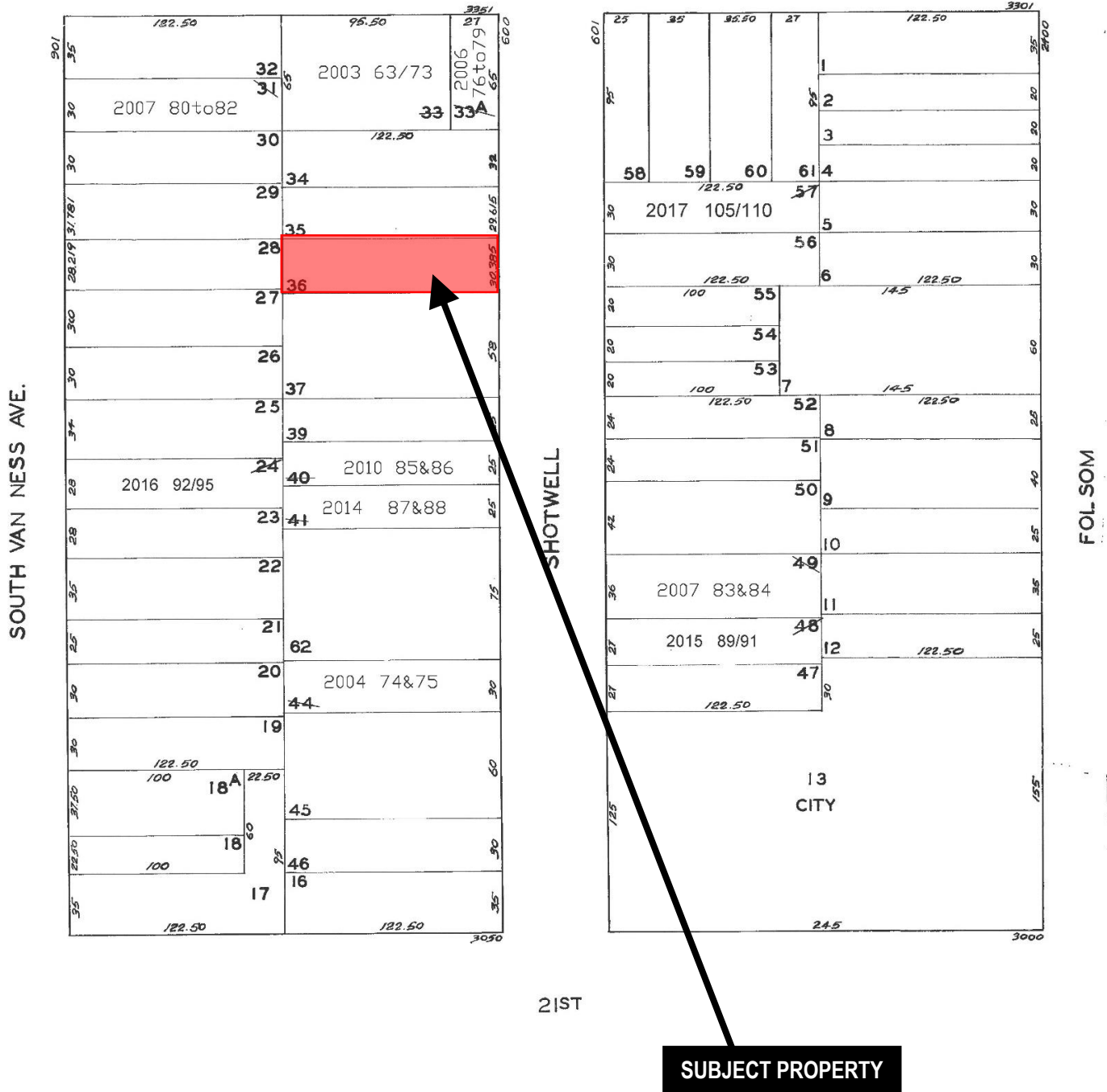
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (accessory) GSF	925	609	-316
Residential GSF	3,862	4,155	293
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	1,501	1,501	0
Public Open Space	0	0	0
Other (Retail Sales and Services)	0	0	0
TOTAL GSF	20,400	20,400	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	1	2
Dwelling Units - Total	1	1	2
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	1	0	1
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0
Other ()	NA	NA	NA

Parcel Map

20TH



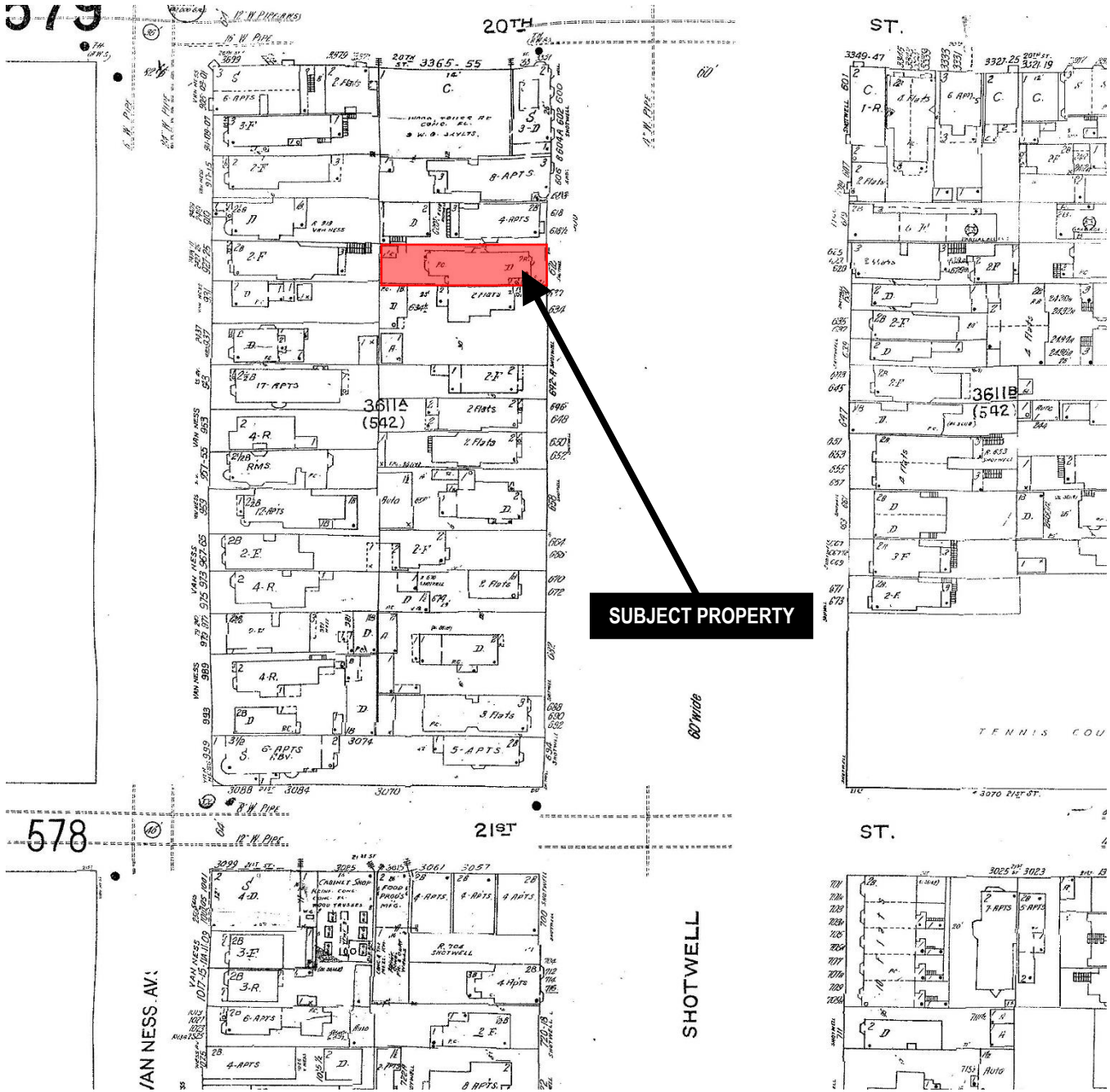
21ST

SUBJECT PROPERTY



Planning Commission Hearing
 Case Number 2019-022661CUA
 Residential Care Facility CUA
 628 Shotwell Street

Sanborn Map*

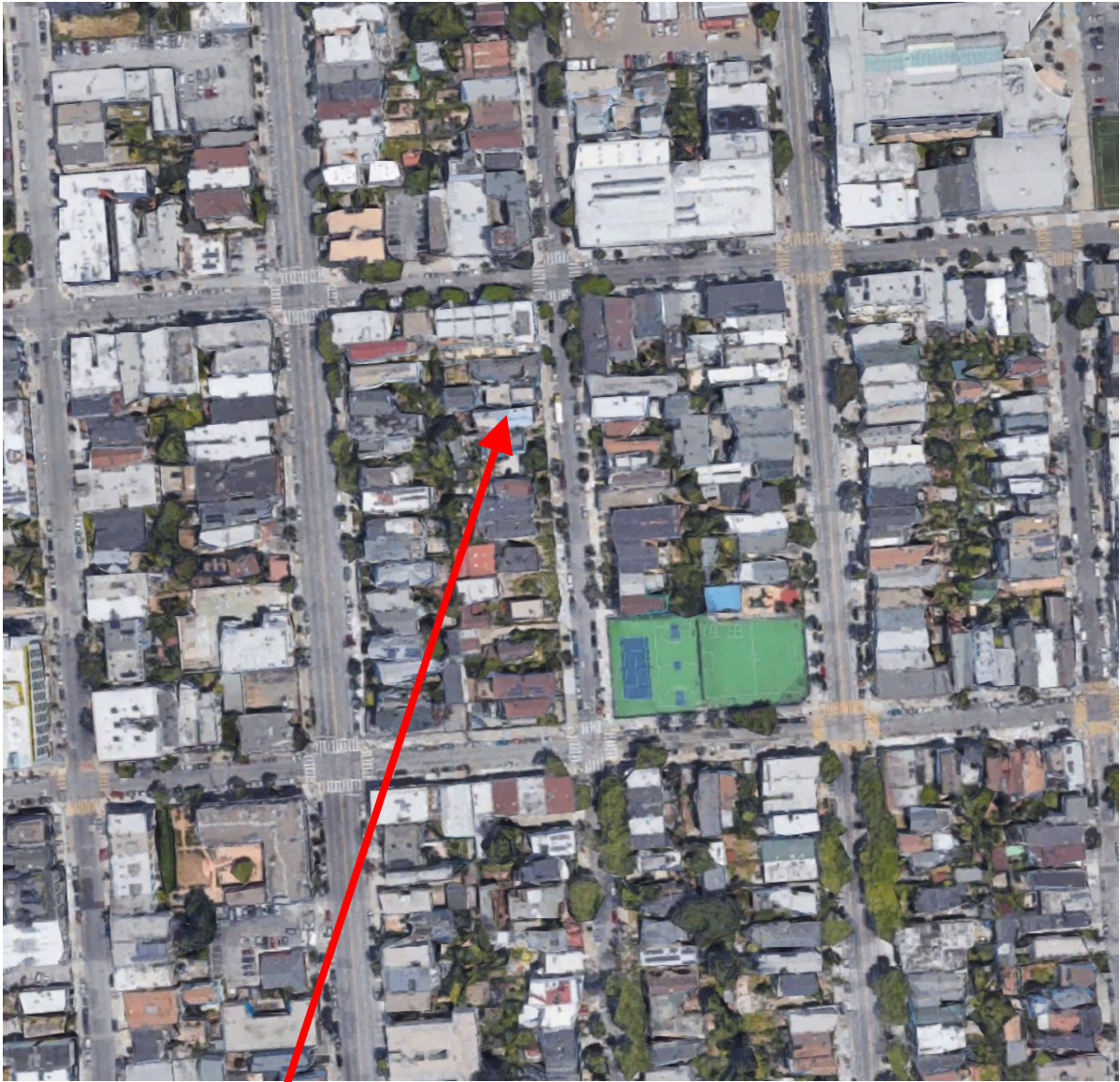


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Planning Commission Hearing
 Case Number 2019-022661CUA
 Residential Care Facility CUA
 628 Shotwell Street



Aerial Photo – View 1

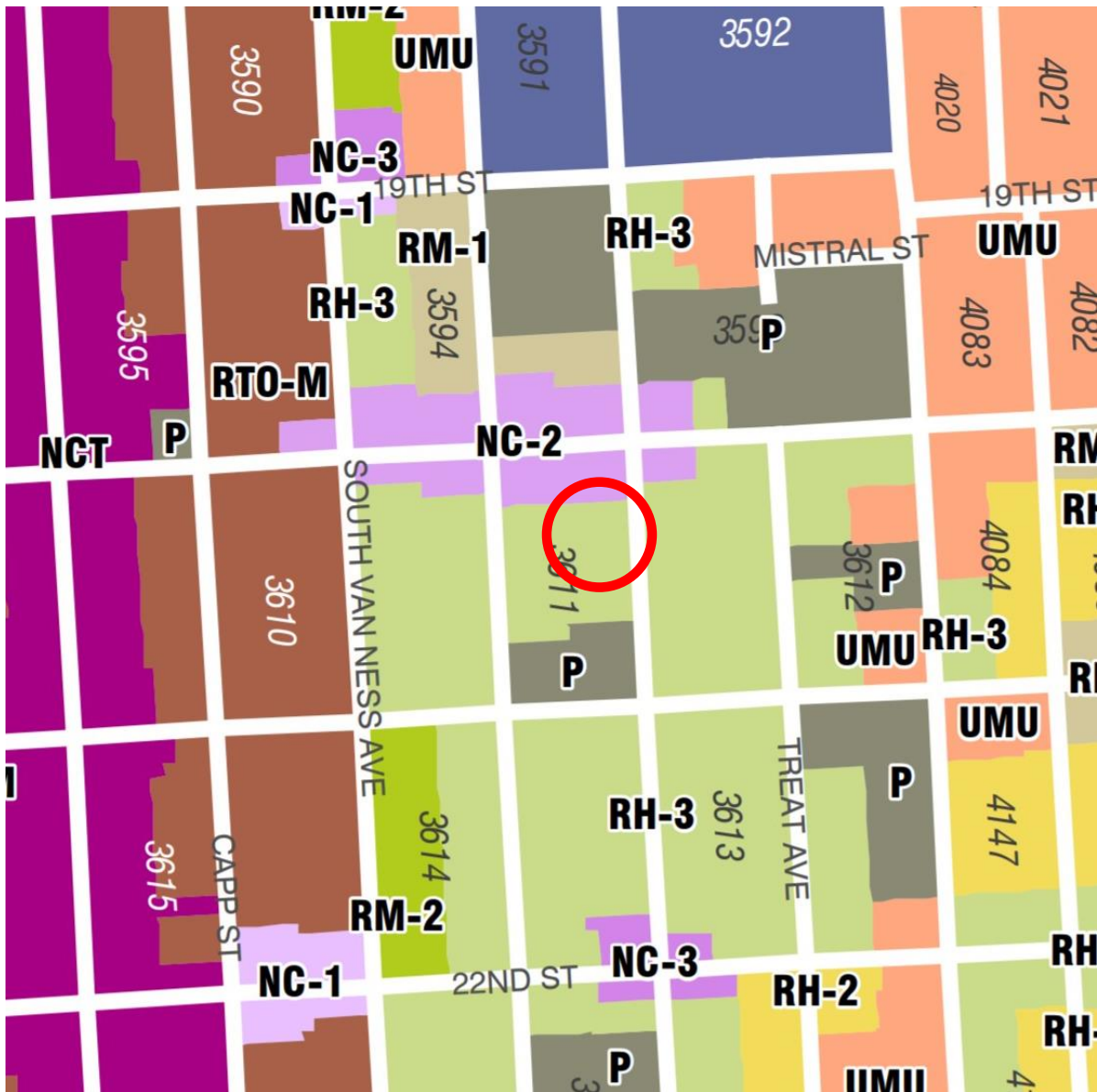


SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2019-022661CUA
Residential Care Facility CUA
628 Shotwell Street

Zoning Map



Planning Commission Hearing
Case Number 2019-022661CUA
Residential Care Facility CUA
628 Shotwell Street

Site Photo



Planning Commission Hearing
Case Number 2019-022661CUA
Residential Care Facility CUA
628 Shotwell Street

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

601 Montgomery Street, Suite 400
San Francisco, California 94111
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zfplaw.com

September 20, 2021

VIA E-MAIL

President Joel Koppel
San Francisco Planning Commission
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: 628 Shotwell Street
File No. 2019-022661CUA/PRJ

Dear President Koppel and Planning Commissioners:

Our office represents the property owners of 628 Shotwell Street, who have filed a Conditional Use Authorization application under protest for their residential rehabilitation project. The property owners are not in the Residential Care Facility business and lack the expertise, licenses, and resources to operate such a facility. It is also not a financially viable use in this location.

The proposed project at 628 Shotwell Street is an opportunity to bring needed housing to the Mission. Following a catastrophic fire, the building has sat vacant for five years. This project respects the building's historical usage as a single-family home while adding a second dwelling unit. The project does so within the existing building envelope and maintains the building's character.

As explained in our July 6 letter, the owners continue to disagree with the Planning Department's determination that the proposed project is a "change of use" subject to the interim zoning controls enacted by the Board of Supervisors, which require CUA approval for a change from a Residential Care Facility (RCF) to any other use.

Simply put, no RCF use has existed on the property since 2015, and therefore there is no "change of use" subject to the CUA requirement. Moreover, the operation of RCFs is controlled by the state Department of Social Services, and the property has not been a licensed facility for years. Moreover, the current owner has never been a licensed RCF operator. A CUA requirement as applied to the current property is preempted by state law, as the City cannot require the property to be used as an RCF when it is not licensed for such a use.

The Board recently approved an ordinance on first reading to codify the CUA requirement. The proposed legislation does not change the analysis in our July 6 letter that the CUA requirement is only applicable to RCFs that were currently in operation at the time the CUA requirement was

first implemented. Because the RCF at this property was closed for years prior to any CUA requirement, the recently approved ordinance is inapplicable to the project. Moreover, even if a CUA were required, the project would be entitled to a CUA based on the four criteria recently approved by the Board.

The CUA Requirement is Not Applicable to 628 Shotwell

The interim zoning controls initially enacted by the Board in Resolution No. 430-19 were only applicable to the 101 active RCFs in operation at the time the resolution was adopted. The accompanying Memorandum to the Land Use and Transportation Committee explained the “intent of the legislation is to discourage *further* closures and conversions,” confirming that the CUA requirement only applied to the 101 active RCFs recognized in the resolution and not to those facilities that had *already* closed. Thus, because the RCF at 629 Shotwell was not active at the time Resolution 430-19 was approved, the interim zoning controls as first enacted were not applicable to 628 Shotwell Street.

Resolution No. 539-19, introduced less than two weeks after approval of Resolution No. 430-19, clarified which properties would be subject to the interim controls. The resolution stated that the interim controls would be applicable only where the RCF was licensed within the three years immediately prior to submitting any application to change the use. The accompanying Memorandum to the Land Use and Transportation Committee for Resolution No. 539-19 explained that resolution-sponsor Supervisor Mandelman recognized Resolution No. 430-19 “*did not encompass certain residential care facilities*” and thus the new resolution was necessary to “*add that certain projects would be subject to the interim zoning controls*” (emphasis added). Specifically, Resolution No. 430-19 was not applicable to unpermitted or recently closed facilities. The evidence is clear that Resolution No. 430-19 only subjected a small subset of RCFs – *active* RCFs – to the interim controls, and Resolution No. 539-19 broadened the scope of the interim controls to encompass certain additional RCFs, including those that had closed within the three years immediately prior to submitting a permit application. Resolution No. 139-21 narrowed the scope of the interim controls back to their previous applicability as per Resolution No. 430-19 – i.e., only applicable to active RCF uses.

The RCF at 628 Shotwell was not one of the 101 active RCFs in operation at the time Resolution 430-19 was passed and therefore was not subject to that resolution, nor was the facility in operation within the three years immediately prior to applying to reestablish a residential use and was therefore not subject to the wider net of RCFs under Resolution 539-19. Thus, even under the broadest interpretation of the underlying resolutions, the property at 628 Shotwell has never been subject to the interim controls, and no CUA is required.

Board of Supervisors File No. 210535 (the permanent controls) does not substantively change the CUA requirement or subject additional RCFs to the controls. Thus, because the evidence is clear that 628 Shotwell was never subject to Resolution No. 430-19 or the broader scope of RCFs identified in Resolution No. 539-19, the property is clearly not subject to the controls.

Moreover, by operation of the normal Planning Code rules, the property's former RCF use has terminated. RCF use is only permitted in this location for up to six beds. The available evidence shows that the former RCF use exceeded this threshold, which means that its use was not permitted. The RCF use was first mentioned in a 1983 building permit application that stated the first floor would be used as an RCF for "6 or fewer people on the first floor." Later, as stated in the January 21, 2021 Planning Staff Report, the RCF use eventually "spread to all floors of the building without the benefit of permits." Although it is not clear exactly how many beds were provided, the existing site plans show eight bedrooms, and there was likely more than one RCF bed in each bedroom. Listings for the facility suggest that accommodations at the property included both single- and shared-occupancy room options. If the first floor alone provided beds for six people, the property certainly provided beds for more than six people when the use spread to all floors of the building. Hence, the property's use was nonconforming and required conditional use authorization. Per SFPC section 303, CUA is abandoned after three years of non-use. It has now been six years since the RCF use was abandoned due to the property's catastrophic fire.

Lastly, there is no permitted RCF use at the property. Such use was regulated and terminated by the California Department of Social Services.

No actual or legal RCF use has existed at the property for a number of years, and the CUA requirement does not apply here.

The Project Would Be Entitled to a CUA If Required

The CUA requirement does not apply to 628 Shotwell Street. Even if a CUA were applicable, the proposed project meets the criteria for approval of a CUA.¹

- 1) *Information provided by the Department of Public Health, the Human Services Agency, the Department of Disability and Aging Services, the Golden Gate Regional Center, and/or the San Francisco Long-Term Care Coordinating Council with regard to the population served, nature and quality of services provided, and capacity of the existing Residential Care Facility;*

The RCF at this property was closed by the prior owner in 2015, after a fire substantially damaged the building. The entity operating the RCF was long ago dissolved. There is no existing RCF "use" at the property, so there is no "population" being served and the "capacity" of this use is zero. There are therefore no available findings by the agencies listed above.

¹ We have provided an analysis of the CUA criteria of the permanent legislation, which are substantively similar to the permanent legislation. Criteria 2 and 3 of the interim controls, regarding the number of beds within a one-mile radius and impact of the proposed change of use on the neighborhood, are both encapsulated in Criterion 2 of the permanent legislation. Criterion 4 of the permanent legislation was not a part of the interim controls.

- 2) *Data on available beds at licensed Residential Care Facilities within a one-mile radius of the site, and assessment from any of the above agencies regarding whether these available beds are sufficient to serve the need for residential care beds in the neighborhoods served by the Residential Care Facility proposed for a change of use or demolition, and in San Francisco;*

The RCF at this property has been closed for years and the neighborhood is not currently being “served” by an RCF use on this property. The “change of use” will therefore have no impact on availability of beds in the neighborhood.

In any event, according to the California Department of Social Services licensing database, there are at least four residential care facilities within a mile of the site, including South Van Ness Manor (0.2 miles away), San Francisco Adult Residential Facility (0.6 miles), RJ Starlight Home (0.8 miles), and Rustan Adult Residential Care Home (0.9 miles). There are also three additional facilities in the same zip code as the Property: Lady of Perpetual Help (1.1 miles), Merced Three (1.1 miles), and Holly Park Family Home (1.9 miles).

- 3) *Whether the Residential Care Facility proposed for a change of use or demolition will be relocated or its capacity will be replaced at another Residential Care Facility Use, and whether such relocation or replacement is practically feasible;*

The RCF was closed and all of its residents were relocated following the 2015 fire. The “change of use” will not displace any residents, and replacement is not applicable.

- 4) *Whether the continued operation of the existing Residential Care Facility by the current operator is practically feasible and whether any other licensed operator or any of the above agencies has been contacted by the applicant seeking the change of use or demolition, or has expressed interest in continuing to operate the facility.*

The former RCF at this property was closed by the prior owner in 2015 and the operating entity has long been dissolved. Even though a CUA is not required, the current owners have still made a good faith effort to work with nonprofits that might be interested in creating a new RCF at the property. The owners provided a Right of First Offer to interested nonprofits, conducted a walk-through of the property, made the property available for further inspections, and have repeatedly reached out to representatives of the organizations over the last five months. The nonprofits did not make any offers to purchase the property by the May 18 deadline. Even after the owners extended the deadline, the nonprofits have made no offers. The owners now wish to move forward with the pending application.

A Small RCF is Not Economically Viable at this Property

According to the City’s Long Term Care Coordinating Council Assisted Living Working Group (the “Working Group”), new small-scale RCFs are no longer economically viable in San Francisco. Per the Working Group’s January 2019 Report, “it is unlikely that new board and care homes will open in San Francisco. It is simply not a financially sustainable model unless the

operator is the homeowner who lives onsite. . . . [A]n investor entering the market anew would need to charge about \$6,000 per month to break even. At those rates, an individual could likely purchase a bed in a larger, more upscale facility.” (Exhibit 1 at p. 7.)

As the Working Group’s report makes clear, it is not possible to operate an RCF in this location, which was built as a single-family home. Even if it were possible, it would be prohibitively expensive. Even if someone were able to pay \$6,000 a month for an RCF bed, as the Working Group report notes, such a resident would normally choose a larger RCF with more amenities. However, housing is viable to build on this site, is principally permitted, and will provide a benefit to the community.

The Project Proposes to Build as Much Housing as Possible

The project includes two housing units. It should be noted that adding additional housing units would not create additional housing capacity. Adding a third dwelling unit would require more hallways and stairways and actually reduce the number of bedrooms and habitable space. After meeting with neighborhood groups, the project was recently revised to increase housing capacity. The project now includes a five-bedroom unit and a two-bedroom unit, for a total of seven bedrooms. (Exhibit 6.) Adding a third dwelling unit would result in a net loss in housing capacity because it would result in two two-bedroom units and another one-bedroom unit, for a total of just five bedrooms.

Requiring a third dwelling unit would also change the project’s Building Code occupancy classification from R3 to R2. Among the many ramifications of that change, the project would need to add sprinklers or a second means of egress for each unit,² an elevator or chair lift,³ and at least one of the units would have to be accessible.⁴ The added costs of complying with these regulations for a three-unit building would ultimately make the housing provided by the project less affordable.

Denial of the CUA Would Violate State Housing Law and Constitutional Law

State law mandates that the project be approved. The Housing Accountability Act requires approval of proposed housing development projects that meet objective criteria unless the denial is based on written findings that the project would have a specific adverse impact on public health or safety based on written regulations. (Gov. Code §65589.5(j)(1).) The Housing Accountability Act also deems compliant with such criteria any project which does not receive a written determination of compliance 30 days after the project application is complete – which is the case here. (Gov. Code §65589.5(j)(2)(B).) The project is therefore deemed compliant and cannot be denied. It should also be noted that the interim and permanent controls’ criteria are not “applicable, objective” criteria under the Housing Accountability Act, so they cannot be used as a basis to deny the project. State law requires approval of this project.

In addition, mandating that the property be used as an economically unviable RCF would be an

² California Residential Code §#R 313.2; State Fire Marshal Information Bulletin #17001.

³ California Building Code § 1102A.3.1.

⁴ California Building Code § 1101A-1.

unconstitutional regulatory taking without just compensation. Per the United States Supreme Court, “As we have said on numerous occasions, the Fifth Amendment is violated when land-use regulation . . . *denies an owner economically viable use of his land.*” (*Lucas v. South Carolina Coastal Council* (1992) 505 U.S. 1003, 1016, emphasis original.) In this case, the City has explicitly determined that an RCF at a facility of this size is not “economically viable.” (Exhibit 1 at p. 7.)

Mandating the property be used as an RCF not only restricts the use of the property, it would also require the owners to embark on a new vocation. Running an RCF is a heavily specialized field that requires expertise. The licensure process entails nearly 30 different applications to the California Department of Social Services. (See Exhibit 4 at pp. 2, 10.) This far exceeds the constitutional boundaries of zoning law. A CUA requirement as applied to the current property is preempted by state law, as the City cannot require the property to be used as an RCF when it is not licensed for such a use.

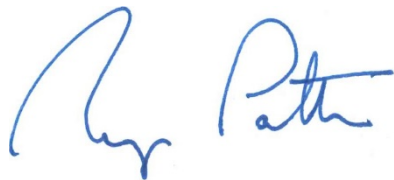
Conclusion

No CUA is required to rehabilitate the residential use at the property, and the project would be entitled to a CUA based on the CUA criteria even if it were required. The City cannot require the property to be used as an RCF when it is not licensed by the state for such a use. It is a regulatory taking and an unlawful reverse spot-zoning, and it amounts to pre-condemnation blight. The proposed project will rehabilitate a derelict building, creating two dwelling units without any loss of RCF use or displacement of RCF occupants. The project is a significant benefit to the neighborhood and should be approved.

We reiterate that the owners submitted their application on December 9, 2019 and, except for the CUA, the application was deemed complete on March 23, 2020. The 180-day Permit Streamlining Act deadline for the City to act on the application has long passed. Because the project does not require a CUA, we respectfully request prompt approval.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC



Ryan J. Patterson

EXHIBIT 1

City and County of San Francisco
Long-Term Care Coordinating Council
Assisted Living Workgroup

SUPPORTING AFFORDABLE ASSISTED LIVING IN SAN FRANCISCO

January 2019

CONTENTS

- Executive Summary..... i
- Assisted Living Workgroup Membership iii
- Introduction and Background 1
- Supply and Demand: Key Findings 3
 - Small facilities are disappearing at a fast rate and are unlikely to return 4
 - Cost is – and will remain – a key barrier 8
 - The City is a key funder of assisted living 9
 - There is unmet need for affordable assisted living 13
- Recommended Strategies 14
 - Sustain existing small businesses..... 15
 - Increase access to existing ALF beds..... 17
 - Develop new models for meeting needs 19
 - Enhance state waiver program 21
- Conclusion..... 23
- Appendix A. ALF Operator Survey..... 24
- Appendix B. Cost Estimates. 31
- Appendix C. DAAS-Subsidized ALF Placements..... 34
- Appendix D. DPH-Subsidized ALF Placements. 35
- Appendix E. Additional Strategies..... 37

EXECUTIVE SUMMARY

Assisted living is a vital resource for many seniors and people with disabilities who are no longer able to live independently and safely. **These facilities are a key piece of the City's service system**, both supporting individuals living in the community to transition up to a more protective level of care when needed and also providing a more independent and community-like setting for consumers able to transition down from a more restrictive institutional setting. **Maintaining an adequate supply of assisted living in San Francisco supports the movement of individuals through medical and mental health systems**, ensuring that the right level of care is available and accessible when it is needed.

Over the last several years, **the City's supply of assisted living – particularly affordable assisted living – has been declining**. At the request of Mayor London Breed and Supervisor Norman Yee, the Long-Term Care Coordinating Council convened a workgroup to study this issue.

This report is the culmination of the **Assisted Living Workgroup**, which met between August 2018 and December 2018. Focusing primarily on the **availability of assisted living for low-income persons**, the scope of this work included facilities licensed as **Residential Care Facilities for the Elderly (RCFEs)** that support seniors age 60 and older and **Adult Residential Facilities (ARFs)** serving adults between ages 18 and 59. In this report, both types are collectively referred to as **Assisted Living Facilities (ALFs)**.

The Assisted Living Workgroup examined factors that impact the supply of assisted living, as well as sources of consumer demand and unmet need, before delving into strategies to support access to affordable assisted living in San Francisco. This included study of assisted living subsidy programs managed by the San Francisco Department of Public Health (DPH) and Department of Aging and Adult Services (DAAS). Key findings and recommendations are summarized below.

FINDINGS RELATED TO SUPPLY AND DEMAND

- **Small facilities are disappearing at a fast rate and are unlikely to return.** The decline in ALF capacity has primarily occurred through the closure of the small facilities that have been more affordable and accessible for low-income persons. In particular, this has resulted in a significant bed loss for adults under age 60. Due to increased costs and shifting family interest, this trend will be difficult to reverse; while efforts should be taken to support the viability of these existing small businesses, this small home-based model may prove to be unsustainable in the long-term.
- **Cost is – and will continue to be – a significant barrier.** Estimates suggest the monthly break-even rate per board and care home bed is, at minimum, well over two times higher than the \$1,058 state-set rate for Supplemental Security Income (SSI) recipients residing in assisted living. Moreover, larger facilities tend to charge closer to \$3,500 to \$5,000, and this cost increases greatly for specialized care needs. Given business costs, it is unlikely that new ALFs will cater to a lower-income population without outside funding or support. To secure ALF placement, SSI recipients will require a meaningful subsidy.

- **The City is a key funder of ALF placement.** Through DPH and DAAS programs, the City supports 586 placements at an overall cost of about \$11.2 million per year. Approximately 15% of ALF beds in San Francisco are supported with a City-funded subsidy. This is particularly pronounced among ARF beds: the City subsidizes approximately 42% of ARF beds. It is in the best interests of both the City and ALF operators to work together towards sustainability to ensure this critical resource remains available and clients are able to flow through systems of care.
- **There is unmet need for low-income ALF placement in San Francisco.** Available waitlist data suggests at least 103 individuals have expressed a need for subsidized ALF placement through the DPH placement program, the DAAS-funded Community Living Fund program, and the state’s Assisted Living Waiver program.

RECOMMENDATIONS

Based on these findings, the Assisted Living Workgroup identified four major strategies to support the availability of affordable assisted living in San Francisco. Each strategy has two specific and actionable recommendations. While these require further conversation and planning to implement, these recommendations were identified by the Assisted Living Workgroup to have greatest likelihood of meaningfully supporting and/or expanding the City’s supply of assisted living. These are:

Sustain existing small businesses by:

- **Supporting business acumen skills** to empower and support the viability of small ALFs
- **Develop a workforce pipeline** to provide trained caregiver staff with time-limited wage stipend

Increase access to existing ALF beds by:

- **Increasing the rate for City-funded subsidies** to ensure the City is able to secure ALF placement for low-income individuals
- **Increasing the number of City-funded subsidies** to increase availability of affordable ALF placement for low-income individuals

Develop new models by:

- **Piloting the co-location of enhanced services and affordable housing** to develop alternate resources for people on the verge of needing assisted living but able to live in the community with more intensive and coordinated supportive services
- **Making space available for ALF operators at low cost** to reduce a major operating expense and allow the City to more directly impact the resident population (e.g., support low-income ALFs)

Enhance the state Assisted Living Waiver program by:

- **Increase use of existing ALW slots** by individuals and facilities
- **Advocating for expansion of the program** to increase the number of Assisted Living Waiver slots

ASSISTED LIVING WORKGROUP MEMBERSHIP

The following individuals participated as members of the Assisted Living Workgroup and/or its subgroups on supply, demand, and strategies:

Alicia Neumann, UC San Francisco, Optimizing Aging Collaborative
Allegra Fortunati, Felton Institute, LTC Ombudsman Program
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Benson Nadell, Felton Institute, LTC Ombudsman Program
Bernadette Navarro-Simeon, Progress Foundation
Catherine Omalev, Controller's Office
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Dan Kaplan, SF Human Services Agency
Dorie Paniza, 6Beds, Inc.
Gina Wasdyke, 6Beds, Inc.
Jarlene Choy, SF Board of Supervisors, Norman Yee
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Kelly Hiramoto, SF Department of Public Health
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Melissa McGee, SF Department of Aging & Adult Services
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Ruth Zaltsmann, Dignity Health
Shireen McSpadden, SF Department of Aging & Adult Services
Valerie Coleman, SF Department of Aging & Adult Services
Wendy Lee, Controller's Office

INTRODUCTION AND BACKGROUND

In San Francisco, the decreasing availability and increasing cost of assisted living present real and significant barriers for individual consumers, as well as the service systems tasked with supporting older and disabled residents to live safely in the community. At the request of Mayor London Breed and Supervisor Norman Yee, the Long-Term Care Coordinating Council (LTCCC) convened a workgroup to study the need for assisted living, identify challenges that impact the ability of small facilities to stay open, and develop actionable recommendations to support the supply of assisted living beds in San Francisco. This report presents the key findings from the Assisted Living Workgroup and its recommendations to support the availability of affordable assisted living in San Francisco.

ASSISTED LIVING

Assisted living facilities offer supportive residential living for individuals who are no longer able to live safely independently. These facilities offer assistance with basic daily living tasks, provide around-the-clock supervision, and support medication adherence. While most people with disabilities can live safely in the community, many persons with a higher level of functional impairment require this higher level of care, including those with dementia, intellectual disabilities, and other behavioral health needs. Unlike skilled nursing facilities or other medical care paid for by Medi-Cal or Medicare, assisted living care is predominantly a private-pay service, and the cost of assisted living is often prohibitively expensive: the average rate for the least expensive facilities in San Francisco is approximately \$4,300 per month.

Currently in San Francisco, there are 101 facilities and 2,518 total assisted living beds.¹ More specifically, this includes facilities licensed as Residential Care Facilities for the Elderly (RCFEs) that support seniors age 60 and older and Adult Residential Facilities (ARFs) serving adults between ages 18 and 59. Both types of facilities are collectively referred to as Assisted Living Facilities (ALFs) in this report. As shown below, the majority of facilities and beds are licensed as RCFEs.

Assisted Living Facilities and Beds by Type in San Francisco, 2018

Type	Facilities	Beds
Residential Care Facilities for the Elderly (RCFEs)	59	2,040
Adult Residential Facilities (ARFs)	42	478
Total	101	2,518

Source: CA Department of Social Services, August 2018

¹ This analysis does not include Continuing Care Retirement Communities (CCRCs), which provide a continuum of aging care needs – from independent living to assisted living to skilled nursing care – to support residents as their needs increase. CCRCs are targeted to higher-income individuals; in addition to high monthly rates, CCRCs require an initial entry charge or “buy in” fee. Because of the significant differences in the CCRC model and relative inaccessibility of its ALF beds to the general public, these four facilities (which contain 984 ALF-licensed beds) are excluded here.

These facilities range from large-scale facilities with over 100 beds to small homes that house six or fewer clients (often called “board and care homes”). As the name describes, these are typically residential homes that have been opened up for boarders who require assistance around the home; residents typically share a bedroom with another resident and historically have lived under the same roof as the ALF administrator. All of these facilities are licensed by the California Department of Social Services’ Community Care Licensing division.

ASSISTED LIVING WORKGROUP

The **Assisted Living Workgroup** met monthly between August and December 2018. During this time, smaller research groups met more frequently to **investigate demand** for assisted living, **identify factors impacting the supply** of assisted living in San Francisco, and **develop potential strategies** to support assisted living capacity in San Francisco.

In particular, the **Assisted Living Workgroup focused on the availability of assisted living for low-income persons unable to pay privately for this service**. Through the San Francisco Department of Public Health (DPH) and Department of Aging and Adult Services (DAAS), the City provides subsidies for low-income individuals meeting certain eligibility criteria. However, this information had not been synthesized or studied in the context of broader trends affecting the industry, including overall system capacity, supply of affordable assisted living, and sources of consumer demand.

As part of this work, a **survey of small facility operators** was conducted to develop key information not available through existing reports and materials and to provide an additional opportunity for those directly impacted by these trends to have a voice in this work. The input ALF operators provided through this survey have directly informed the direction of this report and its recommendations; please see Appendix A for a detailed summary of findings.

Participants in the workgroup and smaller research teams included: representatives from community-based organizations that serve older adults and people with disabilities; ALF operators and advocacy organizations (including 6 Beds, Inc.); medical and healthcare professionals, including the UC San Francisco Optimizing Aging Collaborative; the local Long-Term Care Ombudsman; and staff from key City agencies, including DAAS, DPH, the Human Services Agency, Office of the City Controller, and Office of Workforce and Economic Development. Research and analytical support was provided by staff from DAAS, HSA, and the Controller’s Office.

SUPPLY AND DEMAND: KEY FINDINGS

Building upon the Assisted Living Workgroup's first report, *Assisted Living: Supply and Demand*, this section presents key findings and trends impacting the supply and demand of assisted living in San Francisco.

KEY FINDINGS

- **Small facilities are disappearing at a fast rate and are unlikely to return.** Assisted living has declined across both RCFEs and ARFs but primarily has occurred through the closure of small facilities, particularly the “board and care homes” with six or fewer beds. This is concerning, because these facilities have typically been more affordable and accessible for low-income persons. Notably, because ARFs tend to be smaller facilities, this has resulted in a larger loss in capacity for adults under age 60. Due to increased housing, staffing, and business costs and shifting family interest, this trend will be difficult to reverse. While efforts should be taken to support the viability of these existing small businesses, this small home-based model may prove to be unsustainable in the long-term.
- **Cost is – and will continue to be – a significant barrier.** Cost estimates suggest the monthly break-even rate per bed is, at minimum, over \$2,000 for small facilities. This is over two times more than the state-set rate for Supplemental Security Income (SSI) recipients residing in assisted living. Full rates for private pay clients in larger facilities are estimated to be closer to \$3,500 to \$5,000 but can increase greatly for specialized care needs. Given business costs, it is unlikely that new ALFs will cater to a lower-income population without outside funding or support. It is evident that SSI recipients will require a meaningful subsidy to secure ALF placement.
- **The City is a key funder of ALF placement.** Through DPH and DAAS programs, the City supports 586 placements at an overall cost of about \$11.2 million per year. Approximately 15% of ALF beds in San Francisco are supported with a City-funded subsidy. This is particularly pronounced among ARF beds: DPH's 199 ARF placements in San Francisco account for 42% of ARF beds. It is in the interests of both the City and ALF operators to work together towards sustainability to ensure this critical resource remains available and clients are able to flow through systems of care.
- **There is unmet need for low-income ALF placement in San Francisco.** At the time of this report, available waitlist data suggests at least 103 individuals have expressed a need for subsidized ALF placement through the DPH placement program, DAAS-funded Community Living Fund program, and the state's Assisted Living Waiver program.

SMALL FACILITIES ARE DISAPPEARING AT A FAST RATE AND ARE UNLIKELY TO RETURN

Assisted living supply has declined across both RCFEs and ARFs. In total, San Francisco has 43 fewer ALFs in operation today than in 2012. This has resulted in a decrease of 243 ALF beds (a nine percent decline). The scale of this loss varies by licensure:

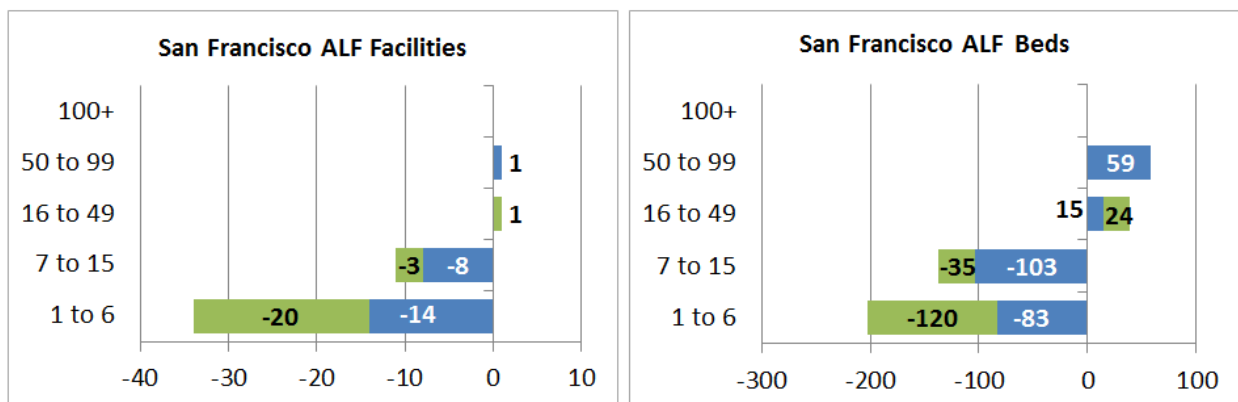
- **RCFE:** Today, San Francisco has 21 fewer RCFE facilities than 2012 – a 26% decline. However, because most of these closures were small facilities, the overall change in number of RCFE beds is small across this time period: a five percent decrease (112 beds).
- **ARF:** Both the supply of ARF facilities and beds has declined precipitously in recent years. Since 2012, there has been a 34% decline in the number of ARF facilities and 22% decline in the number of ARF beds in San Francisco. In total, San Francisco has 131 fewer ARF beds than in 2012.

San Francisco ALF Supply by Licensure: 2012 to 2018

Measure	Total				RCFE				ARF			
	2012	2018	#	%	2012	2018	#	%	2012	2018	#	%
# of Licensed Facilities	144	101	-43	-30%	80	59	-21	-26%	64	42	-22	-34%
# of Beds	2,761	2,518	-243	-9%	2,152	2,040	-112	-5%	609	478	-131	-22%

In both licensure categories, the **decline has been in smaller facilities – the ALFs that have traditionally been more accessible to lower-income residents** (including those supported with City subsidies). The scale of this small-facility loss has been somewhat obscured by growth in larger facilities, particularly on the RCFE side. Since 2012, the City has seen a net loss of 34 homes in the smallest facility category – ALFs with six or fewer beds (often called “board and care homes”). In total, there are 203 fewer beds available in board and care home settings.

Net Change in San Francisco ALF Supply by Facility Size 2012 to 2018



Source: CA Department of Social Services, August 2018

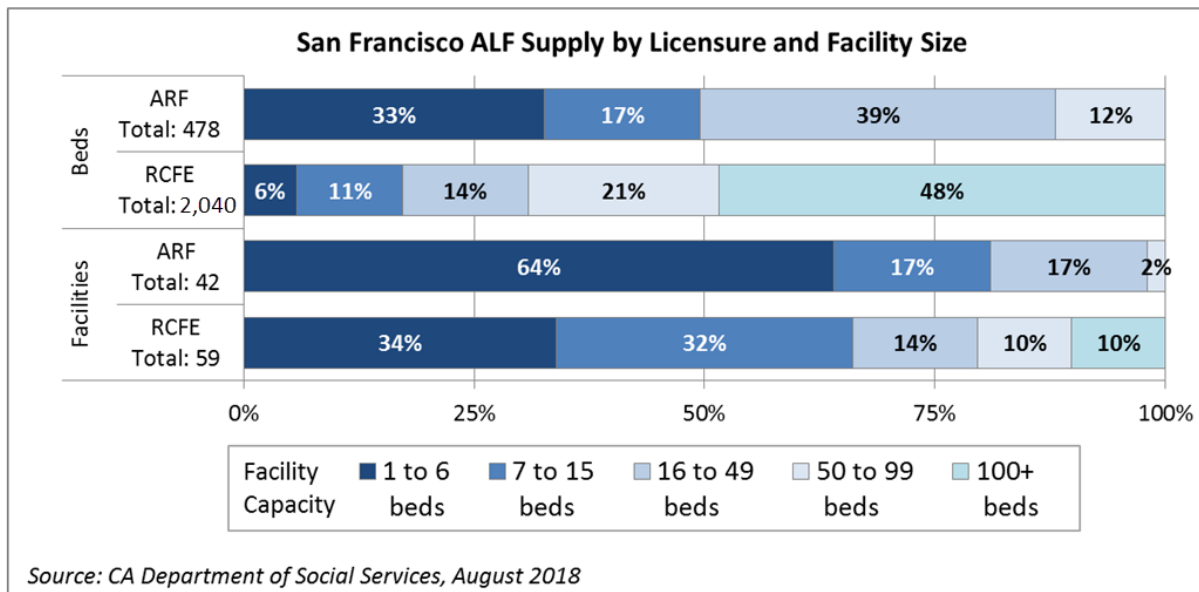
■ RCFE ■ ARF

The **loss of small ALF facilities puts the City’s supply of assisted living for adults under age 60 particularly at risk**. While RCFEs come in a variety of sizes, ARFs are much more likely to be small facilities. Half of the City’s ARF beds are located in facilities with 15 or fewer residents. Conversely, large-scale RCFEs with 100 or more beds account for almost half of ALF beds for seniors age 60 and older. As shown below, about a third of ARF beds (and almost two-thirds of ARF facilities) fall into the smallest facility category, called “board and care homes,” with six or fewer beds. **If the rapid loss of small ALF facilities continues, the City’s ARF supply will be decimated.**

Assisted Living Facilities and Beds by Type in San Francisco, 2018

Facility Size (Total Beds)	Total		RCFE		ARF	
	Facilities	Beds	Facilities	Beds	Facilities	Beds
1 to 6 beds	47	276	20	118	27	158
7 to 15 beds	26	313	19	233	7	80
16 to 49 beds	15	464	8	279	7	185
50 to 99 beds	7	478	6	423	1	55
100+ beds	6	987	6	987	0	0
Total	101	2,518	59	2,040	42	478

Source: CA Department of Social Services, August 2018



Source: CA Department of Social Services, August 2018

This loss in board and care homes results from several factors, particularly increased costs and declining family interest. This is described in greater detail below, beginning with a cost analysis.

As private businesses, ALF costs and rates are typically considered confidential proprietary information, and this information is not made publicly available, making it difficult to identify the true cost of operating a board and care facility. Based on available research literature and reports on assisted living,

the ALF operator survey, and one-on-one consultation with current ALF operators, the ALF Workgroup has attempted to approximate costs and estimate a “break-even” monthly rate for a six-bed ALF.

More specifically, the Assisted Living Workgroup developed three cost estimates to represent a range of ALF ownership and cost scenarios. The first two scenarios below reflect the typical origin of a board and care home, in which a homeowner has opened their private residence up to boarders in order to provide a little extra income or help with mortgage costs. The third model attempts to simulate the cost for a new entity to operate.

- **Scenario A:** Family-owned and operated ALF with property owned outright (i.e., no mortgage). Owner serves as administrator and does not draw a salary. Facility is staffed by 2.0 FTE direct care workers; the administrator pitches in to help out as needed during the day and, since this is her home, lives onsite and addresses any needs that arise overnight. Other family members may also pitch in to help as needed without pay.
- **Scenario B:** Family-owned and operated ALF with property under mortgage. Owner serves as administrator and does not draw a salary. Facility is staffed by 2.0 FTE direct care workers; the administrator pitches in to help out as needed during the day and, since this is her home, lives onsite and addresses any needs that arise overnight. Other family members may also pitch in to help as needed without pay.
- **Scenario C:** Newer ALF with property under mortgage and providing a higher level of staffing: 1 paid administrator and 4.0 FTE direct care workers. This staffing level provides 1.0 FTE active at all times; that is, this model relies on paid staff available 24/7 and does not include free labor.

ALF Annual Cost Estimate and Monthly Break-Even Rate for Six Bed Facility²

ANNUAL EXPENSES	A	B	C
Administrative Costs (e.g., licensing, supplies)	\$30,490	\$30,490	\$30,490
Property Costs (e.g., property tax, mortgage)	\$22,346	\$105,182	\$111,614
Labor Costs (e.g., wages, healthcare)	\$77,330	\$77,330	\$216,711
Staff Development (e.g., training, recruitment)	\$3,685	\$3,685	\$3,770
Resident Supports (e.g., food, transportation)	\$32,240	\$32,240	\$38,080
TOTAL ANNUAL EXPENSES	\$166,091	\$248,927	\$400,665
MONTHLY BREAK EVEN RATE	A	B	C
100% Occupancy	\$2,307	\$3,457	\$5,565
90% Occupancy	\$2,563	\$3,841	\$6,183

Source: Assisted Living Workgroup analysis, see Appendix B for detail

From a business perspective, this cost analysis underscores the difficulty that long-time board and care home operators face in maintaining their business, particularly those that have historically served a low-income population. SSI recipients residing in assisted living receive an enhanced benefit known as the Non-Medical Out of Home Care payment standard. This benefit totals \$1,173 and residents are

² See Appendix B for detail on costs included in each expense category and information source.

permitted to retain \$134, leaving \$1,058 available for ALF operators – less than half the break-even rate. From an ALF operator perspective, **it would not be feasible for a facility to accept the SSI rate for all residents or even a significant portion.** Moreover, for each resident that a facility accepts at a lower monthly rate, the cost difference must be made up in the rates charged to other residents.

Additionally, this analysis highlights that **it is unlikely that new board and care homes will open in San Francisco.** It is simply not a financially sustainable model unless the operator is the homeowner who lives onsite. As outlined in Scenario C, an investor entering the market anew would need to charge about \$6,000 per month to break even. At those rates, an individual could likely purchase a bed in a larger, more upscale facility. From an investment perspective, other private business ventures are more likely to be readily profitable.

Shifting family dynamics and broader economic trends exacerbate these cost issues, particularly related to workforce. Historically, small ALFs have been family businesses with family members helping out and eventually taking over the business. However, through the ALF operator survey, board and care home owners shared that their children are less interested in maintaining the family business, and increased property values offer a lucrative opportunity to cash in on an unexpected retirement windfall. The City's increasingly high cost of living and low unemployment rate make it difficult for ALF operators to find people willing and able to work for minimum wage. But it is difficult for small ALF operators to pay above minimum wage given their slim profit margin and increasing operating costs. A key factor is the local minimum wage increase and its impact on operating costs in comparison to revenue opportunities: since 2012, minimum wage has increased by 46% while the SSI rate for assisted living residents has only increased by 8%.

COST IS – AND WILL REMAIN – A KEY BARRIER

As discussed in the prior section, cost estimates suggest that the **monthly break-even bed rate is over \$2,000 per bed in a board and care home, more than twice what a low-income SSI recipient would be able to pay**. This estimate was based on a minimal cost model in which the ALF administrator is the homeowner who does not take a salary. This cost estimate climbs quickly depending on mortgage status and staffing levels. Additionally, to make a profit, a facility must charge higher rates. While most respondents in the ALF operator survey reported charging under \$4,000 per month for a bed, they noted that their rates are largely defined by the state SSI rate and DPH subsidies. They shared that it is difficult to meet their business expenses, and this rate is not sustainable.

It is unlikely that new ALFs will cater to low-income consumers. As discussed in the prior finding, it is unlikely that many new small board and care facilities will open in future. Larger facilities tend to charge higher rates; they are profit-oriented businesses with all paid professional staff in newer facilities (often with significant costs associated with the building) and can attract a higher-paying clientele. The DAAS-funded Community Living Fund program provides a snapshot of market rate costs: on average, the full monthly rate for ALF placement is \$4,382.³

Monthly ALF Placement Rate Comparison

Rate	Monthly Rate
State-Set SSI Payment for ALF Residents	\$1,058
Board & Care Home Break-Even Estimate	\$2,307
Average ALF Placement Rate*	\$4,382

*Based on DAAS-funded Community Living Fund program (ALF placements in facilities of all sizes, from board and care homes to 100+ bed facilities)

It is evident from this information that **low-income individuals will need a meaningful additional subsidy to secure placement**. Given the disparity between the break-even rate and state funding level for SSI recipients, it is unreasonable to expect the market to provide ALF services for the low-income population – the cost and revenue does not pencil out to keep a facility in the black. In particular, this has implications for DPH. For clients with basic level of care needs, DPH provides a daily subsidy of \$22 per day (\$660 per month). It may be difficult for DPH to maintain access to this type of ALF placement in future. This is discussed further in the subsequent finding.

³ As described in the subsequent finding, the DAAS-funded CLF program provides monthly subsidies to a small number of intensive case management clients who require ALF placement to avoid institutionalization in a skilled nursing facility. This program data provides a small sample of RCFE rates charged for 22 CLF clients placed in San Francisco in June 2018. CLF subsidizes the difference between a client's ability to pay and negotiated facility rate (as detailed later in this report, the average CLF subsidy is \$2,943). Rates tend to be lower in smaller facilities. The maximum rate for a current CLF client is \$6,856; higher cost is based on increased level of care for clients with more complex needs. See Appendix C for more detail.

THE CITY IS A KEY FUNDER OF ASSISTED LIVING

Assisted living is a critical support for San Francisco adults of all incomes and ages. While assisted living is primarily a private pay service, **many low-income individuals and clients enrolled in special programs are supported to secure ALF placement through City and other public programs.** These include:

- 586 locally-funded and managed subsidies:
 - 561 subsidies managed by Department of Public Health (DPH) for persons with behavioral health needs;
 - 25 subsidies managed by Department of Aging and Adult Services (DAAS) for persons at high risk of skilled nursing placement;
- Subsidies provided through the Medi-Cal Assisted Living Waiver program operated by the California Department of Health Care Services;
- 237 consumers supported through other specialized programs, including:
 - 120 placements managed by the Golden Gate Regional Center (GGRC); and
 - 117 clients in the Program for the All-Inclusive Care for the Elderly (PACE) program.

In total, at least 823 San Francisco seniors and adults with disabilities are currently supported with the financial cost of ALF placement. **The 604 clients placed locally in San Francisco account for 24% of ALF beds. This highlights the importance of this assisted living, its unaffordability for many people who need this level of support, and the role that public programs play in securing access to assisted living.**

Through DPH and DAAS programs, the City directly supports 586 placements at an overall cost of approximately \$11.2 million per year.⁴ Of these placements, 367 are in San Francisco facilities, meaning that 15% of San Francisco's ALF beds are supported with a city-funded subsidy. This trend is particularly staggering among ARF beds, which serve adults under age 60: **42% of ARF beds are subsidized by DPH.**

The nature of subsidy supply varies by program. DPH, DAAS, and the Assisted Living Waiver subsidy programs are capped by available funding. When a client transitions off of a subsidy, a new consumer can be placed. The City-funded DPH and DAAS subsidy programs are impacted by placement cost; if subsidy costs increase (e.g., due to rate increase or higher level of care needs), the number of subsidies DPH and DAAS programs can support decreases. The state's Assisted Living Waiver program has a set number of slots to fill.⁵ Conversely, the number of slots supported by GGRC and those whose care cost is paid by PACE is based on the needs of clients enrolled in their programs. Thus, the number of supported ALF placements may fluctuate over time if additional or fewer clients need ALF placement.

The **best opportunity to impact supply of subsidies is through the local and Medi-Cal programs.** The specialized programs are harder to influence and, by their nature, already required to be responsive to client needs. More specifics on these various subsidy programs are provided on the following pages.

⁴ Funding estimate based on subsidy rate alone and does not include administrative or related costs.

⁵ In FY 2018-19, the Assisted Living Waiver increased from 3,744 to 5,744 slots.

DEPARTMENT OF PUBLIC HEALTH

DPH provides **assisted living subsidies for persons with serious mental illness and San Francisco Health Network members with multiple complex characteristics** (e.g., mental health, substance use, medically compromised) with the goal of supporting stability in the most appropriate and least restrictive setting. In total, **561 DPH clients are subsidized for their ALF placements**. DPH spends approximately \$10.2 million on these placements each year; daily subsidy rates are based on the level of care needed.⁶ Most clients receive SSI. They are permitted to retain \$134 per month for personal needs and contribute the remaining \$1,058 of their income to their monthly placement cost. The DPH subsidy is layered on top of this payment. For clients with higher income, DPH funds the cost difference to its negotiated rate.

DPH Placements in ARF/RCFE – All Counties

Level of Care	ARF	RCFE	Total	Daily DPH Subsidy Rate	Monthly DPH Subsidy Rate
Basic	191	68	259	\$22	\$660
Specialty	77	139	216	\$65*	\$1,950*
Enhanced	12	74	86	\$105	\$3,150
Total	280	281	561	.	.

Source: DPH Transitions, August 2018 *San Francisco rate (out of county rate varies)

Notably, **about 39% of DPH-supported ALF placements are in facilities outside of San Francisco**. Out of county placement may occur due to clinical determination (e.g., stability is better supported in a new environment away from factors that encourage destructive behaviors). However, this also indicates a level of demand for higher levels of care that is not met by the current system in San Francisco or is unattainable at current funding levels. Please see Appendix D for additional details, including a breakdown of in and out of county placements by level of care.

DEPARTMENT OF AGING AND ADULT SERVICES: COMMUNITY LIVING FUND

Through the Community Living Fund (CLF) program, DAAS supports **people at risk of institutionalization (e.g., skilled nursing)** to live in the community. Since its creation in 2007, this program has supported 75 individuals to afford ALF placement and avoid or delay skilled nursing placement. In a given month, CLF funds ALF placement for approximately 25-30 clients. Historically, these subsidies have primarily been used to support individuals to transition out of Laguna Honda Hospital and Rehabilitation Center; in recent years, CLF has expanded its work to support transitions out of private skilled nursing facilities. The program focuses on placements in San Francisco.⁷ Each month, CLF spends approximately \$75,000 on ALF placements; in total, the program spent \$926,000 on assisted living in FY 2017-18.

⁶ See Appendix D for level of care definitions.

⁷ Three current clients are placed out of county but were grandfathered in.

In June 2018, there were **25 clients receiving a monthly subsidy for ALF placement through CLF**. Clients receiving a subsidy are permitted to retain \$134 per month (in keeping with the SSI personal needs allowance rate) and contribute the rest of their income to the monthly rate. CLF then patches the difference between the client’s contribution and the ALF rate. The average monthly client contribution is \$1,312, slightly higher than the SSI rate. The table below provides detail about the average subsidy amount funded through CLF for 22 clients placed in San Francisco.

Community Living Fund San Francisco ALF Placements

Subsidy Rate	Average	Minimum	Maximum
Daily	\$98	\$25	\$195
Monthly	\$2,943	\$737	\$5,854

Source: Community Living Fund, June 2018

MEDI-CAL ASSISTED LIVING WAIVER PROGRAM

The Assisted Living Waiver (ALW) is a **Medi-Cal Home and Community-Based Services waiver program that supports individuals who require skilled nursing level of care** to delay placement into a skilled nursing facility and instead reside in a lower level of care, either an assisted living or public subsidized housing setting with appropriate supports. This allows Medi-Cal funding to be used to pay for ALF placement for a limited number of individuals. Daily subsidies range from \$65 to \$102 depending on level of care.

In FY 2018-19, the ALW program capacity will increase by 2,000 new slots for a statewide total of 5,744 slots. The slots are allocated on a first come, first served basis, with 60% of placements reserved for skilled nursing facility residents and 40% for individuals already residing in an ALF or living in another community placement. As of January 2019, there were about 4,000 people on the centralized ALW waitlist managed by the California Department of Health Care Services (DHCS). It currently takes an average of 12-15 months to reach the top of the list. **While DHCS was unable to provide the exact number of San Franciscans currently supported with an ALW subsidy in time for this report’s publication, they did share that 46 San Francisco residents are on the waitlist.**

Individual eligibility is assessed by state-certified Care Coordination Agencies (CCA), which are responsible for developing and implementing each client’s individualized service plan and supporting clients to make decisions regarding their choices of living arrangements. When an individual reaches the top of the waitlist, the CCA that initially assessed the client’s eligibility is responsible to help them secure ALF placement.

Facilities must also undergo a certification process for beds to be designated as ALW eligible. There is no limit on the number of facilities that can apply to become an ALW facility. **Currently, there are five San Francisco ALFs that have ALW-certified beds.** Because all are small board and care homes with six or fewer beds, the current supply of ALW-eligible beds located in San Francisco is relatively limited. An

individual may be placed in a facility outside of San Francisco if there are no available ALW-eligible beds within the City.

GOLDEN GATE REGIONAL CENTER

The Golden Gate Regional Center (GGRC) is a state-funded non-profit organization that serves **individuals with intellectual disabilities**. Per state regulations, GGRC must vendorize or rent out an entire ARF to place clients under age 60 in assisted living. For senior clients age 60 and older, GGRC can vendorize a single bed rather than an entire facility. Facilities must meet specific criteria and requirements to provide residential care to people with developmental disabilities. As the Regional Center for San Francisco, Marin, and San Mateo counties, GGRC places clients in all of these counties. GGRC reports that they no longer vendorize new facilities in San Francisco due to cost and availability issues. In total, **GGRC has approximately 120 San Francisco clients placed in ALFs**.

PROGRAM FOR THE ALL INCLUSIVE CARE FOR THE ELDERLY (PACE)

The Program for the All Inclusive Care for the Elderly (PACE) is a **healthcare program for Medicare and Medicaid clients**. In San Francisco, On Lok Lifeways operates a PACE program, serving individuals aged 55 and older. As a capitated managed care benefit model, On Lok Lifeways provides a comprehensive medical and social service delivery system and is responsible for meeting all of its clients' care needs. PACE clients who require ALF placement typically pay a portion of the monthly rate for room and board; On Lok Lifeways may cover the care-associated costs based on the individual's care plan needs. Currently, there are about **117 PACE clients residing in RCFEs**.

THERE IS UNMET NEED FOR AFFORDABLE ASSISTED LIVING

An individual's **need for assisted living level of care can develop under a variety of circumstances.**

These circumstances may be distinct but also can overlap, including:

- Living in the community but experiencing increasing personal care needs that make independent living no longer a safe option;
- Currently institutionalized or at risk of institutionalization in a skilled nursing facility; and/or
- Experiencing behavioral health challenges and unable to meet basic needs, living in the community, on the street, or in a mental health facility.

The Assisted Living Workgroup has explored many potential data sources in its attempt to identify and quantify demand for ALF placement, but this effort is hindered by a lack of available data. **When a service or support (like assisted living) is not an option, systems are typically not set up to document the need for that service.** Consequently, few programs and organizations track information about individuals who would benefit from ALF placement but for whom it is not an option (i.e., due to cost).

However, even without clear cut data on consumer demand, the **limited available data combined with key informant interviews provide a sense that there is significant unmet need for assisted living placement.** This manifests in a number of trends, including: increasing rates of self-neglect among consumers attempting to live independently longer than is safely feasible; waitlists for ALF subsidies; out of county placements; and delays in client movement between levels of care.

City programs do capture some information on unmet need for *affordable* assisted living. In August 2018, **DPH had 32 clients awaiting placement** and 10 empty beds, the result of a mismatch between client needs and the available level of care in facilities with vacancies. As of June 2018, the **DAAS-funded CLF program had 25 individuals waitlisted for ALF placement** – they need this higher level of support but the program does not have financial resources to subsidize their placement at this time.

There is also **unmet need for the state's Assisted Living Waiver program.** As of October 2018, there are 46 San Francisco residents on the waitlist for this program. It is possible that these individuals will be served through this year's 2,000 slot expansion of the Assisted Living Waiver program authorized by Governor Brown, but it is unclear how these slots will be allocated across counties and how San Francisco may benefit. Moreover, once people see new enrollment through the expansion and even if the waitlist is cleared, it may be the case that new requests will come forward.

Hospitalized individuals who are unable to privately pay for assisted living or ineligible for a subsidy may end up stuck at the hospital without a clear discharge solution. As part of the Post-Acute Care Collaborative, a point-in-time 2017 survey of hospitals found that 50% of 117 hospitalized individuals awaiting discharge needed custodial care and 24% could be accommodated at a lower level in the community. Many of these patients had behavioral health characteristics, including substance use, severe mental illness, and/or dementia, that can make it difficult to find an affordable placement.

RECOMMENDED STRATEGIES

The Assisted Living Workgroup’s Strategies Research Group identified and vetted 16 ways for the City to potentially support ALF capacity in San Francisco. These ideas ranged from business factors to workforce support to models of care and payment. These strategies were evaluated to identify which had the greatest likelihood of meaningfully supporting and/or expanding the City’s supply of assisted living using the following criteria:

- **Cost:** What is the estimated cost or cost scale to implement the strategy?
- **Impact:** What level of impact is this strategy likely to have? For example, how many clients could be impacted? Will the strategy significantly improve the ability of ALF operators to stay in business?
- **Timeframe:** How long will it take to implement the strategy and see impact? Is the timeline: short (within six months), moderate (six to twelve months), or long-term (over a year)?
- **Feasibility:** Given competing priorities and needs in the City and State, how likely is the strategy to be implemented? Is there a clear path forward to implementation?

Based on these criteria, the ideas were prioritized and grouped into four main strategic areas with eight recommendations for specific ideas to support these goals.

Assisted Living Workgroup: Recommended Strategies

Strategy	Recommendation
Sustain existing small businesses	Support business acumen skills
	Develop workforce pipeline
Increase access to existing ALF beds	Increase the rate for City-funded subsidies
	Increase the number of City-funded subsidies
Develop new models	Pilot co-location of enhanced services and affordable housing
	Make space available at low cost for ALF operators
Enhance state Assisted Living Waiver (ALW) program	Increase use of existing ALW slots
	Advocate for ALW expansion (Assembly Bill 50)

The other eight potential strategies identified by the Assisted Living Workgroup’s Strategies Research Group are worth review and continued conversation. Please see Appendix E. These are ideas that hold promise but may be a heavier lift, require additional discussion to ascertain next steps towards implementation, or have lower (but still potentially meaningful) impact. For example, one of these ideas is to develop local property tax breaks for ALFs that accept low-income residents. Further analysis is needed to identify the tax break scale needed to achieve a meaningful impact and to determine local interest in instituting such a policy.

SUSTAIN EXISTING SMALL BUSINESSES

Small facilities are a valuable resource, especially in providing more affordable placements. Particularly given that new board and care homes are unlikely to open in San Francisco, it would behoove the City to continue and expand its efforts to help sustain these businesses. The strategies within this recommendation are intended to empower small ALFs to remain viable for as long as possible by reducing costs and increasing revenue. These actions are all within the City’s purview, can be implemented quickly, and have the potential to immediately provide positive impact while other larger-scale and long-term strategies are pursued.

RECOMMENDATION: SUPPORT BUSINESS ACUMEN SKILLS

Many small ALFs are long-held family businesses – a model based on private residents opening up their home to boarders. Outside of direct experience, many ALF operators do not have a background or formal training in business operation.⁸ Moreover, they have indicated a desire for this type of support; 75% of ALF survey respondents indicated that business consultation support would be a useful resource.

The ALF Workgroup recommends that the City provide business acumen support to empower small ALFs to enhance their business skills and structure their practices to promote the overall viability of these facilities. There is precedent for this type of service. The Office of Economic and Workforce Development’s (OEWD) Small Business Development Center (SBDC) provides training and consulting support to business owners in San Francisco. This resource could potentially be leveraged to develop expertise specifically focused on the field of assisted living, which may be outside the industries with which the SBDC commonly works.

Prioritization Criteria – Business Acumen Skills

Cost	Low	Cost will vary based on scale and format of support (e.g., group training could be lower cost than one-on-one coaching), as well as ability to leverage existing resources, but should be relatively low cost in context of other recommended strategies.
Impact	Moderate	Business strategic support has potential to reduce costs and improve efficiency for small operators with lean budgets. Per ALF survey, ALF operators see value in this type of support and can be expected to make use of it.
Timeframe	Short-term	Support strategies could likely be rolled out within the next fiscal year, particularly if existing resources (e.g., OEWD SBDC) are leveraged.
Feasibility	Moderate	OEWD is available to guide implementation

⁸ As an example, 81% of ALF operator survey respondents indicated a need for help publicizing their business, and about half identified long bed vacancies as a main concern impacting business sustainability. However, few have an online presence or outreach/publicity strategy. When unable to find a new client, ALFs may end up using a placement registry that connects clients to open ALF beds but charges 100%-150% of the first month’s rate for each placement. Using a placement registry three times per year can cost over \$15,000, increasing costs by up to 10% for a business with a very tight margin.

RECOMMENDATION: DEVELOP WORKFORCE PIPELINE

At the same time that long-time ALF operators are aging and becoming more reliant on outside help to provide care to residents, procuring outside labor is becoming increasingly challenging due to minimum wage increases, low unemployment levels, and stricter staffing requirements (particularly for ARF). Having to train new caregiver staff, particularly for facilities experiencing frequent turnover, is an additional burden.

The Assisted Living Workgroup recommends that the City consider opportunities to leverage its workforce development programs to support the ALF industry. Existing job training and wage stipend programs provide a potential opportunity to both address the training needs and also help offset one of the main cost drivers that small ALFs cite as a key threat to their viability. There may be opportunities to build this type of program into a larger caregiver career ladder, such as a partnership with the In-Home Supportive Services program and/or San Francisco City College.

Prioritization Criteria – Develop Workforce Pipeline

Cost	Moderate to High	Cost will vary based on scale. HSA’s Workforce Development Division typically provides a wage stipend for up to six months through the JobsNOW! program for clients participating in public benefit programs (e.g., CalWORKs Welfare-to-Work). Existing program infrastructure can be utilized with minimal additional administrative cost.
Impact	Moderate to High	Labor costs have been cited as a key challenge in business viability. While the wage stipend is time-limited, the cost savings could be quite meaningful for small facilities with a lean operating budget and help buy time while longer-term strategies are implemented. Moreover, this model reduces the burden on ALF operators to train new workers.
Timeframe	Medium-Term	While existing job placement programs can be utilized, it will require time to integrate new training curriculum into the program model and then to train the first cohort(s) of participants for placement.
Feasibility	High	This can likely be built off or implemented within existing workforce development programs.

INCREASE ACCESS TO EXISTING ALF BEDS

As primarily a private pay service, assisted living is financially out of reach from many people who need this level of care. This can result in crisis situations for those unable to meet their needs in the community; it also contributes to capacity issues in higher levels of care, such as hospital and psychiatric beds, when persons ready to transition out are unable to afford assisted living or secure a subsidy. To ensure continued access to assisted living and to meet current demand, the Assisted Living Workgroup recommends a rate increase and also an increase in the number of City-funded subsidies.

RECOMMENDATION: INCREASE RATE FOR CITY-FUNDED SUBSIDIES

The cost estimates included in this report suggest that a minimum monthly break-even bed rate for a small board and care home is over \$2,000 per month. Larger facilities tend to charge closer to \$4,400. However, the state-set rate for SSI recipients living in assisted living provides only \$1,058 per month for the ALF operators, leaving an operating cost gap of over \$1,200 per month. Low-income SSI recipients will need a meaningful subsidy on top of the SSI benefit to procure ALF placement. However, while small ALF operators identified the steadiness or reliability of City-funded subsidies as valuable, they described the rate as unsustainable, particularly for the “basic” level of care. Moreover, larger facilities (that charge higher rates) are unlikely to accept the lowest subsidy rates, particularly as their costs increase.

In particular, the Assisted Living Workgroup recommends that the City consider an additional rate increase for the “basic” level of care supported by DPH. Currently, there are 259 individuals in a basic level of care (all are placed in San Francisco). In July 2018, the subsidy rate was increased from \$19.75 to \$22 per day or \$660 per month as part of a \$1 million two-year budget enhancement from Mayor Breed. Even if this enhanced rate is continued, it will be difficult to continue securing placements at this rate.

The Assisted Living Workgroup does not make a specific recommendation regarding rate levels – leaving this to city policymakers and relevant departments to discuss in further detail – but notes that any rate increase would need to be funded with a new allocation to avoid an overall reduction in the number of subsidies available.

Prioritization Criteria – Increase Rate for City-Funded Subsidies

Cost	Moderate to High	Cost will depend on the number of subsidies impacted and scale of the rate increase. For example, a \$5 rate increase for the 259 current residents with a “basic” level of care would cost approximately \$437,000 per year.
Impact	Moderate to High	Current subsidy rates are the most often cited business challenge for ALFs. An increase would immediately impact all facilities that currently take DPH “basic” level of care placements.
Timeframe	Short-Term	This would support an existing program that could quickly implement a rate increase.
Feasibility	High	The primary challenge is funding availability (the subsidy program, partner facilities, and process for procuring beds are in place).

RECOMMENDATION: INCREASE NUMBER OF CITY-FUNDED SUBSIDIES

Through DPH Transitions placement team and DAAS Community Living Fund, the City supports almost 600 ALF placements for low-income San Franciscans. While it is difficult to develop a comprehensive estimate of unmet need for assisted living due to lack of data, the information that is available suggests at least 103 individuals have expressed a need for affordable ALF placement. This includes 32 DPH clients in need of ALF placement but for whom there is not an appropriate bed that meets their level of care needs, as well as 25 individuals that have been assessed as in need of assisted living by the DAAS-funded CLF program.⁹

The Assisted Living Workgroup recommends that the City provide additional funding to increase subsidies for assisted living placement for low-income individuals. To determine an appropriate number and avenue for distribution will require additional discussion by city policymakers and relevant departments and programs.

Prioritization Criteria – Increase the Number of City-Funded Subsidies

Cost	Moderate to High	Cost depends on number and rate of additional subsidies. For example, the Community Living Fund client population tends to have more complex needs; based on the average subsidy rate, it would cost about \$883,000 annually to support the 25 individuals waitlisted for ALF placement financial support.
Impact	High	This would immediately support consumer access to assisted living.
Timeframe	Short-Term	Existing programs are ready to implement.
Feasibility	High	The primary challenge is funding availability. The subsidy program, partner facilities, and process for procuring beds are in place.

⁹ An additional 46 individuals are on the state's Assisted Living Waiver waitlist.

DEVELOP NEW MODELS FOR MEETING NEEDS

The loss in smaller ALF facilities is unlikely to be reversed, and the high cost of entry makes it likely that new ALF facilities will be targeted to a higher-income clientele. Even with a subsidy, high-end facilities may be hesitant to bring in residents with more complex behavioral needs or a history of homelessness. Given this, the City should consider alternative strategies to increase affordable assisted living supply beyond funding subsidies in existing facilities, particularly strategies that offer more control over the resident population (e.g., low-income or LGBTQ).

RECOMMENDATION: CO-LOCATE ENHANCED SERVICES WITH AFFORDABLE HOUSING

Assisted living provides a level of support beyond what is typically available in the community, and most residents truly need the supervision and care provided around-the-clock. However, for individuals on the margin of needing assisted living, it may be the case that a more robust and coordinated community-based model of care can adequately meet needs and preempt or delay ALF placement. This diversion would benefit both the consumer (by providing a less restrictive option) and also the broader system of care (by preserving assisted living for those most in need and ultimately supporting client movement between levels of care).

The Assisted Living Workgroup recommends that the City explore and expand preventative models that provide enhanced, targeted, and coordinated long-term care services within the community to support independent living. Many existing services offer key components of the support provided in assisted living. However, to remain stable in the community, individuals on the verge of needing assisted living would benefit from enhanced or hybridized services and more defined coordination beyond what is currently available. These efforts may be: structured similarly to permanent supportive housing (e.g., with enhanced on-site care components); provided as targeted supportive services within a geographical area (e.g., same SRO or affordable housing building); or as a partnership with a specific affordable housing partner. The Assisted Living Workgroup notes that such a program would need to be structured carefully to avoid establishing an unlicensed ALF.

Prioritization Criteria – Co-Locate Enhanced Services with Affordable Housing

Cost	Moderate	Depending on how the model is structured, existing programs may be leveraged to provide key resources (e.g., meal programs, home care through In-Home Supportive Services). However, there will also likely be new costs incurred, such as specialized case management, housing subsidies, and pilot program administration and evaluation.
Impact	Low (initially)	As a pilot program to start, the initial impact will be relatively low. If the pilot is successful, the program could be scaled up or replicated and achieve a higher impact.
Timeframe	Long-Term	It will take time to develop the pilot model, identify an appropriate residential location, and implement.
Feasibility	Moderate	Need to assemble a team to identify tangible next steps, barriers, opportunities to leverage existing programs, and potential funding sources.

RECOMMENDATION: MAKE SPACE AVAILABLE FOR ALF OPERATION AT LOW COST

As with all businesses, a key barrier to entry in San Francisco is real estate; the cost to purchase or rent space can be prohibitively expensive and typically must be recouped through high costs passed on to the consumer. In the ALF world, new facilities are unlikely to be able to accept low-income residents who cannot afford to privately pay high rates for services – if they can afford to open at all.

The Assisted Living Workgroup recommends that the City consider supporting future ALFs (or existing facilities struggling to meet monthly real estate costs) by making space available at low cost to ALF operators. This could be implemented in many ways, such as making use of existing City-owned buildings, purchase of new sites, or including space for assisted living in plans for new developments. This could be modeled after the Mayor’s Office of Housing and Community Development’s Small Sites Program, making use of “in rem” properties available through property tax seizure, or early access to probate buildings. The City could also consider opportunities to partner with a foundation to develop a public-private partnership that supports the availability of low-cost space.

Prioritization Criteria – Make Space Available for ALF Operation at Low Cost

Cost	Moderate to High	Overall cost will be dependent on costs to purchase, lease, and/or rehabilitate properties (all likely at market rates).
Impact	Moderate	Impact will depend on facility size (e.g., greater size will have greater impact).
Timeframe	Long-Term	Based on time to identify buildings, identify and interested ALF operator, carry out contracting process, and outfit space appropriately.
Feasibility	Moderate	It is unclear whether there are currently City-owned properties available and appropriate for this type of use or if there are foundation partners interested in this type of work. Each site would require significant work to identify and, where necessary, procure. The City has many competing priorities and populations for new housing projects and foundation partnerships. However, this may fit well into current or future strategic plans at City agencies. For example, many DPH-ALF clients are formerly homeless, so this may fit into a larger HSH strategic plan.

ENHANCE STATE WAIVER PROGRAM

The Assisted Living Waiver (ALW) program provides a limited number of subsidies to delay skilled nursing placement for Medi-Cal clients. While this year’s addition of 2,000 new slots will help address the current 4,000 person waitlist, there are additional opportunities to maximize utilization of this program locally by increasing the number of San Francisco residents applying for slots coupled with supporting the availability of ALW-eligible beds within the City. The impact of such efforts will increase significantly should the state further expand the ALW program by passing AB 50.

RECOMMENDATION: INCREASE USE OF EXISTING ASSISTED LIVING WAIVER SLOTS

Local ALW participation is driven both by client applications and facility certification of beds as ALW-eligible. As San Francisco residents rise to the top of the statewide ALW waitlist, they will be able to secure an ALW-subsidized placement (that is, the more San Franciscans who apply, the more that will be able to make use of this program). However, their ability to remain in San Francisco is impacted by the availability of ALW-eligible beds in San Francisco facilities. Currently, there are five San Francisco ALFs that have completed the state process to be certified as ALW eligible.

Another key component in the ALW process is the Care Coordinator Agency (CCA) that assesses for eligibility and works with a client to develop and implement an individualized service plan. Currently, there are three CCAs that support San Francisco ALW clients; however, none of these are actually based in San Francisco.

The Assisted Living Workgroup recommends the City develop a targeted strategy for maximizing the utilization of the ALW within San Francisco, both with regard to individual applications and facility certification as ALW eligible. While the immediate impact may be limited due to the current ALW waitlist, this lays a critical foundation for future access; moreover, the impact in San Francisco would be significant should AB 50 pass (see next recommendation).

Prioritization Criteria – Increase use of Existing Assisted Living Waiver Slots

Cost	Low	The cost of ALW subsidy is paid by Medi-Cal. The City may need to provide technical support for ALFs to complete the state certification process.
Impact	Moderate	At minimum, increasing ALF participation within the program could increase the number of available beds. Should AB 50 pass and further increase the number of ALW slots, the impact would increase.
Timeframe	Moderate-Long Term	Further analysis is required to identify next steps, but it will take time for new applicants to reach the top of the waitlist and for ALF facilities to complete the certification process.
Feasibility	Moderate	Need to clarify a few key considerations, including what barriers prevent ALFs from participating within the ALW program and how best to support individual clients to apply for a slot.

RECOMMENDATION: SUPPORT EXPANSION OF THE ASSISTED LIVING WAIVER PROGRAM

The Assisted Living Waiver program reached its capacity of 3,700 participants in March 2017. In FY 2018-19, the program will be expanded by an additional 2,000 slots, authorized by Governor Brown. However, this growth is anticipated primarily to address the existing waitlist, which includes 46 San Francisco residents. Last year, Assemblymember Ash Kalra (AD-27, San Jose) introduced legislation to further expand the Assisted Living Waiver program by an additional 12,800 over five years, which would bring the total number of slots of 18,500. Though the state legislature passed the bill, it was vetoed by Governor Brown on the basis of allowing time for the 2,000 slot expansion to be implemented and assessed. Assemblymember Kalra has reintroduced his legislation this year as Assembly Bill 50.

The Assisted Living Workgroup recommends that the City advocate at the state level for the passage of AB 50. Further, the City should explore options to advocate for a significant number of slots to be assigned to San Francisco and for reimbursement rates to be regionally-based to account for the higher costs in urban counties.

Prioritization Criteria – Support Expansion of the Assisted Living Waiver Program

Cost	Low	Cost depends on scale of advocacy – existing processes and resources can likely be leveraged. If passed, Assisted Living Waiver slots will be funded by Medi-Cal funding and would not require City contribution.
Impact	Moderate	Dependent on the number of Assisted Living Waiver slots allocated to San Francisco but anticipated to increase capacity at some level.
Timeframe	Medium to Long Term	Dependent on 2019 state legislative process and care coordinator agency implementation process.
Feasibility	High	The City has existing advocacy processes and infrastructure that can be utilized for this recommendation.

CONCLUSION

Assisted living facilities (ALFs) are a key component of the City's support network to ensure people are able to age in place and remain in the most independent and community-like setting. In particular, the availability of affordable assisted living is critical for many seniors and people with disabilities who are no longer able to live independently and safely in San Francisco. From a systems perspective, an adequate ALF supply supports the movement of consumers through medical and mental health systems, flowing between levels of support as appropriate for their individual needs.

In recent years, San Francisco has experienced a precipitous decline in smaller facilities, which historically have been a key resource for low-income individuals in need of ALF placement. Operating costs have increased, making the SSI rate for the lowest-income individuals not a viable payment for ALF operators to sustain their business. Shifting family interests and increased property values have interrupted the tradition of family-managed business passing down to younger generations.

The City can and should support the viability of these small facilities for as long as possible through the recommendations outlined in this report. At the same time, to support the long-term availability of affordable assisted living, the City must pursue additional solutions that include increasing access to existing ALF beds through City-funded subsidy programs, developing new models to support people with increased personal care needs, and enhancing the state's Assisted Living Waiver program.

APPENDIX A. ALF OPERATOR SURVEY.

As both the Demand and Supply Research groups began their work, it became evident there was important information that work group members did not have access to, such as the monthly operating budget of ALFs, how operators determine rate models and whether those rates covered their monthly expenses, and what, if any, potential strategies or resources would ALFs be most interested in.

As a result, the workgroup decided to conduct a phone survey of board and care homes (ALFs with six or fewer beds) in San Francisco, as well as some larger ALFs known to accept City-subsidized placements, to better understand several key questions the workgroup had not been able to answer.

METHODOLOGY

A phone survey was conducted with a total of 16 facilities¹⁰ from October through November 2018. The survey consisted primarily of categorical, ordinal, and interval response questions with opportunities for respondents to provide open-ended comments. Respondents included 10 RCFEs (two facilities with 20 or more beds and eight facilities with six or fewer beds) and six ARFs (one facility with 20 or more beds and five facilities with six or fewer beds).

The focus was primarily on the small facilities (6 beds or less) as those facilities tend to serve more low-income residents than larger facilities, particularly those reliant on SSI. The group did decide to also include a small number of larger facilities, primarily to serve as a point of comparison.

SURVEY KEY FINDINGS

Key findings from the survey are highlighted below:

- The majority of small facilities interviewed rely on City funded subsidies, primarily DPH but also CLF, GGRC, and On Lok (PACE Program);
- Finances were the primary concern with regards to financial sustainability, including current rates, staffing costs, and additional business costs such as mortgage, insurance, and required trainings; and
- Most facilities have been open for many years, have two or fewer staff (often bolstered by informal family support), and are operating within residential neighborhoods.

¹⁰ The Assisted Living Workgroup intended to survey a total of 30 facilities (15 RCFEs and 15 ARFs), with a primary focus on small board and care homes. However, the analysts conducting the survey encountered a number of challenges, including that some facilities had already closed or were in the process of closing and administrators who were unresponsive to outreach efforts or unwilling to talk. Still, the information gathered from the 16 facilities surveyed provides valuable insight into the experience of ALF operators in San Francisco.

- The survey confirmed anecdotal information that a majority of board and care homes are long-term family businesses in which operators develop family-like relationships with residents and typically charge much less than larger or newer facilities. Therefore, they generally serve a lower-income population (often times relying only on SSI residents).
- Conversation with ALF operators revealed a number of nuanced challenges or obstacles that are not captured by categorical survey questions. For example, one African-American operator noted the racial discrimination she faced from potential residents and/or their family. Many operators noted that their business was inherited from family but 50% of survey respondents said that there were no plans for future family to continue the business.
- While there are many challenges cited within this specific industry, the vast majority of operators expressed the desire to remain open and even expand if financially feasible.

SURVEY QUESTIONS AND RESPONSES

1. Of your current clients, please estimate what percentages come directly from the following three places: hospital, home or community placement, or formerly homeless.

Placement prior to ALF	Respondents
Home or community	81%
Hospital (short or long term placements)	94%
Formerly homeless	94%

Responses reflect individual facilities responses to former placement, not total number of clients, and responses also differed among ARFs and RCFEs. For example, five out of six ARF operators said that the majority or all of their clients were from hospitals and/or formerly homeless. However, half of the RCFEs received residents primarily (or entirely) from either a community or hospital placement, while the other half received residents from a mix of the three placement locations.

2. Who is your preferred referral source and why?

Referring Agency	Respondents
City/County of San Francisco	50%
No Particular Agency	25%
Hospitals	13%
GGRC	6%
On Lok	6%

Of the four facilities that listed no particular agency as their preferred referral source, only one facility did not receive referrals from any agency. The key takeaway is that the vast majority of facilities interviewed (94%) works with at least one referring agency (of those listed above) to obtain new residents.

3. Have you declined admission to your facility?

A majority (64%) have denied admission of a resident, with the level of care needed by the resident as the most common reason (eight out of 10 operators). The second most common causes were problematic residents or no current openings (two out of 10 operators).

4. Including yourself, how many full-time staff do you employ? And do you have any part-time staff? If so, how many?

Staffing differed quite a bit among facilities. Among the small bed ALFs, 44% reported two staff. In addition to full time staff, 25% also reported relying on part-time staff, family members, or volunteers to supplement their staffing. For example, one RCFE with two full-time staff members also depended on her two adult children to help out but did not include them within the staffing count.

5. How many of your beds are currently vacant? Is this a typical vacancy rate? On average, how long will a bed remain vacant?

Current Vacancy Rate (out of 6 beds)	Respondents
0	54%
1	38%
2	8%

About half of facilities reported at least one vacancy at the time of the survey. However, most facilities (62%) reported that a more typical vacancy rate of zero. About 23% reported a typical vacancy rate of one bed, and 15% (two respondents) reported a typical vacancy rate of two beds.

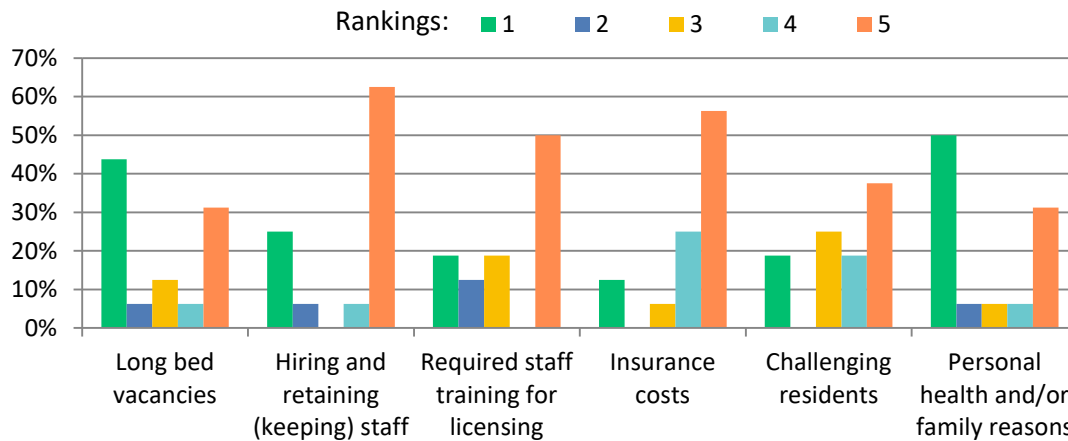
Most commonly, respondents indicated a vacant bed would be filled within a month (43% of board and care home participants). A small number (2) have had beds remain vacant for up to six months. A handful was unable to identify a common trend – vacancy length varies or they do not track this information.

6. Can you describe the challenges experienced, if any, with filling a vacant bed?

Small bed facilities were pretty evenly split between those that experience challenges filling an empty bed (54%) and those that do not (46%). Of the facilities that experience challenges, their reasons all differed and added insight into the unique experiences faced by ALFs. These included:

- Needing to fill a bed by gender;
- Placement varying by season, such as having a lower vacancy rate in the summer and a greater demand for beds during the winter holiday season;
- Relying on referral agencies for placements;
- Not being able to afford to accept SSI clients;
- Resident or family bias about placing in the Bayview District or with an African American operator; or
- Clients not abiding by facility rules or having greater ADL needs than facility could accommodate.

7. Our current research shows six main concerns that impact business sustainability. Operators were asked to rate on a scale of one to five (with one being of little-to-no concern and five being a major concern):



Above are a breakdown of all facility responses and their ranking. The following topics were listed as a primary concern with the highest ranking:

- Hiring and retaining staff (63% ranked as high concern);
- Insurance costs (56% ranked as high concern); and
- Required staff trainings (50% ranked as high concern).

Conversely, below are the issues of lowest concern to ALFs (ranked as a one), which include:

- Personal health and/or family reasons (50% ranked as a low concern); and
- Long bed vacancies (44%).

Notably, topics ranked as low concerns by some facilities were listed as high concerns by other facilities. By analyzing the individual responses, it became clear that all facilities struggle with all of these issues to some degree. This variability highlights that all of these factors have the potential to impact the City’s supply of small ALFs and support our original assumption, that these are the primary concerns faced by operators.

8. Are there any additional barriers or challenges that make it difficult for you to sustain your business?

Survey respondents did not identify any additional concerns beyond what was covered in prior question.

9. On a scale of one to five, how financially stable is your business for the next five years? (one being unstable/unsustainable and five being very stable)

Sustainability Ranking (1 being unstable to 5 being very sustainable)	Respondents
1 (Unstable)	6%
2	31%
3	25%
4	19%
5 (Very Stable)	19%

10. Based on available data, our staff have tried to capture the annual business costs of running a six bed in San Francisco and estimated it to be about \$425,000 a year (OR, costs of running a 20 bed in SF and estimated it to be about \$689,000 a year). Does that amount seem to you to be: Really high, a little high, about right, a little low or really low?

Answers reflect only the 13 small bed facilities:

- Four facilities felt the amount was “about right”
- Three facilities felt the amount was “a little high” or “really high”
- Three facilities felt the amount was “a little low”
- Three facilities skipped, weren’t sure, or had never considered tracking an annual budget

Notably, this was a harder question for which to capture adequate data; generally, respondents were not used to considering their average annual business costs or did not answer.

11. We understand that in the (RCFE/B&C/ARF) world, there are a variety of monthly rate models that facilities charge residents. For example:

- A flat rate or comprehensive fee;
- Base rate with additional costs for add-on services; or
- Tiered fee system based on the level of care a patient requires

From the three models listed what rate structure do you use and/or prefer?

Monthly Rate Model	Respondents
Flat rate system	53%
Tiered fee system	33%
Unclear/didn’t answer	20%

12. What are your minimum and maximum rates for a single and shared room?

The table below highlights responses from board and care operators only:

Monthly Rate Model	Shared Room	Private Room
Less than \$4,000 per month	77%	30%
Between \$4,000-6,000	15%	8%
Between \$6,000-8,000	0%	8%
Declined to State	8%	0%
N/A	0%	54%

This confirms the Assisted Living Workgroup sense that the small ALFs generally charge considerably less than larger facilities.

13. Do these rates cover your business expenses? How frequently do you increase your rates?

Response	Respondents
Rate does cover business expenses	56%
Rate does not cover business expenses	44%

The table below provides the frequency by which ALF operators increase their monthly rates.

6-12 Months	1-2 Years	2-5 Years	5+ Years	Did not respond
6%	31%	6%	13%	44%

14. We are also assessing how current subsidy levels relate to business costs. Therefore I'd like to know if any of your residents receive a subsidy towards their monthly rates:

Agency providing subsidy or patch	Respondents
Department of Public Health	75%
Golden Gate Regional Center	25%
On Lok (PACE Program)	13%
Community Living Fund	13%
Health Plan or Hospital	13%
No Subsidies/patches from any agency	25%

15. If the answer to Question 14 was yes: By your estimate, what percentages of your total residents have a subsidy or monthly patch? If they answered no: is there a specific reason for that?

Below is a summary of the responses specifically of the small bed facilities:

- 30% of facilities noted that a majority of their residents (80% or more) and 15% noted that a minority of their residents (20% or less) receive a subsidy from DPH;
- Only one facility mentioned a mix of subsidies for their residents; and
- 40% of five facilities did not respond.

16. Which of the following resources do you think would be useful to support your business?

Types of Potential Resources	Respondents
Low interest business loans	88%
Help with challenging clients	88%
Publicizing your business	81%
Providing required education and training to administrators and staff	81%
Support related to planning, building, and permitting processes	75%
Business consultation	75%
Workforce programs designed to onboard new staff	75%
Operating your business in a low-rent subsidized facility	44%

Note: There was no limit on the number of resources operators could choose, so many chose more than one.

17. Have you considered, or are you interested in, expanding your business?

Half of respondents (50%) answered yes and the other half (50%) answered no.

18. With regards to your facility, do you own your building, have a mortgage, or rent your building?

Building Ownership	Respondents
Own building (no mortgage)	21%
Own building (with mortgage)	64%
Rent building	14%

19. Do you have any feedback, recommendations, or suggestions about how to best support ALFs in San Francisco? Is there anything else that is important for us to know?

Below are a few additional or unique comments mentioned by facilities:

- Children are resistant to taking over the family business;
- Getting permits takes too long and causes delays in the building processes;
- Would like more places to take residents during the day;
- Need to know how to help clients quickly in an emergency;
- Needing additional support for clients with dementia; and
- SSI payments are not feasible for San Francisco

APPENDIX B. COST ESTIMATES.

This appendix details the methodology underlying the board and care home cost estimates described in this report. As private businesses, ALF costs and rates are typically considered confidential proprietary information, and this information is not made publicly available, making it difficult to identify the true cost of operating a board and care facility. To estimate the cost of operating a small six-bed ALF, the Assisted Living Workgroup primarily drew on a March 2018 Adult Residential Facilities report by the California Behavioral Health Planning Council, the ALF Operator Survey, and one-on-one consultation with board and care home operators.

ALF Cost Estimate Scenarios

Scenario	Description	Mortgage	Property Taxes	Administrator Salary	Direct Care Worker Wages
A	Family-owned and operated ALF with property owned outright (i.e., no mortgage). Owner serves as administrator and does not draw a salary. Facility is staffed by 2.0 FTE direct care workers; the administrator pitches in to help out as needed during the day and, since this is her home, lives onsite and addresses any needs that arise overnight.	\$0	\$9,420	\$0	\$62,400 (2 FTE)
B	Family-owned and operated ALF with property under mortgage. Owner serves as administrator and does not draw a salary. Facility is staffed by 2.0 FTE direct care workers; the administrator pitches in to help out as needed during the day and, since this is her home, lives onsite and addresses any needs that arise overnight.	\$82,836	\$9,420	\$0	\$62,400 (2 FTE)
C	Newer ALF with property under mortgage and providing a higher level of staffing: 1 paid administrator and 4.0 FTE direct care workers. This staffing level would support one paid direct care worker available at all times (that is, 24/7 paid staffing).	\$82,836	\$15,852	\$52,000	\$124,800 (4 FTE)

Assisted Living Six-Bed “Board and Care Home” Cost Estimates by Expense Category and Scenario

EXPENSE	Cost	Notes	Source	A	B	C
Administrative Costs	.	.	.	\$30,490	\$30,490	\$30,490
Contract Services	\$13,200	Includes legal and accounting	Consultation with ALF operators	\$13,200	\$13,200	\$13,200
Insurance (liability/property)	\$7,200	Property, professional, liability, general liability	Consultation with ALF operators	\$7,200	\$7,200	\$7,200
Other Supplies	\$4,380		CA Behavioral Health Planning Council, 2018 ARF report	\$4,380	\$4,380	\$4,380
Office Expenses	\$3,190		CA Behavioral Health Planning Council, 2018 ARF report	\$3,190	\$3,190	\$3,190
Payroll & Bank Fees	\$1,800	Payroll processing and bank fees	Consultation with ALF operators	\$1,800	\$1,800	\$1,800
Facility Licensing Fee	\$495		California Department of Social Services, Community Care Licensing (CDSS-CCL)	\$495	\$495	\$495
Administrator’s Continuing Education Units	\$175	Calculating as 50% of cost (required every 2 years)	Assisted Living CEU programs advertised online	\$175	\$175	\$175
Administrator Certification Fee	\$50	Calculating as 50% of cost (license is valid for 2 years)	CDSS-CCL	\$50	\$50	\$50
Property Costs	.	.	.	\$22,346	\$105,182	\$111,614
Mortgage Payment	varies	Scenario B based on refinanced mortgage; Scenario C based on cost to purchase new property at market rate	Property listings on Zillow	\$0	\$82,836	\$82,836
Property Tax	varies		Property listings on Zillow	\$9,420	\$9,420	\$15,852
Maintenance and Repairs	\$7,670		CA Behavioral Health Planning Council, 2018 ARF report	\$7,670	\$7,670	\$7,670
Utilities	\$5,256	Based on average home costs scaled for increased occupancy	California Public Utilities Commission	\$5,256	\$5,256	\$5,256

EXPENSE	Cost	Notes	Source	A	B	C
Labor Costs	.	.	.	\$77,330	\$77,330	\$216,711
Wages: Direct Care Staff	varies	Based on \$15/hr wage	Consultation with ALF operators	\$62,400	\$62,400	\$124,800
Wages: Facility Administrator	varies	Based on \$25/hr wage	Consultation with ALF operators	\$0	\$0	\$52,000
Worker's Comp	varies	Approximately 12% of wages	CA Department of Insurance, Workers Comp Base Rate	\$7,488	\$7,488	\$21,216
FICA/Medicare	varies	Based on 6.2% Social Security + 1.45% Medicare		\$4,774	\$4,774	\$13,525
Health/Dental/Life Vision Insurance	varies	Assuming \$600 month/employee. Rate is for minimal insurance.	CA Behavioral Health Planning Council, 2018 ARF report	\$1,800	\$1,800	\$3,000
Unemployment Insurance	varies	Max tax of \$344 per employee	CA Employment Development Department	\$868	\$868	\$2,170
Staff Development	.	.	.	\$3,685	\$3,685	\$3,770
Staff Development/Training	\$2,400		Consultation with ALF operators	\$2,400	\$2,400	\$2,400
Staff Recruitment/Advertising	\$1,200		Consultation with ALF operators	\$1,200	\$1,200	\$1,200
Staff Background Check	varies	\$85 per person; assumes half of staff turnover annually	Consultation with ALF operators	\$85	\$85	\$170
Resident Supports	.	.	.	\$32,240	\$32,240	\$38,080
Food		\$8/day x (clients + staff)		\$26,280	\$26,280	\$32,120
Transportation	\$3,360		CA Behavioral Health Planning Council, 2018 ARF report	\$3,360	\$3,360	\$3,360
Telephone/Internet/Cable	\$2,400	\$200 per month	Consultation with ALF operators	\$2,400	\$2,400	\$2,400
Subscriptions	\$200	Magazines, newspapers	Consultation with ALF operators	\$200	\$200	\$200
TOTAL ANNUAL EXPENSES				\$166,091	\$248,927	\$400,655
Break-Even Rate at 100% Occupancy				\$2,307	\$3,457	\$5,565
Break-Even Rate at 90% Occupancy				\$2,563	\$3,841	\$6,183

APPENDIX C. DAAS-SUBSIDIZED ALF PLACEMENTS.

The DAAS-funded Community Living Fund (CLF) program provides monthly subsidies to a small number of intensive case management clients who require ALF placement to avoid institutionalization in a skilled nursing facility. This program data provides a small sample of RCFE rates charged for 22 CLF clients placed in San Francisco.

Clients receiving a subsidy are permitted to retain \$134 of their monthly income – in keeping with the Supplemental Security Income (SSI) personal needs allowance rate – and contribute the rest of their income to the monthly rate; CLF then patches the difference between the client’s contribution and the ALF rate.

The table below provides detail about the average subsidy amount funded through CLF for 22 clients placed in San Francisco. The average client contribution is \$1,312.

Community Living Fund San Francisco ALF Placements

Subsidy Rate	Average	Minimum	Maximum
Daily	\$98	\$25	\$195
Monthly	\$2,943	\$737	\$5,854

Source: Community Living Fund, June 2018

CLF program data also provides a snapshot of the full monthly rate charged by ALFs in San Francisco. These rates are broken down in the table below by facility size. On average, the monthly rate for CLF clients is \$4,382. Rates tend to be lower in smaller facilities. The maximum rate for a current CLF client is \$6,856; higher cost is based on increased level of care for clients with more complex needs.

Community Living Fund San Francisco RCFE Placements: Full Monthly Rate by Facility Size

Facility Size	# Clients	Average	Minimum	Maximum
1 to 6	1	\$2,073	\$2,073	\$2,073
7 to 15	0	.	.	.
16 to 49	3	\$3,597	\$2,790	\$4,000
50 to 99	9	\$4,943	\$2,735	\$6,856
100+	9	\$4,339	\$4,339	\$4,339
Total	22	\$4,382	\$2,073	\$6,856

Source: Community Living Fund, June 2018

APPENDIX D. DPH-SUBSIDIZED ALF PLACEMENTS.

DPH provides assisted living subsidies for persons with serious mental illness and San Francisco Health Network members with multiple complex characteristics (e.g., mental health, substance use, medically compromised) with the goal of supporting stability in the most appropriate and least restrictive setting. In total, 561 clients are subsidized for their ALF placements. This appendix provides information about placements by county (i.e., in and out of county placements) and describes the level of care definitions that govern daily rate.

DPH LEVEL OF CARE DEFINITIONS

- **Basic:** Provides only minimum standard services as laid out in the Title 22 ALF regulations
 - *Examples:* Transport assistance to 1-2 medical appointments per month, basic recreational activities (TV, board games, unstructured access to outdoor space, smoking area)
- **Specialty:** Provides above standard services as laid out in the Title 22 ALF regulations
 - *Examples:* Transport assistance to 3-4 medical appointments per month; accepts clients with moderate behavioral management issues, minimal-to-moderate redirection, medical conditions that require more time to provide med monitor/oversight (e.g., needs clear direction/cuing for blood glucose check/insulin self-administration), verbally abusive or generally loud clients, clients with hygiene issues; and/or hoarding/clutterers who are not resistant to direction.
- **Enhanced:** Provides additional staffing, supervision, and other services to address clients with functional impairment that requires enhanced behavioral supports, which are beyond the above categories and are laid out in the Title 22 ALF regulations.
 - *Examples:* Delayed egress/secure homes, provide unlimited transport assistance, have LVN/RN on staff so can assist with medication administration, most frequently insulin, willing to take O2 concentrators, accept high behavioral clients, such as mod-high redirection/frequent engagements, consistent verbal or threatening behaviors, hospice clients, offer rehab and pre-voc programming on site, offer substance use disorder treatment onsite, high hygiene issues.

DPH PLACEMENTS BY LICENSURE, LEVEL OF CARE, AND COUNTY

DPH Placements in ARF/RCFE – All Counties

Level of Care	ARF	RCFE	Total	Daily Subsidy Rate	Monthly Subsidy Rate
Basic	191	68	259	\$22	\$660
Specialty	77	139	216	\$65*	\$1,950*
Enhanced	12	74	86	\$105	\$3,150
Total	280	281	561	.	

Source: DPH Transitions, August 2018 *San Francisco rate (out of county rate varies)

DPH Placements in ARF/RCFE – San Francisco

Level of Care	ARF	RCFE	Total	Daily Subsidy Rate	Monthly Subsidy Rate
Basic	191	68	259	\$22	\$660
Specialty	8	29	37	\$65	\$1,950
Enhanced	0	49	49	\$105	\$3,150
Total	199	146	345	.	

Source: DPH Transitions, August 2018

DPH Placements in ARF/RCFE – Out of County

Level of Care	ARF	RCFE	Total	Daily Subsidy Rate	Monthly Subsidy Rate
Specialty	69	110	179	\$40 to \$70/day	\$1,774
Enhanced	12	25	37	\$91 to \$191/day	\$3,556
Total	81	135	216	.	.

Source: DPH Transitions, August 2018

APPENDIX E. ADDITIONAL STRATEGIES.

The Assisted Living Workgroup's Strategies Research Group identified and vetted 16 ways that the City could potentially support ALF capacity in San Francisco. These strategies were evaluated to identify which had the greatest likelihood of meaningfully supporting and/or expanding the City's supply of assisted living using the following criteria:

- **Cost:** What is the estimated cost or cost scale to implement the strategy?
- **Impact:** What level of impact is this strategy likely to have? For example, how many clients could be impacted? Will the strategy significantly improve the ability of ALF operators to stay in business?
- **Timeframe:** How long will it take to implement the strategy and see impact? Is the timeline: short (within six months), moderate (six to twelve months), or long-term (over a year)?
- **Feasibility:** Given competing priorities and needs in the City and State, how likely is the strategy to actually be implemented? Is there a clear path forward to implementation?

In total, eight of the strategies were prioritized as immediate recommendations by the Assisted Living Workgroup. Grouped by overarching strategic area, these ideas are discussed in the body of this report.

This appendix describes the other eight potential strategies identified by the Assisted Living Workgroup's Strategies Research Group. These ideas are categorized by type: business factors, workforce supports, and models of care and payment. These strategies hold promise but may be a heavier lift, require additional discussion to ascertain next steps towards implementation, or have lower (but still potentially meaningful) impact. The City and key partners should review and continue to consider opportunities to pursue these ideas.

BUSINESS FACTORS

LICENSING/REGULATORY CHALLENGES

Strategy	Support with licensing and/or permitting processes	
Description	Provide support with state licensing and/or local permitting process, which can be particularly complex for new applicants. A primary burden is the lengthy state approval timeline.	
Considerations	<p>Many possible options to consider:</p> <ul style="list-style-type: none"> a. Support with initial application (e.g., accuracy, business acumen). The CA Department of Social Services-Community Care Licensing Division (CDSS-CCL) has expedited in past for specialty ALFs, such as dementia and non-ambulatory beds. b. Advocate for CDSS-CCL resources to improve processing time. c. Develop and publicize a “how to” guide (could be developed and promoted in partnership with CDSS-CCL, 6Beds Inc, OEWD, small business associations) d. Publicize opportunities and support transfer of existing license <p><i>Note: City services can only advise; business entity remains liable</i></p>	
Key partners	OEWD, DPH, Office of Small Business	
Cost scale/estimate	Low	Cost will vary based on method. One-on-one support may be absorbable through existing programs.
Impact	Low	It is unlikely that many new small facilities will try to newly open – due to large barriers to entry (i.e., cost, processing time) and limited anticipated revenue. The main impact opportunity is likely to support the license transfer process to a new owner, which would provide a big impact for small number of existing residents (option d above).
Timeframe	Short-term	Could be implemented relatively quickly
Feasibility	High	Somewhat dependent on strategy/strategies implemented, but most of these ideas can leverage existing resources.
Priority	Moderate	While unlikely to have significant impact on overall supply, these strategies are relatively low cost and have potential to help at the margin. In particular, the license transfer process (option d) preserves supply for existing clients and mitigates the initial entry barriers.

CAPITAL-RELATED COSTS

Strategy	Develop business and/or property tax breaks	
Description	Explore opportunities to reduce costs through local business and property tax policies.	
Considerations	Potentially would want to limit tax break eligibility by facility size or population served (e.g., facilities that accept X% low income). Requires additional analysis to determine tax break size needed to achieve impact. Board and care (B&C) facilities are exempt from business taxes (such as registration fee, gross receipts, payroll, etc.). ¹¹	
Key partners	Controller's Office	
Cost scale/estimate	Further research required	Further analysis needed to identify scale of tax break needed to have meaningful impact and corresponding cost to City.
Impact	Low	B&C currently receive a business tax break. Property tax break impact dependent on property tax cost; 35% of B&C licensed pre-2000.
Timeframe	Moderate/Long-term	Requires financial analysis (beyond the scope of this project) and then would have to go through political/government process to implement
Feasibility	TBD	Depends on city interest and cost
Priority	Low	Due to potential cost and amount of time needed to implement

Strategy	Make City-owned land available for private ALF development	
Description	Make city-owned land available for businesses to build and operate new ALF	
Considerations	This could be limited to ALF operators who commit to serving certain target populations (e.g., percentage of low income, dementia, and/or non-ambulatory residents)	
Key partners	Dept. of Real Estate; Fly Away Home model; Northern California Community Loan Fund	
Cost scale/estimate	Moderate	Building costs to be incurred by developer/not city, but there is an opportunity cost – what else could land be used for?
Impact	Moderate	Dependent on size of facility (greater size will have greater impact)
Timeframe	Long-term	Requires significant time to identify land and interested builders, navigate city process, and then time to construct
Feasibility	Low	Unclear how much city-owned land is available and appropriate for this type of project (e.g., park space, industrial area). The City has many competing priorities and populations for new development projects, particularly land available for housing construction.
Priority	Low	Due to potential cost, feasibility, and amount of time needed to implement

¹¹ California Community Care Facilities Act, Article 7: Local Regulation 1566.2.

OPERATING-RELATED COSTS

Strategy	Compliance costs related to labor law	
Description	Explore compliance cost of labor laws and opportunities to streamline, minimize, and/or alleviate costs while still fully complying with requirements (e.g., minimum wage, unemployment, other SF specific)	
Considerations	The primary cost is increasing minimum wage ¹² . However, there are other costs that the City could potentially help defray by: <ul style="list-style-type: none"> a. Continuing education requirements: Publicize city-funded opportunities for Continuing Education Units and make available to ALF operators for a low fee b. Background check costs: Subsidize or cover these costs for small facilities 	
Key partners	CCSF	
Cost scale/estimate	Low	CEU estimated cost per year: ¹³ Approximately \$8,400 per year for six beds (\$13,000 per year if all facilities with fewer than 16 beds included)
Impact	Low-Moderate	While these costs (CEU, background check) are not large in comparison to labor and mortgage expenses, could be useful for small ALF with lean budget
Timeframe	Short-term	If funding is made available, funding mechanism could likely be identified relatively easily
Feasibility	Moderate	Cost is low. Funding mechanism would need to be identified.
Priority	Moderate	Low cost for City but could be meaningful for small ALFs with lean operating budget.

Strategy	Joint purchasing power	
Description	Small facilities could potentially benefit from joint purchase agreements to develop economies of scale and reduce costs	
Considerations	ALF Workgroup discussed potential topics (see below) but identified that ALF facilities (through 6Beds, Inc) are best suited to identify needs and helpful strategies. <ul style="list-style-type: none"> --Food: Club/membership model (but how would this be different than Costco?) --Insurance: Small business coalition; some B&C have found Covered CA to be cheapest option; could potentially use 6Beds, Inc as non-profit organization to buy in through Nonprofits Insurance Alliance Group 	
Key partners	TBD	
Cost scale/estimate	Low	
Impact	Low	Low cost options are already available through other sources (e.g., Costco, Covered CA)
Timeframe	Moderate-term	Time required to determine ALF interest and preferred structure, identify facilitator, and establish joint venture.
Feasibility	Moderate	Unclear how this would be facilitated (e.g., establishment of co-op)
Priority	Low	Unlikely to significantly improve on existing systems and resources that provide this type of purchasing power.

¹² This topic is addressed in Workforce category strategies.

¹³ ALF administrators are required to complete continuing education courses every two years. Estimates based on cost estimate of \$350 for 20 in-person and 20 online hours.

WORKFORCE

STAFF HIRING AND RETENTION

Strategy	Sector training/workforce development	
Description	Provide training to prepare current and future staff for home care work, reducing a burden for ALF operators to find and train staff	
Considerations	This could be an opportunity for City College partnership, perhaps as part of a career ladder program. Existing homecare training programs could potentially be leveraged, such as homecare trainings for IHSS providers. Such a program might provide incentive for larger facilities to partner with DPH/DAAS to place clients.	
Key partners	OEWD, HSA Workforce Development Division, IHSS contractors	
Cost scale/estimate	Moderate	May vary based on mechanism but can be anticipated as ongoing cost
Impact	Low-moderate	From the ALF operator survey, most facilities employ small number of staff. Historically, small ALFs have often hired family members. However, this trend may be shifting. Approximately 75% indicated workforce programs designed to onboard new staff would be helpful.
Timeframe	Moderate-term	May vary based on mechanism – leveraging existing training resources would be faster than developing new partnerships and curriculum
Feasibility	Moderate	Potential to leverage existing resources
Priority	Moderate	The strategy to provide subsidized job placement would provide more support

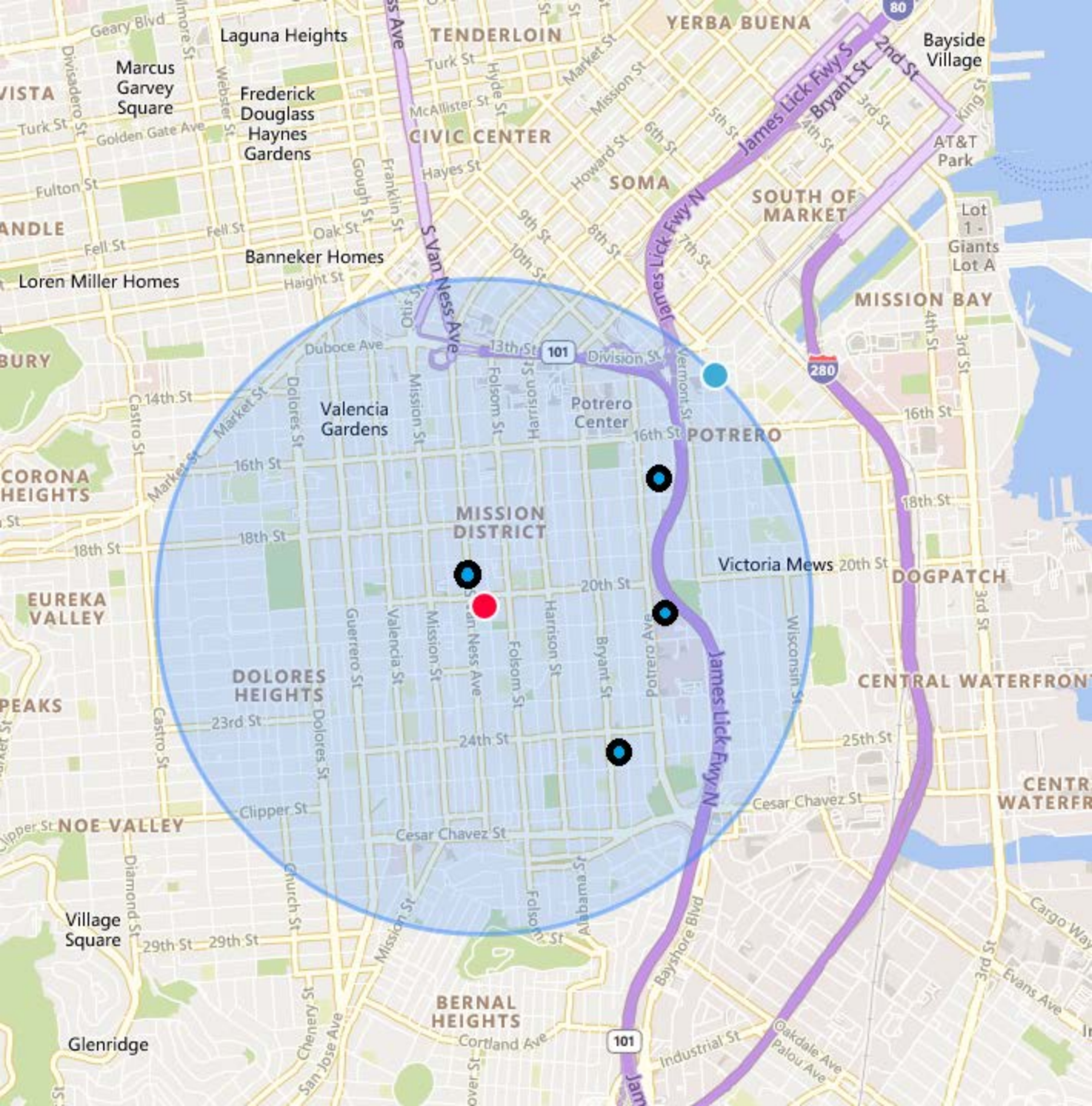
MODELS OF CARE AND PAYMENT

PAYMENT STREAMS AND CLIENTS

Strategy	Identify and advocate for new additional CMS waiver options	
Description	Analyze alternate Medicaid waiver options, including 1915c and 1115, for applicability and assess feasibility for advocating for local application and implementation.	
Considerations	First step will be to research how other states use other waiver programs and assessing their feasibility for California and San Francisco	
Key partners	DHCS, possibly policy bodies such as the California Area Agencies on Aging (C4A), etc	
Cost scale/estimate	Low	The primary cost would be staff time to conduct research. Advocacy for implementation of new waivers could entail new costs. However, as a Medicaid waiver, ALF placement would be covered by Medi-Cal.
Impact	Low	Would not address current residents (likely a 2-4 year time investment, at the very minimum)
Timeframe	Long-term	In addition to the initial research, this effort would likely require advocating for state level policy.
Feasibility	Low	Developing consensus and passage at state level of a separate ALF waiver option would likely be challenging, particularly given existence of ALW program.
Priority	Low	Clear next steps with possible long-term impact but only if an appropriate waiver and a coalition of advocates are identified

Strategy	Insurance Plans as Payers of ALF Placements	
Description	Explore opportunities for residents in need of ALF to utilize existing Life Insurance policies as a means of payment, such as swapping Life Insurance for Long Term Care Insurance, and help publicize this option to increase public awareness.	
Considerations	The City's primary role in this area would be to publicize and potentially help educate individuals about these options. There may be existing advocacy efforts on this topic with which the City could partner.	
Key partners	AARP, Leading Age, and representatives of the insurance industry (such as the SF Insurance Professionals)	
Cost scale/ estimate	Low	Public awareness efforts would likely be low cost. The majority of the cost related to this strategy would be borne by the insurance company or policy holder if/when individuals access benefits.
Impact	Low	It is unclear how many people would benefit from this resource. Those holding insurance policies are likely not low-income, so need may not be as urgent, and this is on the outer bounds of this project scope.
Timeframe	Long-Term	Requires developing partnership with new organizations/ profession to better understand the need and options available. Would require outreach to build awareness and have impact; those impacted would likely be City residents who do not actually need this service yet.
Feasibility	Low	This would require partnering with more experienced agencies or organizations already familiar with insurance.
Priority	Low	A moderate priority if there already exists an option within existing insurance plans to fund ALW and next steps primarily involve increased outreach to existing policy holders. Considered a low priority if option does not currently exist or it is determined that a limited number of SF residents would benefit from this option.

EXHIBIT 2



Laguna Heights

TENDERLOIN

YERBA BUENA

Bayside Village

Marcus Garvey Square

Frederick Douglass Haynes Gardens

CIVIC CENTER

SOMA

SOUTH OF MARKET

AT&T Park

Banneker Homes

Loren Miller Homes

MISSION BAY

Valencia Gardens

MISSION DISTRICT

POTRERO

DOGPATCH

EUREKA VALLEY

Victoria Mews

CENTRAL WATERFRONT

DOLORES HEIGHTS

CENTRAL WATERFRONT

NOE VALLEY

Village Square

Glenridge

BERNAL HEIGHTS

From: cclwebmaster@dss.ca.gov
To: [Brett Schweinberg](#)
Subject: Facility Info:SOUTH VAN NESS MANOR
Date: Wednesday, December 23, 2020 3:23:41 PM

This is the facility information you requested.

SOUTH VAN NESS MANOR
822 SOUTH VAN NESS
SAN FRANCISCO, CA. 94110
Licensee Name: PARANGAN, JR., ANDRES BUSINE

Status: Licensed
License Date: 12/4/1981

Phone: (415) 285-1963
Number: 380503766
Capacity: 29
Type: ADULT RESIDENTIAL

State Licensing Office Contact Information

Address:
851 TRAEGER AVE., SUITE 360
SAN BRUNO, CA. 94066

Phone: (650) 266-8800

Contact the State Licensing Office for further information on this facility or if there are corrections you think should be made.

All Visits

of Visits: 11
All Visit Dates: 01/07/2020, 12/17/2019, 12/11/2019, 12/02/2019, 11/26/2019, 02/28/2019,
02/02/2018, 02/23/2017, 12/13/2016, 04/04/2016, 03/10/2016

Citations

Type A Citation: 1
Type B Citation: 3

Inspections

of Inspections: 3

Type A Citation: 0
Type B Citation: 0
All Visit Dates: 01/07/2020, 02/28/2019, 02/02/2018

Complaints

Total Complaint Investigations Completed: 2
- Total Allegations Substantiated: 3
- Total Allegations Inconclusive: 1
- Total Allegations Unsubstantiated: 0
Total Type A Citations: 0
Total Type B Citations: 3
- Total Complaint Visits: 4

Complaint Details:

Complaint Investigation Completed: 09/01/2017
- # Allegations Substantiated: 1
- # Allegations Inconclusive: 0
Type A Citations: 0
Type B Citations: 1
of Visits: 1
Dates of Visits: 12/13/2016

Complaint Investigation Completed: 08/12/2016
- # Allegations Substantiated: 2
- # Allegations Inconclusive: 1
Type A Citations: 0
Type B Citations: 2
of Visits: 3
Dates of Visits: 04/04/2016, 04/04/2016, 04/04/2016

Other Visits

of Other Visits: 8
Type A Citation: 1
Type B Citation: 1
Other Visit Dates: 01/07/2020, 12/17/2019, 12/11/2019, 12/02/2019, 11/26/2019, 02/23/2017,
04/04/2016, 03/10/2016

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From: cclwebmaster@dss.ca.gov
To: [Brett Schweinberg](#)
Subject: Facility Info:SAN FRANCISCO ADULT RESIDENTIAL FACILITY
Date: Wednesday, December 23, 2020 3:25:20 PM

This is the facility information you requested.

SAN FRANCISCO ADULT RESIDENTIAL FACILITY
887 POTRERO AVE.
SAN FRANCISCO, CA. 94110
Licensee Name: SAN FRANCISCO DEPT. OF PUBLIC HEALTH

Status: Licensed
License Date: 2/25/2005

Phone: (415) 206-6300
Number: 389210019
Capacity: 55
Type: ADULT RESIDENTIAL

State Licensing Office Contact Information

Address:
851 TRAEGER AVE., SUITE 360
SAN BRUNO, CA. 94066

Phone: (650) 266-8800

Contact the State Licensing Office for further information on this facility or if there are corrections you think should be made.

All Visits

of Visits: 22
All Visit Dates: 10/08/2020, 05/28/2020, 04/21/2020, 04/13/2020, 02/12/2020, 10/22/2019,
10/03/2019, 09/10/2019, 09/08/2019, 09/05/2019, 05/03/2019, 01/30/2019, 12/13/2018,
10/02/2018, 07/26/2018, 07/24/2018, 07/13/2018, 06/06/2018, 01/17/2018, 04/05/2017,
02/23/2017, 02/11/2016

Citations

Type A Citation: 5
Type B Citation: 0

Inspections

of Inspections: 4
Type A Citation: 0
Type B Citation: 0
All Visit Dates: 02/12/2020, 09/08/2019, 01/30/2019, 04/05/2017

Complaints

Total Complaint Investigations Completed: 9
- Total Allegations Substantiated: 2
- Total Allegations Inconclusive: 8
- Total Allegations Unsubstantiated: 7
Total Type A Citations: 1
Total Type B Citations: 0
- Total Complaint Visits: 9

Complaint Details:

Complaint Investigation Completed: 11/13/2020
- # Allegations Substantiated: 0
- # Allegations Unsubstantiated: 2
Type A Citations: 0
Type B Citations: 0
of Visits: 1
Dates of Visits: 10/08/2020

Complaint Investigation Completed: 07/15/2020
- # Allegations Substantiated: 0
- # Allegations Unsubstantiated: 1
Type A Citations: 0
Type B Citations: 0
of Visits: 1
Dates of Visits: 05/28/2020

Complaint Investigation Completed: 07/09/2020
- # Allegations Substantiated: 0
- # Allegations Unsubstantiated: 1
Type A Citations: 0
Type B Citations: 0
of Visits: 1
Dates of Visits: 04/21/2020

Complaint Investigation Completed: 07/08/2020
- # Allegations Substantiated: 0
- # Allegations Unsubstantiated: 1
Type A Citations: 0
Type B Citations: 0
of Visits: 1
Dates of Visits: 04/21/2020

Complaint Investigation Completed: 12/21/2018
- # Allegations Substantiated: 0
- # Allegations Unsubstantiated: 1
Type A Citations: 0
Type B Citations: 0
of Visits: 1
Dates of Visits: 12/13/2018

Complaint Investigation Completed: 10/04/2018
- # Allegations Substantiated: 1
- # Allegations Unsubstantiated: 0
Type A Citations: 1
Type B Citations: 0
of Visits: 1
Dates of Visits: 07/26/2018

Complaint Investigation Completed: 01/27/2018
- # Allegations Substantiated: 0
- # Allegations Unsubstantiated: 1
Type A Citations: 0
Type B Citations: 0
of Visits: 1
Dates of Visits: 01/17/2018

Complaint Investigation Completed: 07/25/2016
- # Allegations Substantiated: 0
- # Allegations Inconclusive: 3
Type A Citations: 0
Type B Citations: 0
of Visits: 1
Dates of Visits: 02/11/2016

Complaint Investigation Completed: 06/30/2016
- # Allegations Substantiated: 1
- # Allegations Inconclusive: 5
Type A Citations: 0
Type B Citations: 0
of Visits: 1
Dates of Visits: 02/11/2016

Other Visits

of Other Visits: 14
Type A Citation: 4
Type B Citation: 0
Other Visit Dates: 04/13/2020, 10/22/2019, 10/03/2019, 09/10/2019, 09/05/2019, 05/03/2019,
12/13/2018, 10/02/2018, 07/24/2018, 07/13/2018, 06/06/2018, 04/05/2017, 02/23/2017,
02/11/2016

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From: cclwebmaster@dss.ca.gov
To: [Brett Schweinberg](#)
Subject: Facility Info:RJ STARLIGHT HOME CORPORATION
Date: Wednesday, December 23, 2020 3:26:27 PM

This is the facility information you requested.

RJ STARLIGHT HOME CORPORATION
2680 BRYANT STREET
SAN FRANCISCO, CA. 94110
Licensee Name: RJ STARLIGHT HOME CORPORATION

Status: Licensed
License Date: 2/9/2006

Phone: (415) 648-2280
Number: 385600340
Capacity: 12
Type: RESIDENTIAL CARE ELDERLY

State Licensing Office Contact Information

Address:
851 TRAEGER AVE., SUITE 360
SAN BRUNO, CA. 94066

Phone: (650) 266-8800

Contact the State Licensing Office for further information on this facility or if there are corrections you think should be made.

All Visits

of Visits: 4
All Visit Dates: 02/19/2020, 07/16/2019, 02/21/2019, 04/18/2017

Citations

Type A Citation: 1
Type B Citation: 4

Inspections

of Inspections: 3
Type A Citation: 0

Type B Citation: 2
All Visit Dates: 02/19/2020, 02/21/2019, 04/18/2017

Complaints

Total Complaint Investigations Completed: 0
- Total Allegations Substantiated: 0
- Total Allegations Inconclusive: 0
- Total Allegations Unsubstantiated: 0
- Total Allegations Unfounded: 0
Total Type A Citations: 0
Total Type B Citations: 0
- Total Complaint Visits: 0

Complaint Details:

Other Visits

of Other Visits: 1
Type A Citation: 1
Type B Citation: 3
Other Visit Dates: 07/16/2019

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From: cclwebmaster@dss.ca.gov
To: [Brett Schweinberg](#)
Subject: Facility Info:RUSTAN ADULT RESIDENTIAL CARE HOME
Date: Wednesday, December 23, 2020 3:25:49 PM

This is the facility information you requested.

RUSTAN ADULT RESIDENTIAL CARE HOME
460 UTAH STREET
SAN FRANCISCO, CA. 94110
Licensee Name: RUIZ, PASTOR AND NECITA

Status: Licensed
License Date: 12/5/1988

Phone: (916) 690-0728
Number: 380540303
Capacity: 6
Type: ADULT RESIDENTIAL

State Licensing Office Contact Information

Address:
851 TRAEGER AVE., SUITE 360
SAN BRUNO, CA. 94066

Phone: (650) 266-8800

Contact the State Licensing Office for further information on this facility or if there are corrections you think should be made.

All Visits

of Visits: 6
All Visit Dates: 12/09/2019, 12/27/2018, 06/08/2018, 05/16/2018, 12/14/2016, 12/30/2015

Citations

Type A Citation: 3
Type B Citation: 0

Inspections

of Inspections: 1
Type A Citation: 3

Type B Citation: 0
All Visit Dates: 12/09/2019

Complaints

Total Complaint Investigations Completed: 0
- Total Allegations Substantiated: 0
- Total Allegations Inconclusive: 0
- Total Allegations Unsubstantiated: 0
Total Type A Citations: 0
Total Type B Citations: 0
- Total Complaint Visits: 0

Complaint Details:

Other Visits

of Other Visits: 6
Type A Citation: 0
Type B Citation: 0
Other Visit Dates: 12/27/2018, 06/08/2018, 05/16/2018, 12/14/2016, 12/30/2015, 12/30/2015

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EXHIBIT 3

From: cclwebmaster@dss.ca.gov
To: [Brett Schweinberg](#)
Subject: Facility Info:HOLLY PARK FAMILY HOME, INC.
Date: Wednesday, December 23, 2020 3:50:11 PM

This is the facility information you requested.

HOLLY PARK FAMILY HOME, INC.
321 HOLLY PARK CIRCLE
SAN FRANCISCO, CA. 94110
Licensee Name: HOLLY PARK FAMILY HOME INC.

Status: Licensed
License Date: 8/14/2015

Phone: (415) 648-8292
Number: 385600420
Capacity: 6
Type: ADULT RESIDENTIAL

State Licensing Office Contact Information

Address:
851 TRAEGER AVE., SUITE 360
SAN BRUNO, CA. 94066

Phone: (650) 266-8800

Contact the State Licensing Office for further information on this facility or if there are corrections you think should be made.

All Visits

of Visits: 5
All Visit Dates: 11/15/2019, 09/19/2018, 06/08/2018, 07/21/2016, 04/11/2016

Citations

Type A Citation: 0
Type B Citation: 0

Inspections

of Inspections: 1
Type A Citation: 0

Type B Citation: 0
All Visit Dates: 11/15/2019

Complaints

Total Complaint Investigations Completed: 1
- Total Allegations Substantiated: 0
- Total Allegations Inconclusive: 1
- Total Allegations Unsubstantiated: 0
Total Type A Citations: 0
Total Type B Citations: 0
- Total Complaint Visits: 1

Complaint Details:

Complaint Investigation Completed: 08/05/2016
- # Allegations Substantiated: 0
- # Allegations Inconclusive: 1
Type A Citations: 0
Type B Citations: 0
of Visits: 1
Dates of Visits: 04/11/2016

Other Visits

of Other Visits: 3
Type A Citation: 0
Type B Citation: 0
Other Visit Dates: 09/19/2018, 06/08/2018, 07/21/2016

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From: cclwebmaster@dss.ca.gov
To: [Brett Schweinberg](#)
Subject: Facility Info:LADY OF PERPETUAL HELP RFE #1
Date: Wednesday, December 23, 2020 3:45:37 PM

This is the facility information you requested.

LADY OF PERPETUAL HELP RFE #1
476 FAIR OAKS STREET
SAN FRANCISCO, CA. 94110
Licensee Name: GREPO, CEASAR

Status: Licensed
License Date: 10/19/1999

Phone: (415) 648-9533
Number: 380504039
Capacity: 15
Type: RESIDENTIAL CARE ELDERLY

State Licensing Office Contact Information

Address:
851 TRAEGER AVE., SUITE 360
SAN BRUNO, CA. 94066

Phone: (650) 266-8800

Contact the State Licensing Office for further information on this facility or if there are corrections you think should be made.

All Visits

of Visits: 4
All Visit Dates: 03/02/2020, 03/20/2019, 02/14/2018, 02/07/2018

Citations

Type A Citation: 5
Type B Citation: 0

Inspections

of Inspections: 2
Type A Citation: 0

Type B Citation: 0
All Visit Dates: 03/20/2019, 02/07/2018

Complaints

Total Complaint Investigations Completed: 0
- Total Allegations Substantiated: 0
- Total Allegations Inconclusive: 0
- Total Allegations Unsubstantiated: 0
- Total Allegations Unfounded: 0
Total Type A Citations: 0
Total Type B Citations: 0
- Total Complaint Visits: 0

Complaint Details:

Other Visits

of Other Visits: 3
Type A Citation: 5
Type B Citation: 9
Other Visit Dates: 03/02/2020, 02/14/2018, 02/14/2018

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From: cclwebmaster@dss.ca.gov
To: [Brett Schweinberg](#)
Subject: Facility Info:MERCED THREE RESIDENTIAL CARE FACILITY
Date: Wednesday, December 23, 2020 3:46:30 PM

This is the facility information you requested.

MERCED THREE RESIDENTIAL CARE FACILITY
1420 HAMPSHIRE STREET
SAN FRANCISCO, CA. 94110
Licensee Name: HAFCO ELDER CARE, INC.

Status: Licensed
License Date: 7/14/2005

Phone: (415) 285-7660
Number: 385600349
Capacity: 33
Type: RESIDENTIAL CARE ELDERLY

State Licensing Office Contact Information

Address:
851 TRAEGER AVE., SUITE 360
SAN BRUNO, CA. 94066

Phone: (650) 266-8800

Contact the State Licensing Office for futher information on this facility or if there are corrections you think should be made.

All Visits

of Visits: 7
All Visit Dates: 01/16/2020, 02/21/2019, 01/24/2018, 11/08/2017, 07/13/2017, 09/09/2016,
08/18/2016

Citations

Type A Citation: 1
Type B Citation: 6

Inspections

of Inspections: 1

Type A Citation: 1
Type B Citation: 3
All Visit Dates: 02/21/2019

Complaints

Total Complaint Investigations Completed: 1
- Total Allegations Substantiated: 0
- Total Allegations Inconclusive: 0
- Total Allegations Unsubstantiated: 4
- Total Allegations Unfounded: 0
Total Type A Citations: 0
Total Type B Citations: 0
- Total Complaint Visits: 1

Complaint Details:

Complaint Investigation Completed: 02/04/2020
- # Allegations Substantiated: 0
- # Allegations Unsubstantiated: 4
- # Allegations Unfounded: 0
Type A Citations: 0
Type B Citations: 0
of Visits: 1
Dates of Visits: 01/16/2020

Other Visits

of Other Visits: 6
Type A Citation: 0
Type B Citation: 1
Other Visit Dates: 01/24/2018, 11/08/2017, 07/13/2017, 09/09/2016, 09/09/2016, 08/18/2016

The Community Care Licensing Division of the California Department of Social Services has provided this document search application to provide the public with access to information regarding facilities licensed by the Division. Such information should only serve as an initial point of inquiry regarding the licensing status and regulatory history of a licensed facility. To obtain additional information concerning a specific facility, please contact the licensing office responsible for licensing and inspection of the facility.

The Department makes no claims, promises, or guarantees about the accuracy, completeness or adequacy of the documents accessible through the use of this application. Accordingly, it disclaims any liability for any errors, omissions or misrepresentations contained in them. No warranty of any kind, including, but not limited to, express, implied, common law or statutory ones, is given with respect to the use of this application. No warranties are given with respect

to the non-infringement of third party rights and the cybersecurity of the application.

LIMITATION OF LIABILITY

CDSS IS NOT LIABLE FOR ANY DIRECT, INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES THAT RESULT FROM THE USE OF, OR THE INABILITY TO USE, THIS APPLICATION OR RELIANCE UPON THE CONTENT OF THE MATERIALS ACCESSIBLE THROUGH THE USE OF THIS APPLICATION UNDER ANY CIRCUMSTANCES.

EXHIBIT 4

Application Instructions for A Facility License



CDSS

CALIFORNIA
DEPARTMENT OF
SOCIAL SERVICES

Community Care Licensing Division

This contains the instructions for the following:

- ADULT RESIDENTIAL FACILITIES
- GROUP HOMES
- SMALL FAMILY HOMES
- RESIDENTIAL CARE FACILITIES FOR THE ELDERLY (RCFE)
- RESIDENTIAL CARE FACILITIES FOR THE CHRONICALLY ILL (RCF-CI)
- SOCIAL REHABILITATION FACILITIES
- ADULT DAY PROGRAMS
- FOSTER FAMILY AGENCIES
- ADOPTION AGENCIES
- TRANSITIONAL HOUSING PLACEMENT PROGRAM
- COMMUNITY TREATMENT FACILITY

Community Care Licensing Division (CCLD) Application Booklet for Facility License

INTRODUCTION — These instructions are intended to help you file an application for a facility license for the facility types listed on the cover. Attached are the instructions for filing the application. Before a license can be issued, the licensing agency must review information that you meet the minimum requirements for the license.

The application fee plus section A and B documents must be completed and sent to the licensing agency as a packet. **The application fee is non-refundable.** Your application cannot be started until all the forms are filed with the licensing agency. The page entitled, "Section A, Forms by Type of Facility" has links that will take you directly to each licensing form. If you need additional forms, our website is www.cclld.ca.gov or contact our licensing agency. By printing out forms online, you are assured of using the most current licensing form.

Submit the Section A and B documents in the same sequence as they are in the application booklet. If the forms are incomplete, the licensing agency will return the entire packet to you. To prevent delays, be sure that you have all the necessary information completed, properly signed, with original signatures, and dated. Make a photocopy of your application before you give it to the licensing agency.

REGULATIONS — The regulations that govern the licensing of all facility categories covered by these application instructions are under the California Code of Regulations, Title 22, Division 6. Copies of the regulations and amendments can be downloaded from <http://www.cdss.ca.gov/inforesources/CDSS-Regulations-Home-Page>.

For information on purchasing regulations with an update service, contact:

Barclays West Group
1-800-888-3600

RESIDENTIAL CARE FACILITY FOR THE CHRONICALLY ILL — If you are applying for an RCF-CI license, your application must contain all of the items in Sections A and B plus some additional items. Refer to California Code of Regulations, Title 22, Division 6, Chapter 8.5, Section 87818 (the RCF-CI Regulations) for detailed information on the additional required items.

INFORMATION PRACTICE ACT: — This information is requested by the Department of Social Services in compliance with Title 22, Division 6 of the California Code of regulations and Section 1500 and 1569 et. Seq. of Health and Safety Code. Submission of the information is mandatory. The local licensing office is responsible for maintaining the information. Access to this information will be provided unless prohibited by the Information Practice Act of 1977. Certain authorized public and private agencies may have access to this information including county Welfare Departments, Department of Justice, Regional Centers, the Department of Developmental Services and the Department of Mental Health.

Section A
Forms by Type of Facility

Forms required to be completed by the applicant for licensure by type of facility are listed below:

LICENSING FORMS CLICK BELOW TO ACCESS EACH FORM	Group Home Community Treatment Facility	Adult Residential Social Rehabilitation Facility Adult Day Programs RCFE RCF-CI	Small Family Home	Foster Family Agency Adoption Agency Transitional Housing Placement Program
A1. Application (LIC 200)	Required	Required	Required	Required
A2. Applicant Information (LIC 215)	Required	Required	Required	Required
A3. Designation of Administrative Responsibility (LIC 308)	Required	Required	Required	Required
A4. Administrative Organization (LIC 309)	Required	Required	—	Required
A5. Affidavit Regarding Client Cash Resources (LIC 400)	Required	Required	Required	Required
A6. Surety Bond (LIC 402)	Required	Required	Required	Required
A7. Monthly Operating Statement (LIC 401)	Required	Required	—	Required
A8.a Supplemental Financial Information (LIC 401a)	Required	Required	—	Required
A8.b Balance Sheet (LIC 403)	Required	Required	—	Required
A8.c Balance Sheet Supplemental Schedule (LIC 403a)	Required	Required	—	Required
A9. Financial Information Release and Verification (LIC 404)	Required	Required	—	Required
A9.A Budget Information (LIC 420)	—	—	Required	—
A10. Personnel Report (LIC 500)	Required	Required	Required	Required
A11. Personnel Record (LIC 501)	Required	Required	Required	Required
A12. Health Screening Report - Facility Personnel (LIC 503)	Required	Required	Required	Required
A13. Criminal Record Statement (LIC 508, LIC 508D)	Required (LIC 508)	Required (LIC 508)	Required (LIC 508D)	Required (LIC 508)
A14. Emergency Disaster Plan (LIC 610C, LIC 610D, LIC 610E)	Required (LIC 610C)	Required (LIC 610D) (RCFE only LIC610E)	Required (LIC 610C)	Required (LIC 610C)
A15. Facility Sketch (LIC 999)	Required	Required	Required	Required
A16. Fire Inspection (LIC 9054)	Required	Required	Required	Required
A17. Board of Director Statement (LIC 9165) Contained in PUB 326	Required	—	—	—

A1. LIC 200 - APPLICATION FOR A COMMUNITY CARE FACILITY OR RESIDENTIAL CARE FACILITY FOR THE ELDERLY LICENSE.

- Make sure the form is filled out completely.
- All applicants must sign the application, including each general partner.
- The application should contain original signatures. The licensing agency will not accept photocopied signatures on this form.
- If the application indicates that the applicant previously held a license for a facility, the licensing agency will compare the Applicant Information Form (LIC 215), and verify that the applicant is not subject to disciplinary action.
- Signatures should match applicant's name, unless the application is a corporation or limited liability company. *(See below)*.
- If a corporation is applying for the license, all persons signing the application must be authorized by the Board resolution and the Board resolution must be submitted with this form.

NOTE: For partnerships, corporations and limited liability companies – See SECTION B. criteria for additional information below.

A2. LIC 215 - APPLICANT INFORMATION

- There should be a form completed by each applicant.
 - If the applicant previously held a license, held a beneficial ownership of 10 percent or more or was an administrator, general partner, corporate officer or director of a licensed facility, the licensing agency will research to determine if the applicant is subject to disciplinary action.
 - This form will be used as necessary to verify qualifications when an applicant also intends to be the Administrator/Director.
 - The form must contain original signatures. The licensing agency will not accept photocopied signatures on this form. Reference statements must be current and should not be from relatives.
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A3. LIC 308 - DESIGNATION OF FACILITY RESPONSIBILITY

- At least one individual must be designated as the authorized person of the facility to act in the licensee's absence. A LICENSEE CANNOT DESIGNATE HIM OR HERSELF. More than one staff person may be designated on a form.
 - If the applicant is a corporation or a limited liability company, a resolution must authorize the delegation and be submitted with this form.
 - The form must contain the original signatures of the applicants/licensees. The licensing agency will not accept photocopied signatures on this form.
-
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A4. LIC 309 - ADMINISTRATIVE ORGANIZATION

- Individual applicants are NOT required to complete this form.
 - This form must be completed if the applicant is a corporation, public agency, partnership, or limited liability company.
 - Make sure the information matches that on the application (LIC 200).
 - Terms of office should match articles/bylaws.
-
-

**WHAT A CREDIT REPORT
DOES AND DOES NOT
SAY ABOUT YOU.**

DOES SAY

Your Name.

Your Address.

Your Social Security Number.

Payment History.

If You Have Any Bankruptcies Or Liens.

If Any Businesses Have Looked At Your File.

Any Comments You've Added To Your File.

DOES NOT SAY

How Much You Have In The Bank.

What Your Race Is.

What Your Religion Is.

What Your Investments Are.

If You've Had Any Criminal Arrests.

If You Have Any Traffic Tickets.

Merchandise Purchased.

Anything About Your Medical History.

The purpose of a consumer credit report is to report your credit history and whether or not you repay loans on time for the things you buy.

Your rights of privacy are protected by law. The Department of Social Services obtains credit reports per Section 604 of the Fair Credit Reporting Act:

“A consumer reporting agency may furnish a consumer report under the following circumstances and no other:....(3) To a person which it has reason to believe...(D) intends to use the information in connection with a determination of the consumer's eligibility for a license or other benefit granted by a governmental instrumentality required by law to consider an applicant's financial responsibility or status:...

Your consumer credit report is maintained in the confidential section of your facility file which is maintained in your local regional office.

A5. LIC 400 - AFFIDAVIT REGARDING CLIENT CASH RESOURCES

- Make sure the form is completed and the appropriate box is checked.
- Make sure a bond is obtained if needed.
- This form must contain original signatures. The licensing agency will not accept photocopied signatures on this form.
- Not required for Foster Family Agencies.

A6. LIC 402 - SURETY BOND

- Make sure the bonding agency uses the language found on the LIC 402, if the form itself is not used. The State of California must be identified as the beneficiary and there must be an effective date and an expiration date.
- The document must contain original seals and signatures. The licensing agency will not accept photocopied signatures on this form.
- Compare the LIC 402 to ensure that the bond is in the amount indicated on the LIC 400.
- This is not required for Foster Family Agencies.
- The following are examples of situations when a bond is needed. (Because a licensee, or facility employee is handling client cash resources.)
 - The licensee/facility employee cashes a client's check at the bank and returns the money to the client. In this situation, the licensee/facility employee has handled the client's money.
 - The licensee/facility employee keeps client money in a safe place, including a bank or other financial institution, and controls its distribution (i.e., hands out the money).

A7. LIC 401 - MONTHLY OPERATING STATEMENT

- Instructions are found on the reverse side of the form.
- Make sure the number of clients corresponds with the requested capacity.
- Other facility income must be clear and documented.
- All facility operating costs must be indicated and reasonable (i.e., salaries are shown as at least minimum wage).
- Approximately 25 percent of the salaries should normally be added for fringe benefits. If fringe benefits are not applicable, the application should so state and explain why.
- Make sure rent amount corresponds with lease/rental agreement/mortgage payment.
- If the applicant is the licensee of another facility, a separate LIC 401 must also be submitted for each licensed facility. For facilities in operation, this information must reflect the actual operating budget, not an estimate. At the top of the LIC 401, the applicant is to indicate whether the information contained on the form is estimated or actual.
- Make sure the form contains both the name of the preparer and the original signature of the applicants. The licensing agency will not accept photocopies of signatures on this form.
- Not required for Small Family Homes.

THE FOLLOWING FINANCIAL FORMS ARE NECESSARY IN ORDER TO CAPTURE THE OVERALL FINANCIAL STATUS OF THE APPLICANT AND TO DETERMINE IF THE APPLICANT HAS SUFFICIENT FINANCIAL RESOURCES TO OPERATE THE FACILITY (I.E. MEET EXPENSES). THESE FORMS AND A CREDIT REPORT WILL BE REVIEWED IN CONJUNCTION WITH ONE ANOTHER.

A8 (a) LIC 401a - SUPPLEMENTAL FINANCIAL INFORMATION

- Instructions are found on the reverse side of the form.
 - Part I is to reflect all other income and expenses, excluding the facility income.
 - Part I is to be completed by individual applicants and each general partner.
 - Part II is to be completed by all applicants.
 - Make sure the form contains both the name of the preparer and the applicant's original signature. The licensing agency will not accept photocopied signatures on this form.
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A8(b) LIC 403 -BALANCE SHEET

- **STOP: THE LIC 403A SHOULD BE COMPLETED BEFORE FILLING OUT THIS FORM.**
 - Instructions are found on the reverse side of the form.
 - The information provided is to reflect assets and liabilities concerning all activities of the owners, not just those related to the operation of the facility.
 - Figures must be "realistic".
 - Life insurance amount must be the cash value or surrender value, not "face value", (normally the amount to be paid upon death).
 - If the applicant is the sole owner, real estate listed should indicate both the purchase price and the market value of property. If the applicant is a partnership or corporation, the cost of the real estate should be indicated, not the appraised value.
 - On site furnishings and equipment listed should indicate the market value.
 - Only cash and cash equivalents should be considered for meeting the three month start-up funds requirement. Cash equivalents are those assets which are readily converted to cash in one week or less.
 - Make sure the form contains both the name of the preparer and the original signature of the applicants. The licensing agency will not accept photocopied signatures on this form.
 - Not required for Small Family Homes.
-
-

A8(c) LIC 403a -BALANCE SHEET SUPPLEMENTAL SCHEDULE

- This is a detailed balance sheet to be completed prior to completing the LIC 403.
- Instructions are found on the reverse side of the form.
- Cash in the bank will be verified with the use of the LIC 404.
- The licensing agency verifies liabilities by obtaining a credit report on the applicant.
- Make sure the form contains both the name of the preparer and the original signature of the applicants. The licensing agency will not accept the photocopied signatures on this form.
- Not required for Small Family Homes.

A9. LIC 404 - FINANCIAL INFORMATION RELEASE AND VERIFICATION

- This information is used to verify approximately three months operating funds.
- If readily accessible, a verifiable line of credit from a reputable financial institution (i.e., a bank, savings and loan, credit union or major credit card) is acceptable for use as start-up funds. The credit check process requires certain past debts be brought current.
- The licensing agency will take into account that the applicant is purchasing an already licensed and operational facility.
- Start-up funds should not be consumed on renovation or repair work to the facility.
- The licensing agency will send this form to the financial institution. The verification must be sent by the financial institution directly to the licensing agency.
THE LICENSEE CANNOT HAND CARRY IT.
- One form or set of forms is required for each bank.
- All persons listed on an account must sign the form. Bank accounts must be in the applicant's name.
- The licensing agency will NOT accept photocopied signatures on this form.
- Not required for Small Family Homes.

A9.A LIC 420 - BUDGET INFORMATION

- To be completed by Small Family Home applicants only.
- Must contain original signature(s). Cannot be photocopied.

A10. LIC 500 - PERSONNEL REPORT

- All planned employee positions are to be shown on this form. Include days and hours staff will be scheduled for duty. The licensing agency will review to ensure there is required staff coverage for all hours of operation.
- The Director/Administrator and any staff hired at the time of the application should be on the form. Other positions with staff not yet hired must be listed as "to be hired" and designated by position title.
- The licensing agency will make sure anyone designated as EXEMPT from fingerprinting requirements is appropriate pursuant to Health and Safety Code Sections 1522 and 1569.17.
- Ensure that the reverse side of the LIC 500 is signed by the applicant/licensee or designated representative if there are exempt personnel at the facility.
- If the applicant is the licensee of another facility, a separate LIC 500 must also be submitted for each licensed facility.
- The licensing agency will **NOT** accept photocopied signatures on this form.

A11. LIC 501 - PERSONNEL RECORD

- Only those who do not complete an LIC 215 should complete this form.
- This form is to be signed and submitted to the licensing agency with the application only for directors/administrators or Group Home program managers who are not licensees. All other staff forms are to be kept on file for review at the facility.
- Verification of education and experience will be done against official transcripts and/or references.

A12. LIC 503 - HEALTH SCREENING REPORT

(This form is not required, under certain circumstances, of persons who are adherents of a well-recognized church relying solely upon prayer or spiritual means of healing. Facilities must, however, present satisfactory evidence to the licensing agency that individuals are free from any communicable disease. Such evidence shall be a written statement from a practitioner recognized by this religion for the purpose of healing.)

- One form each is required for the applicant or designee and administrator.
- Health screening, at time of application, must be less than six months old for applicants for Residential Care Facilities for the Elderly and one year old for all other categories.
- If the applicant has other licensed facilities, or the administrator worked at another facility with the same licensee and there is an exam on file, a new health exam is not required unless there are obvious health problems.
- The LIC 503 must be signed and dated by a qualified medical professional. The licensing agency will NOT accept photocopied signatures on this form.
- The Tuberculosis (TB) test portion of the form must be filled out, including result, or a separate test verification is needed.

A13. LIC 508 or LIC 508D - CRIMINAL RECORD STATEMENT

- One form each is required for the applicant or designee and administrator, if applicable to the licensing category (i.e. facility is required to have an administrator).

A14. LIC 610C, LIC 610D or LIC 610E - EMERGENCY DISASTER PLAN

- The plan must show two relocation sites away from the facility that are able to accommodate the number of clients/children in the facility.
- If the property is not currently occupied by the applicant, the use of the relocation site requires authorization from the agency or person currently in possession. This authorization should be verified in writing.

A 15. LIC 999 - FACILITY SKETCH

- Sketch must give dimensions of all rooms and designate their use.
- Door and window exits must be shown. Indicate exit routes by number as shown on the LIC 610/LIC 610A Emergency Disaster Plan.
- Rooms to be used by non-ambulatory clients/residents and staff should be identified.
- A facility sketch is required for all indoor and outdoor space including driveways, fences, storage areas, gardens, recreation areas and other space used by clients/residents.
- For facilities with multiple buildings on a single site, submit separate sketches for indoor and outdoor space for each building and one sketch showing entire facility and relationship between indoor and outdoor spaces of all buildings, as well as any other use of the building.
- Sketch of outdoor space must show dimensions and location of major equipment and swimming pools. Sketch must also identify utility shut-off locations.

Section B
Forms by Type of Facility

Forms required to be completed by the applicant for licensure by type of facility are listed below:

SUPPORTIVE DOCUMENTS	Group Home Community Treatment Facility	Adult Residential Social Rehabilitation Facility Adult Day Programs RCFE RCF-CI	Small Family Home	Foster Family Agency Adoption Agency Transitional Housing Placement Program
B1. Partnership Agreement/Articles of Incorporation/Articles of Organization	Required	Required	—	Required
B2. Verification of Administrator Qualifications and Certification	Required	Required	—	Required
B3. Verification of Social Worker Qualifications	Required	—	—	Required
B4. Job Description - each position	Required	Required	—	Required
B5. Personnel Policies	Required	Required	—	Required
B6. In service Training for Staff	Required	Required	—	Required
B7. Facility Program Description	Required	Required	Required	Required
B8. Rules of Discipline/Personal Rights	Required	Required	Required	Required
B9. Admission Policies	Required	Required	Required	Required
B10. Sample Menu	Required	Required	Required	—
B11. Control of Property	Required	Required	Required	Required
B12. Bacteriological Analysis of Private Water Supply (When Water for Human Consumption is from a Private Source)	Required	Required	Required	Required
B13. Insurance Information	—	RCFE Only		
B14. Theft & Loss Policy	—	RCFE Only	—	—
B15. Neighborhood Complaint Policy – Applicable to non-resident owner community care facilities providing residential care for six or fewer persons ONLY.	Required	Required	—	—
B16. First Aid Card	Required	Required	Required	Required
B17. Orientation Certification	Required	Required	Required	Required
B18. Group Home and Foster Family Agency Program Statement for rate setting purposes	Required	—	—	Foster Family Agency ONLY

B1. - PARTNERSHIP AGREEMENT, ARTICLES OF INCORPORATION OR ARTICLES OF ORGANIZATION

Information contained in a partnership agreement, articles of incorporation or articles of organization gives the licensing agency information concerning who is ultimately responsible for which functions in the facility. This information is especially necessary when there are unresolved problems needing attention. The licensing agency must know who to contact regarding the operation of the facility.

PARTNERSHIP AGREEMENT

- A written agreement is not necessary for licensing purposes when the partners are husband and wife. However, two individuals not related by marriage are required to provide a partnership agreement.
- For licensing purposes, it is necessary to determine if the partnership is a general or limited partnership. If it is a limited partnership, only the general partner(s) are to be on the license. However, the names and addresses of the limited partners are also needed. Limited partners need not sign the application, submit fingerprints (except when living at or performing care or supervisory duties in the facility), etc.
- All general partners need to be on the license and sign the application.
- Name & business address of each general partner is needed.
- A description of the obligations and duties of each general partner and whether or not each can act on behalf of the others. (This is necessary in order for the licensing agency to know who is in charge and responsible for what.) It should be noted that in a partnership, ultimately, each partner is responsible and liable for the obligations of the license.

ARTICLES OF INCORPORATION:

The Articles of Incorporation are used to establish that the applicant is, in fact, a valid corporation and qualified as such to do business in the State of California. The articles should have attached, a seal from the state where incorporated. Foreign (out-of-state) corporations must also provide a Certificate of Qualification from the California Secretary of State to establish that the corporation is qualified to do business in California. Pursuant to regulation, the following information must also be provided as part of, or in support of, the Articles of Incorporation.

- Constitution and by-laws (day-to-day operation). This is viewed only to ensure that no licensing regulations are violated.
- Board Resolution (to determine who are the agents acting on behalf of the Corporation).

Authorization to apply for a license and the person authorized and delegated by board resolution to sign and act on behalf of the corporation should be included in the board resolution. This may be the Chief Executive Officer, Board President, Board Member, or an individual from the corporate executive office.
- Directors' and officers' names, titles, business and phone numbers.
- Name and address of 10 percent shareholders

B1. - (Continued)

ARTICLES OF ORGANIZATION:

The Articles of Organization, stamped by the Secretary of State, establish that a limited liability company (LLC) applicant is validly formed and qualified to do business in the State of California. If the Articles of Organization were filed in another state, the LLC is a "foreign limited liability company" and must also submit a Secretary of State Form LLC-5 (Limited Liability Company Application for Registration), stamped by the California Secretary of State, to demonstrate that the foreign LLC has registered in California and is qualified to do business in this state. Similar to the information required for corporate applicants, a LLC applicant must provide the following information:

- Operating Agreement. All LLC's must have an operating agreement. Operating agreements specify who will manage the business, who the owners are, how decisions will be made, and much more.
- The names, titles, business addresses, and phone numbers of all managing members, managers, and non-managing members holding a 10 percent or more interest in the LLC.

NOTE: Generally, no resolution or other authorization from the LLC is necessary to identify who has authority to act on behalf of the applicant. The operating agreement should specify who has such authority and typically managers and managing members may act for the LLC. If the application is signed by an individual who is not identified in the operating agreement as a manager or a managing member (or the individual does not have the authority in the operating agreement to act on behalf of the LLC), **then a proper written delegation of authority, consistent with the terms of the operating agreement is necessary.**

B2. VERIFICATION OF ADMINISTRATOR / DIRECTOR QUALIFICATIONS

Administrator/Director qualifications and duties are found in licensing regulations. When applicable, these requirements must be verified by the following means by the applicant/licensee and provided to the licensing agency as part of SECTION B:

COMMUNITY CARE FACILITIES (CCF'S) / ADULT RESIDENTIAL CARE FACILITIES (ARF'S) AND RESIDENTIAL CARE FACILITIES FOR THE ELDERLY (RCFE)

For ARF only: Proof of registration in a 35-hour ARF certification program should be submitted with the application. A Department issued certificate verifying completion of the 35-hour ARF certification is required prior to licensure.

For RCFE only: Proof of registration in a 40-hour certification program should be submitted with the application. A Department issued certificate verifying completion of the 40-hour RCFE certification program by an approved vendor is required prior to licensure.

For GH only: Proof of registration in a 40-hour certification program should be submitted with the application. A Department issued certificate verifying completion of the 40-hour GH certification program by an approved vendor is required prior to licensure.

Education:

Transcripts from an accredited school, when required.

Out-of-Country school - In order to determine that the appropriate classes and number of units have been completed, the applicant/licensee should obtain a copy of the class descriptions or college catalog describing the class or obtain certification from a local college regarding class equivalency. All state universities have an international programs office which may be contacted to determine the status of courses offered by foreign colleges and universities.

Experience:

Written references are to be obtained by the applicant/licensee and submitted to the licensing agency. References are used solely to determine that the experience requirement is met (i.e., the person worked there, in the particular capacity, the specific duties performed, for a specified period of time). If it is not possible to obtain a written reference (i.e., the person is out of business and there is no means of contact), the applicant/licensee may submit a declaration signed by the Administrator stating why written references are not able to be obtained, that he/she worked in a particular capacity at a particular place/facility, the specific duties performed, and for a specified period of time.

VERIFICATION OF EXPERIENCE FOR AN APPLICANT APPLYING FOR A ONE TO SIX BED ARF OR RCFE IS NOT NECESSARY.

B3. VERIFICATION OF SOCIAL WORK STAFF

Transcripts from an accredited school.

Experience, when required.

B4. JOB DESCRIPTIONS

As part of the operation of the facility, the applicant must establish staff positions that will be responsible for specific tasks or duties. The applicant must provide the licensing agency with a job description for each of these classifications. The descriptions should be clear, concise and relevant to the position for which the person is being hired. Additionally, job descriptions will be compared to the Personnel Report (LIC 500) and there must be a job description for each classification listed on the LIC 500.

The following areas must be addressed in each job description: Staff positions must correspond to those listed on all personnel reports.

- Duties and responsibilities:
- Minimum qualifications that correspond to licensing requirements. This is to include any special licenses or certificates or special skills needed to perform the job.
- Lines of supervision (This is to include supervision given and to whom, as well as supervision received and from whom).

B5. PERSONNEL POLICIES

Personnel policies are to describe those regulatory requirements commonly associated with personnel practices/policies such as staff coverage, staff qualifications, work schedules and conditions of employment.

The following areas are to be included in this section.

- Work hours/shifts for documentation of positions to provide coverage with competent staff. To correspond with staff positions and work days and hours listed on all personnel reports.
- Abuse reporting procedures. Documentation must indicate that employees will be informed of their responsibilities to report to the licensing agency as well as to the police and child/adult protective agency.
- Hiring practices: Including screening of employees for necessary education and experience and informing employees that conditions of their employment include fingerprint clearance, statement of prior criminal convictions, TB clearance, physical examination/health questionnaire, child abuse index check. (This is to ensure that employees are competent and aware that they have to meet these conditions for initial and continued employment).

Other federal and state agencies have requirements that businesses must adhere to in relation to personnel practices, such as minimum wages, Workers' Compensation and Fair Employment Practices. These agencies monitor the business' compliance with their regulations. CCLD does not enforce other agencies regulations. It is important, however, that applicants contact these agencies in order to determine that established practices are not in conflict with laws or regulations.

B6. IN-SERVICE TRAINING FOR STAFF

As part of the plan of operation of the facility, the applicant must establish a plan for in-service training for staff and submit the plan to the licensing agency at the time of application.

The plan must address the following:

- New employee training:

A description of the training. Please state who will be conducting the training.

- Ongoing training:

Topics to be covered in the training. The training list should include administrator continuing education units. Plan must include how often the training will be given and how the training will be documented. It must include topics specified in the regulation sections listed below:

80065	General Regulations
84065	Group Home Regulations
85065	Adult Residential Facilities Regulations
87565	Residential Care Facilities for the Elderly Regulations

B7. COMMUNITY CARE FACILITIES/RESIDENTIAL CARE FACILITIES FOR THE ELDERLY PROGRAM DESCRIPTION

The program description should be a general overview of the program philosophies, services provided and activities in the facility. A pamphlet or brochure advertising the facility is also acceptable providing all of the following elements are included:

- Brief statement of the purpose, goals and program methods (program philosophy).
- **Days and hours of operation.
- Daily schedule of activities to be provided by the facility. This should state who plans, conducts and assists clients in participating in these activities.
- A one month schedule of planned social, educational and recreational activities. This should state who plans, conducts, and assists clients in participating in these activities.
- **Description of the basic services provided by the facility. NOTE:

See Admission Guideline (LIC 604 or 604A) for a list of basic services.

- **Description of the optional services provided in the facility as listed in the admission agreement.
- Description of how the facility is going to handle medical emergencies if a client becomes ill or injured.
- Procedure for handling and assisting clients / residents with self-administered medications.
- Transportation arrangements.
- Description of community resources and consultants to be used by the facility.
- Each facility shall provide a procedure (approved by the licensing agency for immediate response to incidents and complaints).

[Information requested in areas designated by **may also appear in **Section B10** - Admission Policies].

B8. DISCIPLINE POLICIES

PERSONAL RIGHTS APPLIES TO ALL FACILITY CATEGORIES

GROUP HOMES AND FOSTER FAMILY AGENCIES ONLY

The applicant shall describe the types of discipline that will be used and under what conditions each type will be used. The discipline policies shall also address the following, when appropriate:

Types of discipline not permitted

NO CORPORAL PUNISHMENT/VIOLATION OF PERSONAL RIGHTS

Provisions for contact with parents/placement representatives (conferences)

Grounds for dismissal/eviction/relocation/removal from placement

NOTE: Prone containment and like techniques shall not be included as part of the facilities discipline policy nor written into individual client's needs and services plan. Such techniques are not to be a planned step in modifying behavior. They are considered to be only last resort emergency physical control techniques designed to prevent injury to bystanders, the assaultive client, other clients, and staff.

The Department will evaluate the discipline policies to ensure that these policies do not violate personal rights and that there is a clear statement that there will be no corporal or unusual punishment used. If there is reason to believe that the applicant does not understand what constitutes corporal punishment or a violation of personal rights, or the statements have not been made clear, then further information may be requested.

B9. ADMISSION POLICIES

The admission policies must provide information relevant to the category of clients accepted for care. In addition, they must provide ages of the clients, rates and refund policies, acceptance and retention limitations, pre-admission appraisals, needs and services plans, medical assessments and an admission agreement which contains the typical information a client or his/her authorized representative would need to know prior to entering a facility. A description of the following items must be included in this section.

- Persons accepted for care, including age range and compatibility determination process, when necessary.
- Intake procedures for placement in group homes.
- Criteria for assessing appropriateness of placement given an individual client's needs (i.e., interviews, procedures for obtaining and developing the necessary paperwork, etc.)
- Needs and services plan.
- Client's Rights/Personal Rights. (At a minimum there should be a statement that clients/residents will be informed of their rights and that client's/resident's rights will not be violated).
- Medical assessment.
- Pre-admission appraisal plan.
- Emergency information.
- Sign-in and sign-out procedures.
- Immunization requirements.
- Physical examination requirements (including TB testing).

B10. SAMPLE MENU

It is important for the licensing agency to verify that the applicant is familiar with the provisions of balanced meals, acceptable portion sizes and general principals of good nutrition. A sample menu is needed in order to meet this requirement.

The sample menu will include:

- Planned meals and snacks for one week, foods used should be from the four basic food groups.
- Portion sizes.
- Times meals served.

B11. CONTROL OF PROPERTY

It is necessary for the licensing agency to determine that the applicant/licensee has control over facility property. Once licensed, the licensee must be able to ensure that the facility and grounds are maintained and are in compliance with regulations (i.e., repairs made to physical plant, swimming pools fenced, etc.).

- Name and address of the owner must be provided.
- A copy of the lease agreement or rental agreement must be provided. (There are no requirements related to length of the lease or rental agreement.)

If the agreement precludes the use of the property as a facility, prevents the applicant/licensee from achieving compliance with regulations, or the operation of a facility is contrary to the terms of the agreement, the license must be denied/withdrawn as the licensee would not have adequate control over the property (i.e., the agreement states that Susie and Mary are to be the persons residing in the house and anyone else needs to be approved or the agreement states that the property cannot be used for business purposes and the applicant wishes to operate a facility for more than six persons).

- Proof of ownership must be provided if the applicant is the owner of the property.

The licensing agency can verify this by a Property Tax bill, Deed or other related document. The documents provided must contain the facility street address within the document or its' attachments.

B12. BACTERIAL ANALYSIS OF WATER

This form is to be completed **ONLY** if the facility gets water from a well or other private source.

This is required of all categories at initial licensure if water for consumption is from a private source, regardless of the number of clients served. Submit evidence of on-site inspection of the source of the water and a bacteriological analysis by a local or state health department or other qualified laboratory which establishes the safety of the water. If the analysis provided gives only a chemical/bacteriological analysis and not a specific statement as to whether or not the water is safe to drink, the licensing agency will request that the applicant get such a statement from the laboratory.

The analysis must be signed by a qualified agency representative.

B13. INSURANCE INFORMATION (APPLIES ONLY TO RESIDENTIAL CARE FACILITIES FOR THE ELDERLY)

A statement concerning whether or not there will be insurance covering the facility operation. If there is insurance coverage, what type of coverage and with whom. If there is no insurance coverage, a statement of such is sufficient.

B14. THEFT AND LOSS POLICY

This policy shall include the provisions for inventory of personal property at the time of admission, modification of the inventory, practices used to safeguard personal property upon the death of the resident, documentation and reporting of loss of personal property, method of marking personal property, and method for providing a secure area for safekeeping of resident personal property.

B15. NEIGHBORHOOD COMPLAINT POLICY

Facilities shall establish procedures for immediate response to incidents and complaints. The procedures must include a time when the owner, licensee or designee will be available to meet with neighborhood residents. Applicable to non-resident owner community care facilities providing residential care for six or fewer persons **ONLY**.

B16. FIRST AID CARD

Staff responsible for providing direct care and supervision shall receive training in first aid from persons qualified by agencies including but not limited to the American Red Cross.

Copies of first aid cards for applicant/administrators must be submitted.

COPIES OF FIRST AID CARDS WILL BE VERIFIED.

B17. ORIENTATION CERTIFICATE

Proof of attendance **MUST** be submitted with application.

B18. GROUP HOME PROGRAM STATEMENT

- For complete instructions refer to Group Home Program Statement - General Instructions (LIC 9106).
- Applicants should be aware that written statements of support from host counties social services or probation departments are required before AFDC-FC rates may be funded.
- Applicants may substitute the Group Home Program Statement for all SECTION B documents except Section B5, Personnel Policies and Section B16, Neighborhood Complaint Policy. Attach Section B5 and Section B16 to the back of the program statement.
- Applicants must submit two sets of Group Home Application documents unless program is not requesting a Foster Care Rate Setting.:
 - One set will be sent to Rate Setting
 - One set will be kept by the Licensing Agency
- The licensing agency will not accept photocopied signatures on required documents.
- Applicants should make a third set of Group Home Application documents for their own files.

Send the completed application packet to the licensing agency serving your area. Make sure you keep a photocopy of your application for your records before you forward it to the licensing agency.

HAVE YOU REMEMBERED THE FOLLOWING:

- Have you attended an orientation for your facility type and have you submitted a copy of your orientation certificate(s)?
- Is your application (LIC 200) signed and dated by all applicants?
- Do you have an Emergency Disaster Plan (LIC 610)?
- Do you have a Facility Sketch (LIC 999) showing indoor/outdoor space as well as all exits?
- Have you completed all Financial Information to operate your facility?
- If you are an RCF-CI applicant, have you checked regulation Section 87818 for additional required information and included it with this package?
- Have you enclosed your application fee?
- To prevent delays in your application, be sure that you have all the necessary information completed, properly signed (original signature) and dated.

EXHIBIT 5

1 [Interim Zoning Controls - Conditional Use Authorization for Conversion of Residential Care
2 Facilities to Other Uses]

3 **Resolution imposing interim zoning controls for 18 months to require a Conditional**
4 **Use authorization and specified findings for a proposed change of use from a**
5 **Residential Care Facility; affirming the Planning Department’s determination under the**
6 **California Environmental Quality Act; and making findings of consistency with the**
7 **General Plan, and the eight priority policies of Planning Code, Section 101.1.**

8
9 WHEREAS, Planning Code, Section 306.7 authorizes the Board of Supervisors to
10 impose interim zoning controls to provide time for the orderly completion of a planning study
11 and the adoption of appropriate legislation, and to ensure that the legislative scheme which
12 may be ultimately adopted is not undermined during the planning and legislative process by
13 changes of use or approval actions which will conflict with that scheme; and

14 WHEREAS, Residential Care Facilities, as defined in Planning Code, Sections 102 and
15 890.50(e) and established with or without the benefit of any permits required under City law,
16 provide lodging, board, and care for 24 hours or more to persons in need of specialized aid by
17 State-licensed personnel, and include board and care homes, family care homes, long-term
18 nurseries, orphanages, rest homes or homes for the treatment of addictive, contagious or
19 other diseases, or psychological disorders; and

20 WHEREAS, The Department of Public Health, the Human Services Agency, the
21 Department of Aging and Adult Services, and the San Francisco Long-Term Care
22 Coordinating Council are actively assessing the current availability of Residential Care
23 Facilities in San Francisco for aging populations and those in need of long-term mental health
24 care; developing strategies to establish additional, economically sustainable Residential Care
25

1 Facilities for City residents; and considering potential zoning amendments as one of the policy
2 approaches to address these issues; and

3 WHEREAS, It is necessary for the City to further study and assess the establishment
4 and sustainability of Residential Care Facilities as a critical component of the City's ability to
5 serve populations with additional, long-term needs, as part of the City's future development;
6 and

7 WHEREAS, San Francisco has the highest percentage of seniors and adults with
8 disabilities of any urban area in California, and the number of seniors is steadily increasing,
9 especially those over the age of 85; and

10 WHEREAS, Over 40% of San Francisco's seniors live without adequate support
11 networks, in part because their families cannot find affordable housing in the City or because
12 they do not have children; and

13 WHEREAS, In January 2019, the San Francisco Long-Term Care Coordinating
14 Council's Assisted Living Workgroup issued a report regarding affordable assisted living in the
15 City, which is on file with the Clerk of the Board of Supervisors in File No. 190908, and which
16 found:

- 17 • There are 101 assisted living facilities with a total of 2,518 assisted living beds
18 and since 2012, the City has lost 43 assisted living facilities which had provided
19 243 assisted living facility beds;
- 20 • The number of assisted living facilities in the City has decreased, and the
21 decrease has primarily occurred through the closure of small facilities,
22 particularly the board and care homes with six or fewer beds, that are generally
23 more affordable;

- 1 • Assisted living facilities in the City face economic challenges, such as slim profit
2 margins and difficulty in finding employees that make it difficult for them to
3 continue to operate; and
- 4 • There is unmet need for affordable assisted living facility placements, and that
5 as of January 2019, available waitlist data indicates that at least 103 persons
6 require such placements; and

7 WHEREAS, The Board of Supervisors (“Board”) has considered the impact on the
8 public health, safety, and general welfare if the interim zoning controls proposed in this
9 resolution are not imposed; and

10 WHEREAS, The Board has determined that the public interest will best be served by
11 imposition of these interim zoning controls at this time, to ensure that any legislative scheme
12 that may ultimately be adopted to regulate conversion of Residential Care Facility Uses will
13 not be undermined during the planning and legislative process; and

14 WHEREAS, The Board finds that these interim controls are consistent with the General
15 Plan, in that they satisfy Objective 4 to “foster a housing stock that meets the needs of all
16 residents across lifecycles” and that they do not conflict with any other aspects of the General
17 Plan; and

18 WHEREAS, The Board finds that these interim zoning controls advance Planning
19 Code, Section 101.1(b)’s Priority Policy No. 2, “That existing housing and neighborhood
20 character be conserved and protected in order to preserve the cultural and economic diversity
21 of our neighborhoods,” and Priority Policy No. 3, “That the City’s supply of affordable housing
22 be preserved and enhanced,” in that these interim zoning controls seek to control the
23 conversion of Residential Care Facility Uses, which would provide City policy-makers with the
24 opportunity to develop legislative proposals that would allow seniors and other populations
25 with needs to find affordable housing options in San Francisco, thus preserving the cultural

1 and economic diversity of the City’s neighborhoods; and the Board also finds that these
2 interim zoning controls do not have an effect on and therefore are consistent with Priority
3 Policy Nos. 1, 4, 5, 6, 7, and 8 of Planning Code, Section 101.1; and

4 WHEREAS, The Planning Department has determined that the actions contemplated in
5 this resolution comply with the California Environmental Quality Act (Pub. Res. Code Sections
6 21000 *et seq.*), which determination is on file with the Clerk of the Board in File No. 190908
7 and is incorporated herein by reference, and the Board affirms this determination; now,
8 therefore, be it

9 RESOLVED, That any proposed change of use from a Residential Care Facility, as
10 defined in Sections 102 and 890.50(e) of the Planning Code, shall require Conditional Use
11 Authorization while these interim zoning controls are in effect; and be it

12 FURTHER RESOLVED, That, in addition to the findings required pursuant to Planning
13 Code, Section 303, any consideration of a Conditional Use Authorization for a change of use
14 from a Residential Care Facility to another use shall take into account the following factors:

- 15 1) Any findings by the Department of Public Health, the Human Services Agency,
16 the Department of Aging and Adult Services, or the San Francisco Long-Term Care
17 Coordinating Council regarding the capacity of the existing Residential Care Facility Use, the
18 population served, and the nature and quality of services provided;
- 19 2) The impact of the change of use on the neighborhood and community;
- 20 3) Whether there are sufficient available beds at a licensed Residential Care
21 Facility within a one-mile radius of the site; and
- 22 4) Whether the Residential Care Facility Use to be converted will be relocated or
23 replaced with another Residential Care Facility Use; and be it

1 FURTHER RESOLVED, That these interim controls shall remain in effect for 18
2 months from the effective date of this Resolution, or until the adoption of permanent
3 legislation, whichever first occurs; and be it

4 FURTHER RESOLVED, That these interim zoning controls become effective when the
5 Mayor signs this resolution, the Mayor returns the resolution unsigned, or the Board overrides
6 the Mayor's veto of the resolution.

7
8 APPROVED AS TO FORM:

9 DENNIS J. HERRERA
10 City Attorney

11 By 
12 ANDREW SHEN
Deputy City Attorney

13 n:\eganalas2019\2000077\01389912.docx



City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 190908

Date Passed: October 01, 2019

Resolution imposing interim zoning controls for 18 months to require a Conditional Use authorization and specified findings for a proposed change of use from a Residential Care Facility; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

September 23, 2019 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

September 23, 2019 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

October 01, 2019 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190908

I hereby certify that the foregoing Resolution was ADOPTED on 10/1/2019 by the Board of Supervisors of the City and County of San Francisco.

for Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

10/11/2019

Date Approved

EXHIBIT 6



Secretary of State
Certificate of Dissolution
(California Stock Corporation ONLY)

DISS STK

IMPORTANT — Read Instructions before completing this form.

There is No Fee for filing a Certificate of Dissolution - Stock

Copy Fees – First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00 plus copy fees

FILED DB
Secretary of State
State of California

SEP 05 2017

This Space For Office Use Only

1. Corporate Name (Enter the exact name of the Corporation as it is recorded with the California Secretary of State.)

LORNE HOUSE INC.

2. 7-Digit Secretary of State File Number

1967595

3. Election

The dissolution was made by a vote of ALL of the shareholders of the California corporation.

Note: If the above box is not checked, a Certificate of Election to Wind Up and Dissolve (Form ELEC STK) must be filed prior to or together with this Certificate of Dissolution. (California Corporations Code section 1901.)

4. Debts and Liabilities

(Check the applicable statement. Only one box may be checked. If second box is checked, must include the required information in an attachment.)

The known debts and liabilities have been actually paid or paid as far as its assets permitted.

The known debts and liabilities have been adequately provided for in full or as far as its assets permitted by their assumption. Included in the attachment to this certificate, incorporated herein by this reference, is a description of the provisions made and the name and address of the person, corporation or government agency that has assumed or guaranteed the payment, or the depository institution with which deposit has been made.

The corporation never incurred any known debts or liabilities.

5. Required Statements (Do not alter the Required Statements – ALL must be true to file Form DISS STK.)

- a. The Corporation has been completely wound up and is dissolved.
- b. All final returns required under the California Revenue and Taxation Code have been or will be filed with the California Franchise Tax Board.
- c. The known assets have been distributed to the persons entitled thereto or the corporation acquired no known assets.

6. Read, Verify, Date and Sign Below (See Instructions for signature requirements.)

The undersigned is the sole director or a majority of the directors now in office. I declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of my own knowledge.

01/17/2017 MAE CLARK
Date Signature

MAE CLARK
Type or Print Name

Date Signature

Type or Print Name

Date Signature

Type or Print Name

1 [Interim Zoning Controls - Extending and Modifying Requirements for Conditional Use
2 Authorization for Conversion of Residential Care Facilities to Other Uses]

3 **Resolution extending for six months and modifying interim zoning controls enacted in**
4 **Resolution Nos. 430-19 and 539-19 to require a Conditional Use Authorization and**
5 **specified findings for a proposed change of use from a Residential Care Facility;**
6 **affirming the Planning Department’s determination under the California Environmental**
7 **Quality Act; and making findings of consistency with the General Plan, and the eight**
8 **priority policies of Planning Code, Section 101.1.**

9
10 WHEREAS, Planning Code Section 306.7 authorizes the Board of Supervisors to
11 impose interim zoning controls to provide time for the orderly completion of a planning study
12 and the adoption of appropriate legislation, and to ensure that the legislative scheme which
13 may be ultimately adopted is not undermined during the planning and legislative process by
14 changes of use or approval actions which will conflict with that scheme; and

15 WHEREAS, Residential Care Facilities, as defined in Planning Code Sections 102 and
16 890.50(e) and established with or without the benefit of any permits required under City law,
17 provide lodging, board, and care for 24 hours or more to persons in need of specialized aid by
18 State-licensed personnel, and include board and care homes, family care homes, long-term
19 nurseries, orphanages, rest homes or homes for the treatment of addictive, contagious or
20 other diseases, or psychological disorders; and

21 WHEREAS, San Francisco has the highest percentage of seniors and adults with
22 disabilities of any urban area in California, and the number of seniors is steadily increasing,
23 especially those over the age of 85; and

24 WHEREAS, Over 40% of San Francisco’s seniors live without adequate support
25 networks, in part because their families cannot find affordable housing in the City or because

1 they do not have children, and that this need is especially acute among LGBTQ seniors; and

2 WHEREAS, In January 2019, the San Francisco Long-Term Care Coordinating
3 Council's Assisted Living Workgroup issued a report regarding affordable assisted living in the
4 City, which is on file with the Clerk of the Board of Supervisors in File No. 210147, and which
5 found:

- 6 • As of August 2018 there were 101 assisted living facilities with a total of 2,518
7 assisted living beds and since 2012, the City had lost 43 assisted living facilities
8 which had provided 243 assisted living facility beds;
- 9 • The number of assisted living facilities in the City has decreased, and the
10 decrease has primarily occurred through the closure of small facilities,
11 particularly the board and care homes with six or fewer beds, that are generally
12 more affordable;
- 13 • Assisted living facilities in the City face economic challenges, such as slim profit
14 margins and difficulty in finding employees that make it difficult for them to
15 continue to operate; and
- 16 • There is unmet need for affordable assisted living facility placements, and that
17 as of January 2019, available waitlist data indicates that at least 103 persons
18 require such placements; and

19 WHEREAS, On October 1, 2019, the Board of Supervisors adopted Resolution No.
20 430-19, which imposed interim controls for an 18-month period to require Conditional Use
21 Authorization and specified findings for a proposed change of use from a Residential Care
22 Facility; and

23 WHEREAS, The circumstances that caused the Board to adopt the interim controls in
24 Resolution No. 430-19 and to modify those controls in Resolution No. 539-19 continue to
25 exist, with preliminary data provided by the Human Services Agency showing the loss of an

1 additional 11 assisted living facilities as of January 2021, accounting for a loss of 226 assisted
2 living facility beds in facilities of fewer than 100 beds; and

3 WHEREAS, The Planning Department issued a report dated January 29, 2021, which
4 found since the effective date of Resolution No. 430-19 on October 11, 2019:

- 5 • Two Conditional Use applications have been filed for the removal of a
6 Residential Care Facility, with one application seeking to convert a previously
7 closed facility with five assisted living beds into a single-family home having
8 been withdrawn, and the second application to convert a facility with six
9 assisted living beds that had closed in 2015 into two residential units currently
10 pending before the Planning Commission;
- 11 • Three Residential Care Facilities for people living with HIV/AIDS managed by
12 the Mayor’s Office of Housing and Community Development are being
13 considered for delicensing and conversion to affordable group housing
14 buildings, but have not yet filed Conditional Use applications for conversion;
- 15 • Two applications have been approved to create new Residential Care Facilities,
16 and two applications have been approved to expand existing facilities for a total
17 increase of 107 assisted living beds approved; and
- 18 • Residential Care Facilities are considered an Institutional Use that is permitted
19 in Residential zoning districts, with the exception of the RH-1 and RH-2 zoning
20 districts, where new Residential Care Facilities of seven or more beds are
21 Conditionally permitted; are not permitted in PDR districts; are not permitted on
22 the ground floor in the North Beach and Folsom Street Neighborhood
23 Commercial Districts and Regional Commercial Districts, and are Conditionally
24 permitted on the upper floors in those districts; and are Conditionally permitted
25 in the Pacific Avenue Neighborhood Commercial District; and

1 WHEREAS, The Department of Public Health, the Human Services Agency, the
2 Department of Aging and Adult Services, and the San Francisco Long-Term Care
3 Coordinating Council continue to actively assess the current availability of Residential Care
4 Facilities in San Francisco for aging populations and those in need of long-term mental health
5 care; to develop strategies to establish additional, economically sustainable Residential Care
6 Facilities for City residents; and to consider potential zoning amendments as one of the policy
7 approaches to address these issues; and

8 WHEREAS, It is necessary for the City to further study and assess the establishment
9 and sustainability of Residential Care Facilities as a critical component of the City’s ability to
10 serve populations with additional, long-term needs, as part of the City’s future development;
11 and

12 WHEREAS, Planning Code Section 306.7(h) authorizes the body that imposed the
13 interim controls to extend the interim controls up to a time period not to exceed 24 months;
14 and

15 WHEREAS, The Board of Supervisors (“Board”) has considered the impact on the
16 public health, safety, and general welfare if the interim zoning controls proposed in this
17 resolution are not extended and modified; and

18 WHEREAS, The Board has determined that the public interest will best be served by
19 extension and modification of these interim zoning controls at this time, to ensure that any
20 legislative scheme that may ultimately be adopted to regulate conversion of Residential Care
21 Facility Uses will not be undermined during the planning and legislative process; and

22 WHEREAS, The Board finds that the extension and modification of these interim
23 controls is consistent with the General Plan, in that the controls satisfy Objective 4 to “foster a
24 housing stock that meets the needs of all residents across lifecycles” and that they do not
25 conflict with any other aspects of the General Plan; and

1 WHEREAS, The Board finds that the extension and modification of these interim
2 zoning controls advances Planning Code Section 101.1(b)'s Priority Policy No. 2, "That
3 existing housing and neighborhood character be conserved and protected in order to preserve
4 the cultural and economic diversity of our neighborhoods," and Priority Policy No. 3, "That the
5 City's supply of affordable housing be preserved and enhanced," in that these interim zoning
6 controls seek to control the conversion of Residential Care Facility Uses, which would provide
7 City policy-makers with the opportunity to develop legislative proposals that would allow
8 seniors and other populations with needs to find affordable housing options in San Francisco,
9 thus preserving the cultural and economic diversity of the City's neighborhoods; and the
10 Board also finds that these interim zoning controls do not have an effect on and therefore are
11 consistent with Priority Policy Nos. 1, 4, 5, 6, 7, and 8 of Planning Code Section 101.1; and

12 WHEREAS, The Planning Department has determined that the actions contemplated in
13 this resolution comply with the California Environmental Quality Act (Pub. Res. Code Sections
14 21000 *et seq.*), which determination is on file with the Clerk of the Board in File No. 210147
15 and is incorporated herein by reference, and the Board affirms this determination; now,
16 therefore, be it

17 RESOLVED, That the interim controls imposed by Resolution No. 430-19 and modified
18 by Resolution No. 539-19 are hereby extended and modified to revert to the interim controls
19 established by Resolution No. 430-19, and shall remain in effect until October 11, 2021, or
20 until the adoption of permanent legislation, whichever first occurs; and be it

21 FURTHER RESOLVED, That any proposed change of use from a Residential Care
22 Facility, as defined in Sections 102 and 890.50(e) of the Planning Code, shall require
23 Conditional Use Authorization while these interim zoning controls are in effect; and be it

24 FURTHER RESOLVED, That, in addition to the findings required pursuant to Planning
25 Code Section 303, any consideration of a Conditional Use Authorization for a change of use

1 from a Residential Care Facility to another use shall take into account the following factors:

2 1) Any findings by the Department of Public Health, the Human Services Agency, the
3 Department of Aging and Adult Services, or the San Francisco Long-Term Care Coordinating
4 Council regarding the capacity of the existing Residential Care Facility Use, the population
5 served, and the nature and quality of services provided;

6 2) The impact of the change of use on the neighborhood and community;

7 3) Whether there are sufficient available beds at a licensed Residential Care Facility
8 within a one-mile radius of the site; and

9 4) Whether the Residential Care Facility Use to be converted will be relocated or
10 replaced with another Residential Care Facility Use; and be it

11 FURTHER RESOLVED, That the extension and modification of these interim zoning
12 controls becomes effective when the Mayor signs this resolution, the Mayor returns the
13 resolution unsigned, or the Board overrides the Mayor's veto of the resolution.

14 FURTHER RESOLVED, The Clerk of the Board of Supervisors is hereby directed to
15 place a copy of this resolution in File No. 190908 for Resolution No. 430-19 and File No.
16 191085 for Resolution No. 539-19, and to make a notation cross-referencing this resolution
17 where Resolution Nos. 430-19 and 539-19 appear on the Board of Supervisors website as
18 legislation passed.

19 APPROVED AS TO FORM:

20
21 DENNIS J. HERRERA
22 City Attorney

23 By /s/ Victoria Wong
24 VICTORIA WONG
25 Deputy City Attorney

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City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 210147

Date Passed: April 06, 2021

Resolution extending for six months and modifying interim zoning controls enacted in Resolution Nos. 430-19 and 539-19 to require a Conditional Use Authorization and specified findings for a proposed change of use from a Residential Care Facility; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

March 15, 2021 Land Use and Transportation Committee - CONTINUED

March 22, 2021 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

March 22, 2021 Land Use and Transportation Committee - CONTINUED AS AMENDED

April 05, 2021 Land Use and Transportation Committee - RECOMMENDED

April 06, 2021 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210147

I hereby certify that the foregoing Resolution was ADOPTED on 4/6/2021 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

4.16.21

Date Approved

From: [Lynch, Laura \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for September 23, 2021
Date: Friday, September 17, 2021 3:45:24 PM
Attachments: [20210923_cal.pdf](#)
[20210923_cal.docx](#)
[Advance Calendar - 20210923.xlsx](#)
[CPC Hearing Results 2021.docx](#)

Commissioners,

Here are your calendars for September 23, 2021. Please note that Jonas will be out for the hearing and I will be acting in his stead. Please reach out to me if you have any questions leading up to the hearing.

Enjoy your weekend,

Laura

**Laura Lynch, Senior Planner
Manager of Commission Affairs**

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7554 | www.sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).



CPC Hearing Results 2021

To: Staff
 From: Jonas P. Ionin, Director of Commission Affairs
 Re: Hearing Results

NEXT MOTION/RESOLUTION No: 20991

NEXT DISCRETIONARY REVIEW ACTION No: 760

DRA = Discretionary Review Action; M = Motion; R = Resolution

September 9, 2021 Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2021-004901CUA	1111 California Street	Agnihotri	Continued to September 23, 2021	+6 -0 (Chan absent)
	2019-020031CUA	2867 San Bruno Ave (aka 90-98 Woolsey Street)	Durandet	Continued to September 30, 2021	+6 -0 (Chan absent)
	2019-020031VAR	2867 San Bruno Ave (aka 90-98 Woolsey Street)	Durandet	ZA Continued to September 30, 2021	
	2021-003396CUA	790 Valencia Street	Balba	Continued to October 21, 2021	+6 -0 (Chan absent)
	2021-002667DRP-03	4763 19th Street	Winslow	Continued to October 21, 2021	+6 -0 (Chan absent)
		Draft Minutes for July 22, 2021	Ionin	Continued to September 23, 2021	+6 -0 (Chan absent)
	2016-015987PCA	1750 Van Ness Avenue	May	Continued to September 30, 2021	+6 -0 (Chan absent)
	2016-015987CUA	1750 Van Ness Avenue	May	Continued to September 30, 2021	+6 -0 (Chan absent)
	2016-015987VAR	1750 Van Ness Avenue	May	ZA Continued to September 30, 2021	
M-20981	2020-011473CUA	2075 Mission Street	Cisneros	Approved with Conditions	+6 -0 (Chan absent)
M-20982	2021-005099CUA	4126 18th Street	Campbell	Approved with Conditions	+6 -0 (Chan absent)
M-20983	2021-003600CUA	506 Castro Street	Balba	Approved with Conditions	+6 -0 (Chan absent)
M-20984	2021-003599CUA	2234 Chestnut Street	Agnihotri	Approved with Conditions	+6 -0 (Chan absent)
M-20985	2021-001859CUA	3800 24th Street	Horn	Approved with Conditions	+6 -0 (Chan absent)
		Draft Minutes for August 26, 2021	Ionin	Adopted	+6 -0 (Chan absent)
R-20986	2021-006353PCA	Accessory Dwelling Unit Controls [BF 210699]	Flores	Approved Planning Code Amendment and adopted a recommendation for approval of Administrative Code Amendment, without Staff modifications	+6 -0 (Chan absent)
	2018-013597ENV	Portsmouth Square Improvement Project (733 Kearny Street)	Calpin	Reviewed and Commented	
M-20987	2020-005610ENX	490 Brannan Street	Liang	Approved with Conditions	+6 -0 (Chan absent)

M-20988	2020-0056100FA	490 Brannan Street	Liang	Approved with Conditions	+6 -0 (Chan absent)
	2020-005610VAR	490 Brannan Street	Liang	ZA Closed the PH and indicated an intent to Grant	
M-20989	2020-006422CUA	1728 Larkin Street	Hoagland	Approved with Conditions	+4 -2 (Imperial Moore against; Chan absent)
M-20990	2019-001627CUA	459 Clipper Street	Horn	Approved with Conditions	+5 -1 (Imperial against; Chan absent)

SAN FRANCISCO PLANNING COMMISSION



Notice of Hearing & Agenda

Remote Hearing
via video and teleconferencing

Thursday, September 23, 2021
1:00 p.m.
Regular Meeting

Commissioners:

Joel Koppel, President

Kathrin Moore, Vice President

Deland Chan, Sue Diamond, Frank Fung,

Theresa Imperial, Rachael Tanner

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

[Planning Commission Packet and Correspondence](#)

Commission Hearing Broadcasts:

Live stream: <https://sfgovtv.org/planning>

Live, Thursdays at 1:00 p.m., Cable Channel 78

Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (628) 652-7589 at least 48 hours in advance.

Ramaytush Ohlone Acknowledgement

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

Know Your Rights Under the Sunshine Ordinance

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at soft@sfgov.org. Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at www.sfbos.org/sunshine.

Privacy Policy

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

Accessible Meeting Information

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

SPANISH: Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

CHINESE: 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電(628) 652-7589。請在聽證會舉行之前的至少48個小時提出要求。

FILIPINO: Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

RUSSIAN: Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

Remote Access to Information and Participation

In accordance with Governor Newsom's statewide order for all residents to Shelter-in-place - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus.

On April 3, 2020, the Planning Commission was authorized to resume their hearing schedule through the duration of the shelter-in-place remotely. Therefore, the Planning Commission meetings will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to commissions.secretary@sfgov.org. Visit the SFGovTV website (<https://sfgovtv.org/planning>) to stream the live meetings or watch on a local television station.

Public Comment call-in: (415) 655-0001 / Access code: 2492 709 5954

The public comment call-in line number will also be provided on the Department's webpage <https://sfplanning.org/> and during the live SFGovTV broadcast.

As the COVID-19 emergency progresses, please visit the Planning website regularly to be updated on the current situation as it affects the hearing process and the Planning Commission.

ROLL CALL:

President: Joel Koppel
Vice-President: Kathrin Moore
Commissioners: Deland Chan, Sue Diamond, Frank Fung,
Theresa Imperial, Rachael Tanner

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

- 1a. 2019-020611CUA (R. SUCRE: (628) 652-7364)
5114-5116 3RD STREET – west side between Bay View Street and Shafter Avenue; Lot 004 in Assessor’s Block 5358 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317, to retroactively allow the demolition of a dwelling unit located within a legal nonconforming auxiliary structure at the rear of the subject property within the Bayview NCD (Neighborhood Commercial District) Zoning District, Bayview Hunters Point Area Plan, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on July 8, 2021)
(Proposed for Continuance to October 28, 2021)
- 1b. 2019-020611VAR (R. SUCRE: (628) 652-7364)
5114-5116 3RD STREET – west side between Bay View Street and Shafter Avenue; Lot 004 in Assessor’s Block 5358 (District 10) – Request for **Variations** from the rear yard requirement of Planning Code Sections 134 and the Exposure requirement of Planning Code Section 140. The subject property is located within the Bayview NCD (Neighborhood Commercial District) Zoning District, Bayview Hunters Point Area Plan, and 40-X Height and Bulk District.
(Continued from Regular hearing on July 8, 2021)
(Proposed for Continuance to October 28, 2021)
2. 2020-005729CUA (C. MAY: (628) 652-7959)
4 SEACLIFF AVENUE – north end of 25th Avenue; Lot 017 in Assessor’s Block 1302 (District 1) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317 to permit the demolition of the existing single-family dwelling and the construction of a new three-story single-family dwelling with an ADU on the subject property within a RH-1(D) (Residential-House, One-Family - Detached) Zoning District, Lobos Creek Conservation Area, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Proposed for Continuance to October 28, 2021)

3. 2020-003971PCA (A. MERLONE: (628) 652-7534)
DWELLING UNIT DENSITY EXCEPTION FOR CORNER LOTS IN RESIDENTIAL DISTRICTS [BOARD FILE NO. 210564] - Planning Code Amendment - Ordinance amending the Planning Code to provide a density limit exception for Corner Lots in RH (Residential, House) zoning districts, to permit up to four dwelling units per lot; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
(Proposed for Continuance to October 28, 2021)

B. COMMISSION MATTERS

4. Consideration of Adoption:
 - [Draft Minutes for July 22, 2021](#)
 - [Draft Minutes for September 2, 2021](#)
 - [Draft Minutes for September 9, 2021](#)
5. Commission Comments/Questions
 - Inquiries/Announcements. Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
 - Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

C. DEPARTMENT MATTERS

6. Director's Announcements
7. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

D. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

E. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

8. [2021-001791PCA](#) (A. MERLONE: (628) 652-7534)
REVIEW OF LARGE RESIDENCE DEVELOPMENTS – Planning Code Amendment to require Conditional Use Authorization for certain large residence developments in RH (Residential, House) Zoning Districts; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
(Continued from Regular hearing on July 22, 2021)
Note: On July 22, 2021, after hearing and closing public comment, continued to September 23, 2021 by a vote of +6 -0 (Chan absent).
9. [2019-022661CUA](#) (C. FEENEY: (628) 652-7313)
628 SHOTWELL STREET – west side between 20th and 21st Streets; Lot 026 of Assessor’s Block 3611 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1 and 303 and Board of Supervisors File No. 210157 to allow the change in use of a Residential Care Facility to two dwelling units within a RH-3 (Residential-House Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on July 8, 2021)
10. [2015-012577CUA](#) (M. WOODS: (628) 652-7350)
1200 VAN NESS AVENUE – northeast corner of Post Street; Lots 003 and 005 in Assessor’s Block 0691 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.3, 243, 253, 253.2, 271, 303 and 304 to allow a Planned Unit Development (PUD) for the demolition of the existing building complex and the construction of a 13-story mixed use building, mainly 107 dwelling units, approximately 118,400 square feet of health service uses and 270 parking spaces. The proposal includes PUD modifications to Planning Code provisions related to rear yard (Section 134), open space technical standards (Section 135), dwelling unit exposure (Section 140), ground floor ceiling height (Section 145.1), off-street loading technical standards (Section 154) and floor area premium for corner lots (Sections 125 and 243). The project site is within a RC-4 (Residential-Commercial, High Density) Zoning District, Van Ness SUD (Special Use District), Van Ness Automotive SUD (Special Use District), Van Ness Avenue Area Plan, and 130-V Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on July 22, 2021)
11. [2017-000663OFA-02](#) (E. SAMONSKY: (628) 652-7417)
610-698 BRANNAN STREET – north side between 5th and 6th Streets; Lots 001B, 002B, 004, 005, 047, and 048 in Assessor’s Block 3778 (District 6) – Request for an **Office Development Authorization** pursuant to Planning Code Sections 321, and 322, to authorize up to 676,801 square feet (sf) from the Office Development Annual Limit, for the Phase 1b and 1c of the project at 610-698 Brannan Street (known as the San Francisco Flower Mart Project) within a CMUO (Central SoMa-Mixed Use Office) and MUR (Mixed Use - Residential) Zoning

Districts and 160-CS and 270-CS Height and Bulk Districts. The approval action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#) was the Planning Commission's approval of the large project authorization that occurred July 18, 2019.

Preliminary Recommendation: Approve with Conditions

12. [2020-007565CUA-02](#) (C. MAY: (628) 652-7959)
[1336 CHESTNUT STREET](#) – north side between Van Ness Avenue and Franklin Street; Lot 005 in Assessor's Block 0479 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303 and 317, to permit the demolition of the existing 2,287 square-foot single-family dwelling and the construction of a new four-story, 8,700 square-foot, residential building containing three dwelling units within a RH-3 (Residential-House, Three-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
- 13a. [2017-015648CUA](#) (M. CHRISTENSEN: (628) 652-7567)
[952 CAROLINA STREET](#) – west side between 22nd and 23rd Streets; Lot 009 in Assessor's Block 4160 (District 10) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 209.1, 303, and 317, to authorize the partial demolition of a one-story residential building containing one dwelling unit and for construction of a three-story, 29'6" tall rear addition containing one additional dwelling unit and one off-street auto parking space, increasing the size of the building from 630 square feet to 3,297 square feet. The project is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
- 13b. [2017-015648VAR](#) (M. CHRISTENSEN: (628) 652-7567)
[952 CAROLINA STREET](#) – west side between 22nd and 23rd Streets; Lot 009 in Assessor's Block 4160 (District 10) – Request for **Variance** from the Front Setback requirement of Planning Code Section 132, for a project that proposes to partially demolish an existing single-family home and to relocate the historic portion of the home to the northern property line, located 5' 0 ½" from the front property line where at 9' 8" Front Setback is required based on the average condition of the two adjacent properties.
14. [2019-019901CUA](#) (M. CHRISTENSEN: (628) 652-7567)
[1068 FLORIDA STREET](#) – west side between 22nd and 23rd Streets; Lot 011 in Assessor's Block 4149 (District 9) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 209.1, 303, and 317, to legalize the unpermitted demolition of a two-story residential building containing two dwelling units and for new construction of a four-story, 37' tall residential building containing two dwelling units and one Accessory Dwelling Unit. The project is located within a RH-2 (Residential-House, Two-Family) Zoning District, Calle 24 SUD (Special Use District), and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions

15. [2021-004901CUA](#) (K. AGNIHOTRI: (628) 652-7454)
[1111 CALIFORNIA STREET](#) – southwest corner of Taylor Street; Lot 020 in Assessor's Block 0253 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2, and 303, to permit the installation of a new AT&T Mobility Macro Wireless Telecommunication Services Facility at the rooftop of the existing three-story auditorium building, consisting of six (6) new antennas and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within one (1) FRP enclosure. The project is located within a RM-4 (Residential – Mixed, High Density) Zoning District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on September 9, 2021)

F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

16. [2021-000269DRP-02](#) (D. WINSLOW: (628) 652-7335)
[3669 21ST STREET](#) – south side between Sanchez and Church Streets; Lot 054 in Assessor's Block 3620 (District 8 – Request for **Discretionary Review** of Building Permit Application nos. 2020.1228.1772 and 2020.1226.1735 for the demolition of a one-story-over-basement, single-family residence and construction of a new three-story-over-basement/garage, single-family residence with an Accessory Dwelling Unit within a RH-1 (Residential House, One-Family) Zoning District and 40-X Height and Bulk District. Demolition of the existing dwelling is subject to administrative review and approval pursuant to Planning Code Section 317(d)(3)(B). This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve

ADJOURNMENT

Hearing Procedures

The Planning Commission holds public hearings regularly, on most Thursdays. The full hearing schedule for the calendar year and the Commission Rules & Regulations may be found online at: www.sfplanning.org.

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For most cases (CU's, PUD's, 309's, etc...) that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue(s) by the Director or a member of the staff.
2. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
3. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
4. **Public testimony from proponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
5. **Public testimony from opponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
6. Director's preliminary recommendation must be prepared in writing.
7. Action by the Commission on the matter before it.
8. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
9. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
10. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
11. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes, but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.

5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

Hearing Materials

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 49 South Van Ness Ave, 14th Floor, by 5:00 p.m. and should include fifteen (15) hardcopies and a .pdf copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary (commissions.secretary@sfgov.org) for it to become a part of the public record.

These submittal rules and deadlines shall be strictly enforced and no exceptions shall be made without a vote of the Commission.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 49 South Van Ness Ave, 14th Floor, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

Appeals

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

Case Type	Case Suffix	Appeal Period*	Appeal Body
Office Allocation	OFA (B)	15 calendar days	Board of Appeals**
Conditional Use Authorization and Planned Unit Development	CUA (C)	30 calendar days	Board of Supervisors
Building Permit Application (Discretionary Review)	DRP/DRM (D)	15 calendar days	Board of Appeals
EIR Certification	ENV (E)	30 calendar days	Board of Supervisors
Coastal Zone Permit	CTZ (P)	15 calendar days	Board of Appeals
Planning Code Amendments by Application	PCA (T)	30 calendar days	Board of Supervisors
Variance (Zoning Administrator action)	VAR (V)	10 calendar days	Board of Appeals
Large Project Authorization in Eastern Neighborhoods	LPA (X)	15 calendar days	Board of Appeals
Permit Review in C-3 Districts, Downtown Residential Districts	DNX (X)	15-calendar days	Board of Appeals
Zoning Map Change by Application	MAP (Z)	30 calendar days	Board of Supervisors

* Appeals of Planning Commission decisions on Building Permit Applications (Discretionary Review) must be made within 15 days of the date the building permit is issued/denied by the Department of Building Inspection (not from the date of the Planning Commission hearing). Appeals of Zoning Administrator decisions on Variances must be made within 10 days from the issuance of the decision letter.

**An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.

For more information regarding the Board of Appeals process, please contact the Board of Appeals at (415) 575-6880. For more information regarding the Board of Supervisors process, please contact the Clerk of the Board of Supervisors at (415) 554-5184 or board.of.supervisors@sfgov.org.

An appeal of the approval (or denial) of a **100% Affordable Housing Bonus Program application** may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Sections 328(g)(5) and 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** issued (or denied) pursuant to a 100% Affordable Housing Bonus Program application by the Planning Commission or the Board of Supervisors may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Challenges

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code

If the Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://www.sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Protest of Fee or Exaction

You may protest any fee or exaction subject to Government Code Section 66000 imposed as a condition of approval in accordance with 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.

The Planning Commission's approval or conditional approval of the development subject to the challenged fee or exaction as expressed in its Motion, Resolution, or Discretionary Review Action or the Zoning Administrator's Variance Decision Letter will serve as Notice that the 90-day protest period under Government Code Section 66020 has begun.

Proposition F

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.

San Francisco Lobbyist Ordinance

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.

CPC ADVANCE CALENDAR

3:57 PM 9/17/2021



To: Planning Commission
From: Jonas P. Ionin, Director of Commission Affairs
Re: Advance Calendar

All items and dates are tentative and subject to change.

September 23, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2020-003971PCA	Dwelling Unit Density Exception for Corner Lots in RHD's <i>Planning Code Amendment</i>	to: 10/28	Merlone
2019-020611CUAVAR	5114-5116 3rd Street <i>illegal demolition of a legal dwelling unit</i>	fr: 6/17; 7/8 to: 10/28	Weissglass
2020-005729CUA	4 Seacliff Ave <i>demolish existing single-family and construct a new 3-story single family residence with an ADU</i>	to: 10/28	May
2021-001791PCA	Review of Large Residence Developments <i>Planning Code Amendment</i>	fr: 6/17; 7/22	Merlone
2019-022661CUA	628 Shotwell Street <i>Residential Care Facility to residential</i>	fr: 11/19; 1/21; 3/18;	Feeney
2015-012577CUA	1200 Van Ness Ave <i>Demo & new construction of a 13-story building health services, retail, 107 dwelling units</i>	fr: 7/22	Woods
2017-000663OFA-02	610-660 Brannan Street <i>second office allocation for the San Francisco Flower Mart</i>		Samonsky
2020-007565CUA-02	1336 Chestnut St <i>modification to the previously-approved project</i>		May
2019-019901CUA	1068 Florida Street <i>legalize demo and rebuild of duplex</i>		Christensen
2017-015648CUAVAR	952 Carolina Street <i>Partial demo / relocate existing single-family home and construct new three-story rear addition</i>		Christensen
2021-004901CUA	1111 California St <i>Co-Location of new wireless equipment at existing wireless facility</i>	fr: 9/9	Agnihotri
2021-000269DRP-02	3669 21st Street <i>Public-Initiated DR</i>		Winslow
September 30, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2021-006247CUA	6202 3rd Street <i>wireless macro facility</i>	CONSENT	Samonsky
2019-022850ENV	1101-1123 Sutter Street <i>DEIR</i>		Young
2016-015987PCA	1750 Van Ness Avenue <i>Buddhist Cultural Center from the 3:1 residential-to-non-residential ratio exemption</i>	fr: 9/9	May
2016-015987CUAVAR	1750 Van Ness Avenue <i>institutional use in the RC-4 District, a use size greater than 6,000 square feet, a building greater th</i>	fr: 9/9	May
2019-013528CUA	36-38 Gough Street <i>demolition of a duplex and construction of a five story residential building</i>	fr: 7/29	Samonsky
2019-014461CUA	1324-1326 Powell Street <i>State Density Bonus new construction of 8-story, 24 unit mixed use building</i>		Enchill
2021-001622CUA	220 Post Street <i>retail to office use</i>		Vimr

CPC ADVANCE CALENDAR

3:57 PM 9/17/2021

2020-008347CUA	811 Clay Street <i>Foot/Chair Massage to Massage on ground floor in CVR District</i>	fr: 7/29	Hoagland
2021-002468CUA	2040 Fillmore Street <i>CUA - convert a Formula Retail store (formerly Ralph Lauren) to a new Formula Retail use (d.b.a. Lu</i>		Ajello
2019-020031CUAVAR	2867 San Bruno Ave <i>legalize dwelling units, change from onsite BMR to fee</i>	fr: 9/9	Durandet
2021-000433CUA	2428 Clement St <i>Cannabis Retail</i>		Agnihotri
2016-000302DRP	460 Vallejo Street <i>Public-Initiated DR</i>		Winslow
2020-008611DRP	1433 Diamond Street <i>Public-Initiated DR</i>		Winslow

October 7, 2021 - CLOSED

Case No.	Chan - OUT		Planner
	Inclusionary Affordable Housing Program <i>Planning Code Amendment</i>	to: 10/14	Grob
2020-006344CUA	37 Vicente Street <i>AT&T Mobility Macro Wireless Telecommunications Services Facility</i>	CONSENT	Balba
2021-007327PCA	Business Signs on Awnings and Marquees <i>Planning Code Amendment</i>		Merlone
2018-017026CWP	Environmental Justice Framework <i>Informational</i>		Chen
	ConnectSF <i>Informational</i>		Tran
2017-015678CUA	425 Broadway		Alexander
2021-002698CUA	317 Cortland Avenue <i>New Cannabis Retailer</i>		Christensen
2021-000997DRP	801 Corbett Avenue <i>Public-Initiated DR</i>		Winslow

October 14, 2021 - CLOSED

Case No.	Chan - OUT		Planner
2020-007481CUA	5367 Diamond Heights Blvd. (1900 Diamond St.) <i>PUD for the construction of 24 dwelling units in a total of</i>	fr: 8/26 to: 10/28	Pantoja
2016-011827ENX	1500 15th Street <i>State Density Bonus for 8-story group housing project (16 to: Indefinite</i>	fr: 6/24; 7/22	Jardines
2021-006288CUA	211 Austin Street <i>Formula Retail use (d.b.a. Arthur Murray Dance Studio)</i>	CONSENT	Ajello
2021-006602CUA	2104 Hayes Street <i>Use Size greater than 3,000 sq ft in NC-1 Zoning District (expansion of an existing child care facility)</i>	CONSENT	Ajello
	Inclusionary Affordable Housing Program <i>Planning Code Amendment</i>	fr: 10/7	Grob
2021-007368PCA	Repealing Article 12 Regarding Oil and Gas Facilities <i>Planning Code Amendment</i>		Starr
2021-007369PCA	Requirements for Laundromats and On-site Laundry Services <i>Planning Code Amendment</i>		Starr
	Housing Element <i>2022 Informational Update</i>		Haddadan

CPC ADVANCE CALENDAR

3:57 PM 9/17/2021

2020-001610CUA	3832 18th Street <i>317 Demolition and new construction of Group Housing per SDB Program</i>	fr: 7/15	Horn
2019-011944OFA	660 3rd St <i>Small cap office allocation to abate code enforcement case</i>	fr: 8/26	Westhoff
2019-013808CUAVAR	4300 17th Street <i>New Construction is Corona Heights SUD</i>	fr: 9/2	Horn
2018-004686CUA	2350 Green St <i>Horizontal additions and an elevated play area over a parking lot</i>		Woods
2021-001579CUA	2715 Judah Street <i>Cannabis Retail Sales</i>	fr: 9/2	Campbell
2021-000308DRP	642 Alvarado Street <i>Public-Initiated DR</i>		Winslow
2021-000822DRPVAR	486 Duncan Street <i>Public-Initiated DR</i>		Winslow

October 21, 2021

Case No.	Chan - OUT		Planner
2018-015983CUAVAR	136 Delmar St. <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26 to: 11/4	Hoagland
	Rail Alignment and Benefits (RAB) Study <i>Informational</i>		Harvey
	SB 9 & SB 10 <i>Informational</i>		Conner
2017-011878OFA-02	Potrero Power Station <i>Prop M allocation</i>		Giacomucci
2019-013276ENX	560 Brannan Street <i>Demo new construction of 120 units using SDB</i>		Liang
2021-000209CUA	733 Treat Avenue <i>demol and new construction of a four-story building containing 6 dwelling units and one ADU</i>		Samonsky
2018-009812CUA	1268 17th Avenue <i>PCS 317 to demolish SFD at rear of lot, add two dwelling units</i>		Dito
2016-005365CUA	230 Anza Street <i>tantamount to demolition</i>		Young
2021-003396CUA	790 Valencia Street <i>Formula Retail</i>	fr: 9/9	Balba
2019-019698AHB	4512 23rd Street <i>5-story over bsmt 13 du building using HOME SF</i>		Hoagland
2021-002667DRP-03	4763 19th Street <i>Public-Initiated DR</i>	fr: 9/9	Winslow
2021-003776DRP-02	3737 22nd Street <i>Public-Initiated DR</i>		Winslow

October 28, 2021

Case No.	Diamond, Chan - OUT		Planner
2020-003971PCA	Dwelling Unit Density Exception for Corner Lots in RHD's <i>Planning Code Amendment</i>	fr: 9/23	Merlone
2019-020611CUAVAR	5114-5116 3rd Street <i>illegal demolition of a legal dwelling unit</i>	fr: 6/17; 7/8; 9/23	Weissglass
2020-005729CUA	4 Seaciff Ave <i>demolish existing single-family and construct a new 3-story single family residence with an ADU</i>	fr: 9/23	May

CPC ADVANCE CALENDAR

3:57 PM 9/17/2021

2020-009025CUA	5915 California Street <i>demo one-unit residential and construct a new four-story, three-unit residential building</i>	Young
2017-013784CUA	2976 Mission Street <i>demolish the existing construct a six-story, mixed use building</i>	Giacomucci
2020-007481CUA	5367 Diamond Heights Blvd. (1900 Diamond St.) fr: 8/26; 10/14 <i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>	Pantoja
2021-004963CUA	3415 California St <i>ground floor cannabis retail use</i>	Agnihotri
2020-008529DRP	1857 Church Street <i>Public-Initiated DR</i>	Winslow
2021-001219DRM	1228 Funston Street <i>Mandatory DR</i>	Winslow

November 4, 2021

Case No.		Planner
2021-005183CUA	2040 Chestnut Street CONSENT <i>formula retail use establishment (dba Sweetgreen)</i>	Jimenez
2016-013012CUA	478-484 Haight St <i>BMR condition amendment</i>	May
2020-004398PRJ	SFO Shoreline Protection Program <i>Informational</i>	Li
2018-013451PRJ	2135 Market Street <i>State Density Bonus new construction of 9-story, 36 unit mixed use building</i>	Horn
2018-007380CUAVAR	1320 Washington Street <i>6-story over basement residential building with 25 dwelling units</i>	Perry
2018-015983CUAVAR	136 Delmar St. fr: 8/26; 10/21 <i>Demo SFR and construct 2-unit dwelling</i>	Hoagland
2021-000182DRP	140 20th Avenue <i>Public-Initiated DR</i>	Winslow
2018-003779DRP-02	619 22nd Avenue <i>Public-Initiated DR</i>	Winslow

November 11, 2021 - CANCELED

Case No.		Planner
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November 18, 2021

Case No.		Planner
2021-003142CUA	333 Fremont Street CONSENT <i>Wireless CUA</i> fr: 8/26	Giacomucci
2017-012086ENV	770 Woolsey Street <i>FEIR</i>	Delumo
2017-012086CUA	770 Woolsey Street <i>Conditional Use Authorization for a Planned Unit Development</i>	Durandet
2018-014727AHB	921 O'Farrell Street <i>AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail</i>	Hoagland
2021-006602CUA	1881-1885 Lombard St <i>Cannabis Retail use with on-site consumption lounge</i>	Ajello
2021-003400CUA	1285 10th Ave / 900 Irving St <i>ground floor cannabis retail use</i>	Agnihotri

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Sept. 23, 2021 Hearing: 1068 Florida Street #2019-01990CUA
Date: Friday, September 17, 2021 3:46:58 PM
Attachments: [image001.png](#)

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfgovplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Thomas Schuttish <schuttishtr@sfglobal.net>
Sent: Friday, September 17, 2021 1:49 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: Christensen, Michael (CPC) <michael.christensen@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Kwiatkowska, Natalia (CPC) <natalia.kwiatkowska@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>
Subject: Sept. 23, 2021 Hearing: 1068 Florida Street #2019-01990CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Koppel, Vice President Moore and Fellow Commissioners and Mr. Christensen:

I wanted to comment on this project at [1068 Florida Street](#) because of the illegal Demolition.

Since the new project will all be rent controlled units under SB 330 (I guess also including the new ADU which has to be rented not sold because of ADU regulations?) who will manage the renting of the units?

Will the project sponsor ([1068 Florida LLC](#)) manage the property as two rent controlled units plus the ADU?

[461 29th Street](#) is also a 2 unit project with an ADU. It is not an SB 330 project, but since the Demolition Permit was issued, this structure was demolished, the lot cleared and the entitlement for the Site Permit of two units and the ADU was for sale this past Spring, at an asking price of \$2.95 million, but it has now apparently been taken "off market" while the Addenda winds its way through DBI.

It seems reasonable to ask if the entitlement for [1068 Florida Street](#) will also be sold given its own history...and concern about the ultimate tenure of the units regardless of any deed restrictions (NSR?).

I appreciated Mr. Kevin's heartfelt letter on behalf of his client, but this Florida Street project is a little different from other illegal demolitions (i.e. [403 28th Street](#); [1369-1371 Sanchez Street](#); [79 Cragmont](#); [292 Eureka](#); [4118 21st Street](#); [950 Lombard Street](#); [2027 20th Avenue](#); [1681 10th Avenue](#); etc) in that all of these however bad, did have Alteration permits, but those Alteration permits were "exceeded" usually due to crossing the thresholds of Section 317 (b)(2)(B) and (b)(2)(C) which are of course the Demolition Calculations.

[1068 Florida Street](#) had no permit of any kind.

There are still questions of how did this mix-up happen?

The attached articles from Mission Local say that it was mixed-up with a project on 28th Street. So does the Contractor's June 27, 2018 letter. But during this time frame I am only aware of one project on 28th Street that had a legal Demolition permit issued by the City. It would be reasonable to know what was the address the demo crew should have gone to that day instead of [1068 Florida Street](#)? (The SFYIMBY article doesn't mention the illegal demolition).

<https://sfyimby.com/2021/01/new-construction-planned-for-1068-florida-street-in-mission-district-san-francisco.html>

<https://missionlocal.org/2019/08/neighbors-on-florida-street-hope-for-a-cleanup-at-site-of-partially-demolished-house/>

<https://missionlocal.org/2019/08/building-inspector-tears-into-owner-of-illegally-razed-florida-street-home-at-hearing/>

One more important point about this project. The sales history of this project illustrates the crazy speculation going on in the years after the 2008 Recession.

From 2011 until 2020 (and the middle of COVID) it was pretty wild, especially in the Mission District which historically included what are now considered the neighborhoods of Noe Valley and Dolores Heights and Eureka Valley and Bernal Heights.

In November 2013 according to the Redfin sales history, [1068 Florida Street](#) sold for \$960K. It sat untouched, without any permit applications for a year and a half when in June 2015, the LLC paid \$1.65 million for it. (In November 2016 permits to demolish and build at the site were submitted, never acted on according to the project sponsor and they were withdrawn this past January 2021).

[Here below](#) is the description of the property from the 2015 Redfin web ad prior to the June 2015 sale. From this description of the property it is surprising that the project sponsor did not seek an Alteration permit to fix it up as so many other "spec" projects did around this time.

Thank you.
Sincerely,
Georgia Schuttish

About This Home

A vacant two unit building on a 26 wide lot per tax records. Rare opportunity for investors or savvy owner-occupiers to purchase a two-unit building with no Owner Move-in Eviction and no Ellis Act - possibly condos through fast-track condo conversion, buyers to investigate. The property consists of two large flats and a sizable backyard. The building offers expansion possibilities and is being sold in its present condition. Wonderful Mission central location near 24th street shops and cafes. Perfect project for contractors and families who want to possibly expand or to create their dream home. This house awaits your personal touches and restoration to its original grandeur. 3R report states occupancy unknown and address 1068 Florida.

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Friday, September 17, 2021 3:40:10 PM
Attachments: [Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support the new homes proposed at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)

Commission Affairs

San Francisco Planning
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[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Jocelyn Blumenrose <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 3:26 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.

3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Jocelyn Blumenrose

jocelyn.s.ross@gmail.com

836 Alvarado St

San Francisco, California 94114

From: [Madelaine Boyd](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Friday, September 17, 2021 12:58:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation options by providing 13 bicycle parking spaces.
4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.
5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Madelaine Boyd
madelaine.boyd+sfhac@gmail.com

San Francisco, California 94114

From: [Milo Trauss](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support the new homes proposed at 4512 23rd Street
Date: Friday, September 17, 2021 12:50:44 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

4512 23rd St is an excellent proposal that deserves this city's full support! This is a sensibly sized building that will have minimal impact on the area while modestly increasing our neighborhood's housing stock. The city needs hundreds if not thousands more buildings like this one so lets jump on the chance to approve these much needed new homes!

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation options by providing 13 bicycle parking spaces.
4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.
5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Milo Trauss
milotrauss@gmail.com
4035 26th Street
San Francisco, California 94131

From: [Stephen Dodson](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Friday, September 17, 2021 11:54:10 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Stephen Dodson
stephen.j.dodson@gmail.com

San Francisco, California 94114

From: [David Tejeda](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Friday, September 17, 2021 11:48:07 AM

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

David Tejeda
dtrepairs@gmail.com
2261 MARKET ST # 186
San Francisco, California 94114

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Friday, September 17, 2021 10:32:37 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Carmen Ng <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 10:02 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Carmen Ng

cng1125@gmail.com

San Francisco, California 94116

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Friday, September 17, 2021 10:32:05 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: Alan Billingsley <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 9:22 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Alan Billingsley

alanbillingsley215@gmail.com

215 Eureka Street

San Francisco, California 94114

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Friday, September 17, 2021 8:09:33 AM
Attachments: [Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street!.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
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Commission Affairs

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From: Ali Moss <info@email.actionnetwork.org>
Sent: Friday, September 17, 2021 3:34 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

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5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Ali Moss

ali.moss13@gmail.com

San Francisco, California 94117

From: [Gregory Goldgof](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Friday, September 17, 2021 12:39:57 AM

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Gregory Goldgof
ggoldgof@gmail.com

San Francisco, California 94131

From: [Margaret Ng](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 10:19:48 PM

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Margaret Ng
mng1124@gmail.com

San Francisco, California 94116

From: [Sean McBride](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street!
Date: Thursday, September 16, 2021 10:08:18 PM

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay. We need more housing in San Francisco, at all levels!

Sean McBride
sean@seanmcb.com

San Francisco, California 94114

From: [Yee Mee Lee](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 10:04:53 PM

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Yee Mee Lee
ymlee@gmail.com

San Francisco, California 94116

From: [Dan Federman](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 9:17:55 PM

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Dan Federman
dfed@me.com
1353 Page St
San Francisco, California 94117

From: [Scot Conner](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 5:24:24 PM

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Scot Conner
scot.conner@berkeley.edu

San Francisco, California 94123

From: [William Cline](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 4:50:32 PM

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William Cline
wwcline@icloud.com

San Francisco, California 94114-1852

From: [David Salem](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 4:49:54 PM

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David Salem
dsssandg@gmail.com
59 States
San Francisco, California 94114

From: [Joseph DiMento](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 4:38:39 PM

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Joseph DiMento
joedimento@gmail.com

San Francisco, California 94131

From: [Stephen Huenneke](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 4:09:01 PM

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Stephen Huenneke
stephen.huenneke@gmail.com

San Francisco, California 94131

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 3:36:09 PM
Attachments: [Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)

Commission Affairs

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[San Francisco Property Information Map](#)

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From: Ellen Yanisse <info@email.actionnetwork.org>
Sent: Thursday, September 16, 2021 2:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.

3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Ellen Yannis

ellen.yannis@gmail.com

San Francisco, California 94114-1211

From: [Nicole Efron](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 2:27:54 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Nicole Efron
nicole.efron@gmail.com

San Francisco, California 94131

From: [Stephen Zerfas](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 2:26:44 PM

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Stephen Zerfas
stephen.zerfas@gmail.com

San Francisco, California 94114

From: [Caitlin McLaughlin](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 2:19:14 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Caitlin McLaughlin
mclaughlin.caitlin@gmail.com

San Francisco, California 94131

From: [Allen Arieff](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 2:02:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Sincerely,
Allen Arieff, M.D.

Allen Arieff
aja1029@yahoo.com

San Francisco, California 94131

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 12:16:05 PM
Attachments: [Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Opposition 4300 17th Street \(2019-013808CUAVAR\).msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[I support bringing new homes at 4512 23rd Street and I hope you will as well.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Charlene Chambliss <info@email.actionnetwork.org>
Sent: Thursday, September 16, 2021 11:34 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Charlene Chambliss
chamblisscs@gmail.com

Oakland, California 94612

From: [Sarah Willmer](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 12:15:22 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Sarah Willmer
swillmer@studio-sw.com

San Francisco, California 94114

From: [Conor Johnston](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 12:08:49 PM

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

We live one block away on Corbett and fully support this project. BUILD MORE HOMES!

Conor Johnston
conorj@otterbrands.com

San Francisco, California 94131

From: [Joe Accordino](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [CPC-Commissions Secretary](#); [Teague, Corey \(CPC\)](#)
Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Thursday, September 16, 2021 11:54:03 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning,

Along with my wife and young son, I am the next door neighbor to Scott Pluta (the developer behind the 4300 17th Street project).

I understand and respect that Scott owns that land and should be able to develop it (and create more housing). However, I completely object to the scale of the project. As you all are surely aware, it is a massive endeavor and blows past the current size and setback requirements.

Green space is important in our neighborhood and should be preserved as much as possible. I also shudder to think of the tremendously loud construction effort that will take place day after day for months (years?) on end as my infant tries to nap.

I sincerely hope you will take the wishes of Scott's neighbors into account as you make your decision.

Thank you very much for your consideration.

Joe Accordino

From: [Allison Arieff](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 11:48:58 AM

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Commission Commission Secretary,

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5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Thank you,
Allison Arieff

Allison Arieff
aja@modernhouse.com

San Francisco, California 94131

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 1:55:43 PM
Attachments: [Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)
[Please support bringing new homes at 4512 23rd Street.msg](#)

Commission Affairs

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From: cheninator@gmail.com <info@email.actionnetwork.org>
Sent: Thursday, September 16, 2021 12:29 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

cheninator@gmail.com

,

From: [George Koster](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 1:32:25 PM

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

George Koster
georgekoster9@gmail.com

San Francisco, California 94131

From: [Aditya Agarwal](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 1:29:38 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

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Aditya Agarwal
adityaag@gmail.com

San Francisco, California 94114

From: [Meg Kammerud](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 1:13:21 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing today as a San Francisco home owner to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project. I am thrilled to live in this city and want to see us make space and housing for more people in order to ensure that our city remains strong and vibrant.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Meg Kammerud
meg.kammerud@gmail.com

San Francisco, California 94131

From: [Allan LeBlanc](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 12:53:31 PM

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Allan LeBlanc
allan.leblanc@gmail.com

San Francisco, California 94131

From: [Connor Dearing](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 11:48:37 AM

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Commission Commission Secretary,

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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Connor Dearing
connordearing@gmail.com

San Francisco, California 94114

From: [WILLIAM WEIHL](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 11:47:20 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

I've lived in SF for 27 years. I love the city, but hate how the cost of housing is driving so many people out. We need more housing - and quickly.

Advocates for this project cite a number of reasons why these new homes are well suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
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For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

WILLIAM WEIHL
bill@weihl.com

San Francisco, California 94114

From: [Jeffrey Glickman](#)
To: [CPC-Commissions Secretary](#)
Subject: I support bringing new homes at 4512 23rd Street and I hope you will as well
Date: Thursday, September 16, 2021 11:44:10 AM

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Commission Commission Secretary,

I'm writing to express my support for a new housing project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation options by providing 13 bicycle parking spaces.
4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.
5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Jeffrey Glickman
jeffrey.glickman@gmail.com

San Francisco, California 94114

From: [Benjamin Herman](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 11:41:31 AM

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
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4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.
5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Benjamin Herman
bfh3872@yahoo.com

San Francisco, California 94131

From: [David Goldman](#)
To: [CPC-Commissions Secretary](#)
Subject: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 11:39:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation options by providing 13 bicycle parking spaces.
4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.
5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

David Goldman
dgoldman@gmail.com

San Francisco, California 94114-1685

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Thursday, September 16, 2021 12:14:40 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Charles Ayers <info@email.actionnetwork.org>
Sent: Thursday, September 16, 2021 11:32 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation

options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Charles Ayers

cayers99@gmail.com

San Francisco, California 94103

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Yes to more homes at 4512 23rd Street
Date: Thursday, September 16, 2021 12:14:14 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Michael Chen <info@email.actionnetwork.org>
Sent: Thursday, September 16, 2021 11:27 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Yes to more homes at 4512 23rd Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Commission Commission Secretary,

I'm writing to support 13 homes at 4512 23rd Street, and I urge you to approve this project.

It adds housing, including below-market rate housing, to a neighborhood that is highly desirable and has high rents. It is good transit-oriented development and advances the opportunity for more people to live in an environmentally sustainable manner.

Michael Chen
mychen10@yahoo.com
1688 Pine St Unit W1004
San Francisco, California 94109

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO REFORM DEPARTMENT OF BUILDING INSPECTION
Date: Thursday, September 16, 2021 10:32:57 AM
Attachments: [09.16.21 DBI Executive Directive.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, September 16, 2021 at 10:07 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE TO REFORM DEPARTMENT OF BUILDING INSPECTION

FOR IMMEDIATE RELEASE:
Thursday, September 16, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**MAYOR LONDON BREED ISSUES EXECUTIVE DIRECTIVE
TO REFORM DEPARTMENT OF BUILDING INSPECTION**

San Francisco, CA — Mayor London N. Breed today issued an Executive Directive to the Department of Building Inspection (DBI) requiring the Department to take additional actions to prevent misconduct, increase transparency, improve processes, and make the Department more effective at providing services for San Francisco residents.

The Executive Directive follows an independent review of DBI conducted by the Controller and the City Attorney, which Mayor Breed requested. Previously the Controller and the City Attorney have issued six similar reports relating to other Departments. Following each of those reports, Mayor Breed has issued similar Executive Directives to implement their proposed reforms and take proactive steps to improve the Departments.

“Every City department must operate with the highest level of integrity and transparency, and all City employees must hold themselves to the highest ethical standards in their work,” said Mayor Breed. “When that does not happen, it is our responsibility as leaders to understand what went wrong and take steps to prevent future misconduct. The Controller’s report issued today documents an unacceptable pattern of misconduct and systemic failures under the previous leadership of the Department of Building Inspection. It describes a culture that allowed for continued wrongdoing set by a ‘tone at the top’ that failed to institute ethical

leadership and guidelines. The people of San Francisco deserve better.

When a resident or a business interacts with the City, they deserve transparency, accessibility, and a timely response. When a City department relies on an opaque, antiquated, overly-bureaucratic system, it not only fails to meet those standards, it also creates an environment that allows corruption to flourish. This Executive Directive and the work ahead of us are focused on delivering systemic and fundamental change at the Department of Building Inspection. This change will benefit everyone who interacts with the Department as well as the staff members who work hard and follow the rules. I want to thank the Controller and the City Attorney for their continued work on this effort. I am also appreciative of the initial reform efforts and the new tone being set by the current leadership at the Department of Building Inspection to address these longstanding issues, but we have a lot more work to do.”

Today’s Executive Directive issued by Mayor Breed requires the following:

- Additional sharing of information for staff and the public on the City’s Whistleblower program to increase reporting of questionable behavior;
- Improving procedures for identifying possible irregularities in the plan review and inspections procedures;
- Strengthening and making more frequent staff certification of compliance with DBI’s requirements, such as financial disclosure and conflict of interest forms, and staff training;
- Implementing technical changes to DBI’s Permit Tracking System (PTS) to reduce opportunities for fraud and manipulation;
- Requiring ongoing work and analysis with the Controller’s Office, and a third-party entity to analyze and recommend changes to existing penalties for non-compliant construction; and
- Requiring the creation of a Compliance team in DBI in collaboration with the Controller’s Office and a third-party entity to identify risks, and combat fraud and abuse in the permitting and inspection processes.

In addition to the Executive Directive issued today, the Mayor intends to work with all of the City departments involved in the permitting process to evaluate and advance additional ways to improve permitting and inspections functions for staff and applicants alike. These additional approaches will include consideration of structural reforms to improve performance and accountability; the development of clear performance measures across the permitting process; and improved technology, including electronic plan review, to prevent abuse and increase transparency in permit processing.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR GORDON MAR LAUNCH NEW GRANT TO SUPPORT STOREFRONTS IMPACTED BY VANDALISM
Date: Wednesday, September 15, 2021 11:35:35 AM
Attachments: [09.15.2021 Storefront Vandalism Relief Grant.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Wednesday, September 15, 2021 at 11:32 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR GORDON MAR LAUNCH NEW GRANT TO SUPPORT STOREFRONTS IMPACTED BY VANDALISM

FOR IMMEDIATE RELEASE:
Wednesday, September 15, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**MAYOR LONDON BREED AND SUPERVISOR GORDON MAR
LAUNCH NEW GRANT TO SUPPORT STOREFRONTS
IMPACTED BY VANDALISM**

Applications launched today will provide up to \$2,000 in financial relief to repair storefront vandalism at neighborhood businesses

San Francisco, CA — Mayor London N. Breed and Supervisor Gordon Mar announced today the launch of the Storefront Vandalism Relief Grant program, which provides up to \$2,000 in financial relief to restore and repair damages from vandalism at neighborhood storefronts. The program launches during a time when many small businesses are recovering from the impacts of the COVID-19 pandemic.

“Opening and operating a successful small business in San Francisco was becoming increasingly difficult, and the pandemic has made it that much harder,” said Mayor Breed. “It has never been more critical for us to provide support to our small businesses in every way that we can, which not only means making it easier to open and operate a small business, but also providing relief when they face challenges. With the launch of the Storefront Vandalism Relief Grant, we are letting our small business community know that we have their back and will fight to ensure that they can continue operating for years to come.”

The Storefront Vandalism Relief Grant provides financial relief to restore small businesses

impacted by deliberate actions that result in the destruction or damages of storefronts. This program will offer either \$1,000 or \$2,000, depending on the total cost incurred to repair physical damages. The \$1 million program is designed to serve more than 500 small businesses with gross revenue of less than \$8 million that can provide proof of damages from vandalism incurred since July 1, 2020.

“During the pandemic, we’ve seen a surge in burglaries and vandalism in every neighborhood targeting small businesses already struggling with unprecedented economic challenges. As we work to prevent these crimes and strengthen safety on our commercial corridors, we must also respond immediately to provide relief to mom and pop businesses with direct and tangible support as they recover from these incidents,” said Supervisor Gordon Mar. “Following requests from businesses in the Sunset, I worked with Mayor Breed and the Office of Economic and Workforce Development to create the Storefront Vandalism Relief Grant and secured an initial \$1 million funding allocation. The fund will provide financial relief to small businesses in the aftermath of a crime to restore the harm done, including direct costs of property damage or getting a replacement lock or new security measures.”

The fund will directly support small businesses with financial relief in the aftermath of a crime to restore the harm done. The fund will also allow small businesses to make improvements that enhance security and prevent crime. This includes replacement locks, a new security gate, fixing an alarm system, adding new lighting, replacing windows, etchings on windows, and many others. Improvements are available on a first-come-first-serve basis, based on fund availability.

The Storefront Vandalism Relief Grant is one tool in preventing crime and improving safety in neighborhood commercial corridors. The Office of Economic and Workforce Development (OEWD) also funds programs to help small businesses and neighborhood organizations improve safety through ambassadors and activations to increase foot traffic and community patrols. The fund is not meant to replace the loss of stolen goods and does not include damage to shared spaces.

“As we reopen and rebuild, many of our small businesses continue to struggle to make ends meet. These challenges can feel almost insurmountable when small businesses also become victims of vandalism” said Kate Sofis, Director of the Office of Economic and Workforce Development. “San Francisco’s Storefront Vandalism Relief Grant will help alleviate the financial hardship caused by deliberate acts of damage to property. It is one of many tools the City has to support our business community and the vibrancy of our neighborhoods as we work together towards economic recovery.”

“On February 26 at 4am, a burglar managed to break into my small business without activating the alarm. An hour later an opportunistic looter came into my store and stole additional merchandise. Small businesses are already hurting hard from the pandemic and these crimes are a gut punch to small businesses,” said Michael Hsu, owner of Footprint on Taraval. “Since hearing about the Storefront Vandalism Relief Grant, I’ve put in my application to get up to \$2,000 to help provide some relief to my business. We need more programs like this to support small businesses in our neighborhood that are struggling from being victims of burglary and vandalism. I’m thankful for our city leaders for initiating this program. Together with the community and leaders, we will get through these tough times.”

“Since the pandemic, I have heard so many stories from small businesses that have been

burglarized or vandalized. As a small business owner, myself, I feel and understand their pain and loss,” said Albert Chow, President of People of the Parkside Sunset, a Taraval merchants and residents association. “The Storefront Vandalism Relief Grant is a safety net that is critical to ensuring that our small business owners are able to recover.”

Since the beginning of the pandemic, San Francisco has provided immediate and ongoing support for small businesses, including making available more than \$52.8 million in grants and loans to support more than 3,000 small businesses, in addition to tens of millions of dollars in fee and tax deferrals, and assistance applying for state and federal funding. This includes legislation introduced and signed by Mayor Breed to waive \$5 million in fees and taxes for entertainment and nightlife venues and small restaurants.

To apply, eligible businesses are asked to provide receipts, photos of damages and furnish a report from the San Francisco Police Department or from 311 in the case of graffiti. Applications can be found by visiting oewd.org/VandalismRelief.

###

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Wednesday, September 15, 2021 10:33:07 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Susan Detwiler <susan.detwiler@gmail.com>
Sent: Wednesday, September 15, 2021 9:47 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com
Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Horn,

I live on Douglass St near 17th St, and I remain opposed to the project proposed at 4300 17th Street.

Like the previous iteration, the current design does not conform to code requiring a 45% setback. While I'm very much in favor of adding affordable housing in our neighborhood, I believe that can be done without sacrificing green space, light and air.

Thank you,
Susan Detwiler
68 Douglass St

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Wednesday, September 15, 2021 8:59:56 AM

Commission Affairs

San Francisco Planning
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From: Roz A <ramirfaz@gmail.com>
Sent: Tuesday, September 14, 2021 5:35 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com
Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)

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Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best regards,
Roz Accordino
90 Ord St, San Francisco, CA 94114

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)
Subject: FW: Support new homes at 1900 Diamond Street
Date: Tuesday, September 14, 2021 4:24:13 PM

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Michael Lamperd <mikestheone@sbcglobal.net>
Reply-To: "mikestheone@sbcglobal.net" <mikestheone@sbcglobal.net>
Date: Tuesday, September 14, 2021 at 3:59 PM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Support new homes at 1900 Diamond Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Mr. Jonas Ionin,

I'm writing to express my strong support for an exciting project that would bring 24 new homes to a vacant lot located at 1900 Diamond Street (at the intersection of Noe Valley, Diamond Heights and Glen Park).

For the first time in over 40 years, a housing proposal with more than 20 homes could happen in Noe Valley, Diamond Heights or Glen Park. This marks a great step towards housing equity in San Francisco and will help to alleviate our city's housing shortage, displacement, and affordability crises. It's long past time for District 8 neighborhoods to add their fair share of new homes.

Moreover, these proposed new homes at 1900 Diamond Street are exceedingly thoughtful, well-designed, and well-located. Their many highlights include:

1. Close proximity to public transit: Two major SFMTA bus lines, 35 and 52, stop directly in front of the new homes. The site is also only $\frac{3}{4}$ mile from the Glen Park BART Station, an easy walk or bike ride away.
2. Economical land use: A steep, undeveloped hillside will be transformed into 24 homes.
3. Affordable housing: 11 affordable homes will be created (31% of all new homes) with the

\$2.8M in affordable housing fees being paid to the Mayor's Office of Housing.

Moreover, the land is being sold by the Cesar Chavez Foundation, a 45-year old non-profit headed by Cesar's son, Paul Chavez. The proceeds from the sale of 1900 Diamond will be used by the Cesar Chavez Foundation to further its mission of building affordable housing and providing services to Latinx working families.

4. Family housing: These homes are designed for families. All townhomes have three bedrooms, and the home layouts were informed by Emeryville's family housing design guidelines.

5. Neighborhood cohesiveness - These homes have been thoughtfully designed to blend in with Diamond Height's mid-century aesthetic through stacked townhomes.

6. Open space - The area surrounding these homes is one of the most park-rich in all of SF, with five parks, playgrounds, and open spaces located within blocks.

For all these and many other reasons, I urge you to support these new homes and help your district become a place where more residents can call home.

Michael Lamperd
mikestheone@sbcglobal.net
4611 Lincoln Way Apt 3
San Francisco, California 94122

|

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1200 Van Ness Avenue, 2015-12577ENV PMND
Date: Tuesday, September 14, 2021 2:51:25 PM
Attachments: [1200VN92321pdf2.pdf](#)

Jonas P Ionin
Director of Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Marlayne Morgan <marlayne16@gmail.com>

Date: Tuesday, September 14, 2021 at 12:59 PM

To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Drew McDaniel <damcdaniel@gmail.com>, Mary Woods <mary.woods@sfgov.org>, Aaron Peskin <aaron.peskin@earthlink.net>, "Stefani, Catherine (BOS)" <catherine.stefani@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Haneystaff (BOS)" <haneystaff@sfgov.org>, Helene Dellanini <hdellanini@danielburnhamcrt.com>, "Donovan, Dominica (BOS)" <dominica.donovan@sfgov.org>, Lee Hepner <lee.a.hepner@gmail.com>, "Smeallie, Kyle (BOS)" <kyle.smeallie@sfgov.org>, Jim Warshell <jimwarshell@yahoo.com>, "Jim Anderson (jra54449@gmail.com)" <jra54449@gmail.com>, Teresa Schnabel <tvschnabel@aol.com>

Subject: 1200 Van Ness Avenue, 2015-12577ENV PMND

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

September 14, 2021

Re: **1200 Van Ness Avenue, 2015-12577ENV PMND**

Dear President Koppel and Commissioners:

Please see the attached letter from the **Cathedral Hill Neighborhood Association** regarding the proposed mixed use project on Van Ness Avenue.

Best regards,

Marlayne Morgan, President



Cathedral Hill Neighborhood Association

sfchna.org

September 14, 2021

Re: 2015-12577ENV PMND, 1200 Van Ness Avenue

Dear President Koppel and Commissioners:

The ***Cathedral Hill Neighborhood Association (CHNA)*** opposes the project sponsor's application for 1200 Van Ness Avenue, as it is not in compliance with the governing plans for the area, requires extensive exceptions from those plans and from transportation planning for transit rich areas.

Since the creation of the *Van Ness Medical Use Subdistrict* in 2012, **CHNA** closely monitors all new developments in this area, as one of our continuing concerns is that Van Ness and surrounding streets not be turned into a "pill hill" monoculture that often springs up around hospital construction. Although the *Van Ness Medical Use Subdistrict* only covered the two sites controlled by Sutter Health, we have experienced other sites applying for medical office use in violation of the Van Ness Area Plan of 1989, which has also proved to be the case with this proposal for 1200 Van Ness.

Therefore, **CHNA** has been monitoring the proposed project at 1200 Van Ness Avenue since the project sponsor filed with Planning on 9/21/15. This initial presentation revealed the sponsor's primary interest in building a large medical office building with a much larger parking garage, proposing 135 new housing units and 357 parking spaces in a five level underground parking garage. There was a strong negative response to this proposal, and the sponsor agreed to meet with attendees again after considering the neighbors input.

However, on February 6, 2017, we were notified of the filing for Environmental Review of this same proposal with no modifications. Despite periodic contacts with this sponsor, no new community meetings were held until after their change in the submission to Planning submitted in 2020, reducing the housing units to 106 and the parking spaces to 275. Several community meetings were held in 2021, presenting the current proposal, with mixed response from attendees.

As part of the latest proposal, the number of housing units and parking spaces remain the same and the bulk of the building has been pushed forward to Van Ness. Several attractive townhouses have been added to the alley, the height

tiered down towards Polk, making the project more desirable to Polk Street residents and businesses, while still being strongly opposed by **CHNA** members.

The proposal is not compliant with zoning and use requirements of the Van Ness Area Plan nor the *Van Ness Medical Use Subdistrict*. The Area Plan requires 3 to 1 housing over ground floor retail, while this proposal is closer to 1 to 1 ratio. The *Subdistrict* does not allow medical office use or health services in lieu of housing for this site.

The proposal requires far too many items for conditional use authorization. Of the eleven authorizations required, the most serious are the exemption from the housing ratio and the size of the parking garage.

The recent residential development at 1001 Van Ness, a very similar site to 1200 Van Ness was recently constructed at 236 units. By reducing the housing ratio at this site from 3;1 to closer to 1:1, the city has lost 120 units of new housing on a major transit corridor.

In addition, a medical office building with a parking garage was recently approved for Kaiser Mission Bay. At 220,000 sqf and a 1.09 parking ratio, it was allowed 238 parking spaces. Applying this formula to the medical office space proposed for 1200 Van Ness (115,900) would result in 126 parking spaces. Adding 53 residential spaces at .5 should result in a **maximum of 179 spaces** on this site, not the 275 spaces requested by this developer.

CHNA objects to the change of use to medical office/health services from housing, the loss of new housing and the negative impact on traffic, transit, bicyclists and pedestrians if a huge parking garage on one of the city's most important transit corridors is approved.

Best regards,

Marlayne Morgan, President

c. Jonas Ionin, Secretary

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Lower Polk Neighbors support for 1200 Van Ness...
Date: Tuesday, September 14, 2021 10:16:25 AM
Attachments: [image001.png](#)
[image002.png](#)
[1200 Van Ness Support Letter LPN.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Lower Polk Neighbors <lowerpolkneighbors@gmail.com>
Date: Tuesday, September 14, 2021 at 10:04 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Mary Woods <mary.woods@sfgov.org>
Cc: Andrew Dunbar <ad@intersticearchitects.com>, Nicholas Roosevelt <nroosevelt@jabramslaw.com>
Subject: Lower Polk Neighbors support for 1200 Van Ness...

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Ms. Woods and Secretary Ionin,

Please see the attached letter of support from Lower Polk Neighbors for the project at 1200 Van Ness. I'm also including screen shots of the amended CU motion where the terms described in our letter appear.

Please let us know if you have any questions. Thank you!

Drew McDaniel
Vice Chair, Lower Polk Neighbors

2. → **Project Description.** The Project includes the demolition of the existing two-building complex, containing General Retail Sales, Health Services, and a Non-Accessory Public Parking Garage uses and the construction of a new 130-foot-tall (146 feet including permitted architectural screening), 13-story mixed-use building. The Project proposes approximately 118,400 gross square feet (gsf) of "Health Services" use in the building's podium, approximately 26,000 gsf of "General Retail Sales and Services" uses on the first and second levels of the building's podium, approximately 5,900 gsf of "Restaurant" use on the sixth level/roof of the building's podium and ground floor lobby area, and 107 dwelling units located on levels 1 and 2 of the building podium on Hemlock Street, in townhome-style units located on the building podium's roof and in a tower rising above the building's podium (approximately 134,000 gsf). The Project proposes 270 accessory parking spaces and five (5) car-share parking spaces located in a four-level basement, 127 Class 1 bicycle parking spaces located on basement level one accessible by a dedicated ramp from Hemlock Street, and 28 Class 2 bicycle parking spaces located in the public right-of-way adjacent to the Site. The Project proposes changes to the one-way eastbound lane configuration on Hemlock Street, such that Hemlock Street would be a two-way street between Van Ness Avenue and the building's vehicle egress driveway on Hemlock Street (no change to lane configuration on Hemlock Street east of the Project's driveway, provided that left turns onto Polk Street would be prohibited). ¶

To improve the long-term health and vibrancy of Hemlock Street, the Project Sponsor will make a \$400,000.00 contribution to Lower Polk Neighbors (LPN) to promote the visioning, design and implementation of future streetscape improvements to Hemlock Street. Potential future improvements could include "slow street" improvements that could restrict vehicular access to the street to local traffic and emergency vehicles only, calm the speed of local traffic and create desirable new public open areas on the Street. Physical improvements to Hemlock Street could include: ¶

- → street repaving, including the installation of traffic calming measures at Hemlock Street's intersections with Van Ness Avenue and Polk Street, such as bulbouts and raised pedestrian crosswalks. ¶
- → sidewalk reconfiguration and widenings that could accommodate tree plantings, furnishing zones and destination public gathering spaces such as a fenced area for dog "barklet" and/or plaza capable of hosting small neighborhood-scale gatherings and events. ¶
- → new street lighting. ¶

The exact scope of improvements to Hemlock would be determined through a collaborative process led by LPN (of which the Project Sponsor is an active member). All proposed improvements would be subject to review and approval by various City departments having jurisdiction (and Caltrans to the extent improvements are proposed within Hemlock Street's intersection with the Van Ness Avenue (Highway 101) right-of-way). In addition, the Project Sponsor has agreed to collaborate with LPN on other community-oriented refinements to long-term operation of the Project. Such refinements could include permitting



▪ Draft Motion → → RECORD NO. 2015-012577 CUA ¶
▪ September 23, 2021 → → 1200 Van Ness Avenue ¶
▪ ¶

evening and nighttime neighborhood use of the Project's garage by local businesses and religious institutions and exploring the potential to incorporate additional neighborhood-scale retail space on Hemlock Street east of the Project's driveway. Any such refinements would be subject to review and approval by various City departments having jurisdiction over any such proposal. ¶

In addition and in consideration of the condition of the Lower Polk neighborhood during the time the Project is under construction, the Project Sponsor will make an additional \$75,000 contribution to LPN to support neighborhood programming and administrative costs associated with LPN's efforts to enliven and enhance the neighborhood's public spaces. ¶

Nick Roosevelt
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Nick Roosevelt
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31. Gift to LPN for Improvements to Hemlock Street. The Project Sponsor has committed to making a \$400,000 contribution to LPN intended to promote the visioning, design and implementation of future streetscape improvements to Hemlock Street. \$200,000 of Project Sponsor's contribution shall be due and payable to LPN on the date that the Project pulls its first construction documents from the Department of Building Inspection, with the remaining \$200,000 due and payable one year after that date. In addition, the Project Sponsor has committed to making a \$75,000 contribution to LPN to support neighborhood programming and administrative costs associated with LPN and its partners' efforts to enliven and enhance the neighborhood's public spaces. \$37,500 of Project Sponsor's contribution shall be due and payable to LPN on the date that the Project pulls its first construction documents from the Department of Building Inspection, with the remaining \$37,500 due and payable one year after that date.

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

32. On-Going Collaboration with LPN and Lower Polk Community Benefit District to Refine Neighborhood-Oriented Programming. The Project Sponsor has committed to collaborate with LPN and the Lower Polk Community Benefit District (both of which Project Sponsor is an active member) to explore potential refinements to the Project's programming, including potentially seeking appropriate authorization to permit evening and nighttime use of the Project's accessory parking garage by local businesses and religious institutions and exploring the potential to incorporate additional neighborhood-scale retail space on Hemlock Street east of the Project's driveway. Any such potential refinements would be subject to any and all necessary reviews and approvals by City departments and decision-making bodies having jurisdiction over any such potential refinement proposals.

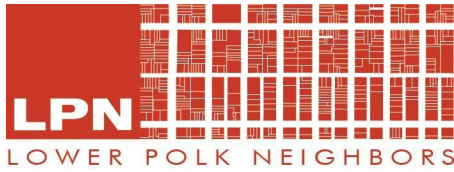
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org

Nick Roosevelt

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Nick Roosevelt

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1"



September 14, 2021

Mary Woods, Senior Planner
San Francisco Planning Commission
City and County of San Francisco
1650 Mission Street, STE 400
San Francisco, CA 94103

Re: 1200 Van Ness Planning Application

Ms. Woods,

Lower Polk Neighbors is pleased to support the plans for 1200 Van Ness. The project sponsors have met with our members on several occasions as the project evolved. They have listened to our concerns and feedback, and they have incorporated several changes at our request towards improving the project's direct benefits to our community and our shared public commons. These changes are described in the amended 1200 Van Ness CU Motion.

This project adds 107 net new housing units and improves the street level conditions on this block by adding retail and townhomes with entrances on Hemlock Alley. The project sponsor has also agreed to work with us to limit traffic on Hemlock to create a more pedestrian-friendly environment on Hemlock. In addition to the above features, the project sponsor has agreed to the following:

1. Contribution of \$400,000 to Lower Polk Neighbors to be used for Hemlock redevelopment.
2. Funding 50% of a Lower Polk CBD staff position focusing on alley activation, grant writing and procurement, and special events for one year amounting to \$40,000.00).
3. Contribution of \$35,000 to construct the Myrtle alley Barklet (dog parklet).
4. Work with the LPN and DPW /PG&E to relocate utilities to a below-grade vault on Hemlock so that street frontage on this alley can be used for active retail or commercial.
5. Community use of the parking garage for specific events and during off-peak hours.

For these reasons, we believe that this project is both necessary and desirable for our neighborhood, and we are happy to support it.

Drew McDaniel
Vice Chair
Lower Polk Neighbors

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission September 23rd hearing - AIA Letter in opposition to Mandelman's Legislative Section 319 Review of Large Residence Developments:SF BOS FILE #210116
Date: Tuesday, September 14, 2021 10:02:11 AM
Attachments: [2021.06.11 Large Res Letter AIA Signed.pdf](#)

Commission Affairs

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From: vivian dwyer <viv@dwyer-design.com>
Sent: Tuesday, September 14, 2021 9:28 AM
To: Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Planning Commission September 23rd hearing - AIA Letter in opposition to Mandelman's Legislative Section 319 Review of Large Residence Developments:SF BOS FILE #210116

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To the San Francisco Planning Commission,

The AIA Public Policy and Advocacy Committee is submitting this signed letter in opposition to Mandelman's Legislative Section 319 Review of Large Residence Developments to be reviewed in the September 23rd Planning Commission Hearing.

We would appreciate that you will consider our comments with the seriousness that this proposed legislation should be reviewed.

Thank you,

AIA PPAC Chair, Vivian Dwyer

DWYER DESIGN

1965 page street #201

san francisco ca 94117

415.730.5856

dwyer-design.com

06.28.21

Supervisor Mandelman’s LARGE RESIDENCE DEVELOPMENT LEGISLATION, SFBOS FILE #210116:

AN INITIATIVE TO REGULATE HOME SIZE

In recent years, we have seen several attempts by both the Planning Department and the Board of Supervisors to place a city-wide, universal limit on the size of an individual housing unit in San Francisco; in every case that limit is well below the typical home size in many parts of the city and includes many spaces within a unit that are neither occupied nor habitable. These legislative initiatives aim to maintain a predominance of small units in formerly working-class neighborhoods under the misguided belief that such controls will depress home prices and create affordability where it no longer exists.

In this context, Supervisor Rafael Mandelman has proposed legislation that would create a new section of the Planning Code, Section 319, that would require a Conditional Use Authorization (CUA) for any single-family home, or any multi-unit, residential construction in an RH district resulting in any unit exceeding 2,500 GSF, regardless of the number of units proposed on the site. It also seeks to “protect and enhance the neighborhood character”, regulating aesthetics, as if the Planning Department did not already follow a rigorous and time-consuming review of existing conditions, historical significance, and neighborhood context. As written, this legislation discriminates against those with larger families or households, often those of more modest means and people of color. Current Planning regulations control the size of residential buildings by form-based criteria defining the allowable building envelope, such as setbacks, rear yards, and height requirements, which are further limited by the Residential Design Guidelines; this legislation substantially reduces what is allowed even further.

The proposed Section 319, increases the risk, cost, and time burden for residential expansions and the construction of new units in these districts, without improving the supply of affordable housing. We are recommending some changes that may bring this policy more into the realm of city-wide urban planning and away from the kind of lot-by-lot legislation that slows development and increases the cost of building housing units in RH districts. We need to be streamlining permitting, not adding additional process. The delays and costs of Planning’s existing policies continue to drive families from the City, when we already have the lowest percentage of families with kids of any major US city.

IF THIS LEGISLATION IS TO MOVE FORWARD, THE FOLLOWING REVISIONS ARE NEEDED:

- 1. Raise the size of units allowed in RH zoning districts before triggering CUA from 2,500 GSF (gross square feet) as the trigger for CUA for any unit in an RH district.**

This is simply too small for many households, especially because the sum of uninhabitable space—such as ground floor and attic space, parking in other than basements, and outdoor exit stairs --can easily reach 1,000 sf, reducing the living space to 1,500 sf or less in many cases. Such a small unit excludes multi-generational households and many families with children. A February 7th article in the *New York Times* about ADU's states that by 2016, the number of adults in the US living on the same property with parents or grandparents had reached close to its 1950 peak. While the ADU is a great option for many, it does not work as a fix for all large or extended families or households. These units are expensive to build and are not allowed to be interconnected with the primary unit.

1. Change the definition of area used in calculations to exclude the square footage of unoccupied ground floor and attic spaces, exterior walls, parking, and mechanical rooms.

The use of Gross Square Feet (GSF) as a measure of a unit's size is not in keeping with people's perceptions, and Assessor's Office and real estate practices and includes many areas not typically counted. In addition, when exterior walls and mechanical spaces are included, a project sponsor is penalized for energy efficient measures resulting in thickened walls and large mechanical spaces.

2. Allow units to expand without CUA on a sliding scale proportional to their current size:

- Eliminate expansion limits resulting in units equal to or less than 3,000 sf .
- Allow 50% expansion of units between 3,001 – 3,500 sf
- Allow 25% expansion between 3,501 – 4,000 sf
- Allow 15% expansion between 4,001 – 4,500 sf
- Allow 10% between 4,501 sf and over

3. Do not include in the calculation of allowable % increases “all development performed on the lot within the last 10 years” before these restrictions even existed.

The unit is now what size it is, that should be the starting point. The legislation punishes people for additions that were completed prior to this legislation even being contemplated.

4. Do not include in the regulations and criteria for Findings for a CUA criteria that are already regulated by Planning in existing regulations and processes:

It is a waste of the Commission's time and energy, and Project Sponsors' financial resources and time to revisit their determination. We need to be streamlining reviews.

- Remove from CUA considerations “whether the development proposes to remove more than 50% of the existing front façade”. Demolition in Section 317, the Historic Preservation review process, and the Residential Design Guidelines already regulate the front façade.
- Review of historic buildings is already covered by the Historic Preservation Commission for declared Landmarks and Districts, and by CEQA for Historic Resources and Districts.

- Regulations to “protect and enhance the neighborhood character” are already enshrined in the Residential Design Guidelines.

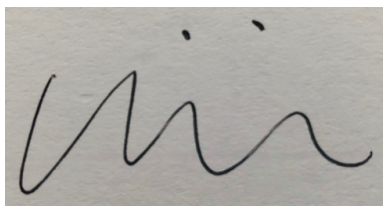
5. Grandfathering: Change the applicability of the ordinance to instances where a complete Development Application is submitted after *the effective date of the legislation* rather than the date legislation was introduced (February 2, 2021).

There is no rational argument for holding citizens responsible for following laws that have not gone into effect, and which few will know are even being considered. Realistically, for all but the very wealthy, it means all design and permit review of development that might trigger CUA would rationally need to stop until the final passage or failure to pass of the legislation occurs.

Let us speak the truth about affordability.

Finally, it is time to let go of the myth that small is affordable. The cost of construction, in dollars per square foot, is more expensive the smaller the unit. A family with a \$500,000 budget for housing cannot buy a market-rate apartment or house in San Francisco under any circumstances, because units are selling for upwards of \$800/sf and construction costs are upwards of \$500/sf, not including the cost of land, permit fees, architectural and engineering fees, nor the cost of holding the property for two years and living somewhere else while permits are processed, plus another year for construction. So even a brand-new apartment built cheaply will be marketed at \$800 - \$1000/sf, making the available unit between 500sf and 625sf, clearly not suitable for a household larger than two intimate partners.

Respectfully submitted,



Vivian Dwyer AIA, Chair, SF AIA Public Policy & Advocacy Committee



Karin Payson AIA, Co-Chair, SF AIA Public Policy & Advocacy Committee

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: NO Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Tuesday, September 14, 2021 8:26:34 AM

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From: N monsma <njmonsma@gmail.com>
Sent: Tuesday, September 14, 2021 5:38 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com
Subject: NO Opposition: 4300 17th Street (2019-013808CUA/VAR)

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Dear Mr. Horn,

I am writing to express my support to the proposed development at 4300 17th Street.

I **am not against** the creation of housing, the current design has no disproportionate impact on its neighbors and it does not set a bad precedent for all open space in our Special Use District. **I am comfortable with this project.** I believe it takes into consideration the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best regards,
Nicholas Monsma
52 Museum Way
SF, CA 94114

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** SAN FRANCISCO OPENING FOUR NEW VACCINATION SITES AT SFUSD SCHOOLS
Date: Monday, September 13, 2021 4:23:04 PM
Attachments: [09.13.2021 School Vaccination Sites.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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Direct: 628.652.7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Monday, September 13, 2021 at 3:34 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** SAN FRANCISCO OPENING FOUR NEW VACCINATION SITES AT SFUSD SCHOOLS

FOR IMMEDIATE RELEASE:
Friday, September 13, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
SAN FRANCISCO OPENING FOUR NEW VACCINATION SITES AT SFUSD SCHOOLS

The City continues to commit to low-barrier vaccination access in neighborhoods hardest hit by COVID-19 as well as expanding access on the western side of San Francisco

San Francisco, CA — Mayor London N. Breed and the San Francisco Department of Public Health (SFDPH) announced that vaccination sites are launching this week at four schools in partnership with the San Francisco Unified School District (SFUSD) in order to further support vaccination among eligible individuals in schools and the surrounding community.

The vaccination sites—located at located at Malcolm X Academy School in the Bayview; Balboa High School in the Excelsior; McCoppin Elementary School in the Inner Richmond; and Sunset Elementary School in the Outer Sunset—will initially administer doses once a week at each site, with several sites open on evenings and weekends to support working families. While these vaccination sites will prioritize staff and families with children at SFUSD, they will also serve the general community. Walk-ins are welcome, and documentation of identity is not required.

“We know that most cases of COVID-19 occurring in schools come from children who pick the virus up from their household or exposure outside school settings,” said Mayor Breed. “We’re continuing to provide support to SFUSD to make it as easy as possible for everyone involved in the school community to get vaccinated. That’s the best way we can protect keep

our students, educators, and staff safe, especially our children under 12 who are not yet eligible for the vaccine.”

Last week, SFPDPH released data showing that pediatric cases have remained low and stable among children, and that schools are safe settings for children when the proper protocols are followed. San Francisco has one of the highest vaccination rates in the world with 81% of the eligible population fully vaccinated. An estimated 90% of children ages 12 to 17 are fully vaccinated.

“Our vaccination rates are high but we have more work to do to close the remaining gap. Our priority remains in protecting our most vulnerable populations – these include children under 12 years old who have started the school year unvaccinated,” said Director of Health, Dr. Grant Colfax. “Through our guidance we have many safeguards in place to support schools, and vaccinating the school community is a critical part of our efforts.”

Funding and staffing for the vaccination sites will be provided by SFPDPH and the Department of Children, Youth and Their Families, with the locations for the sites being provided by SFUSD. SFUSD has supported vaccination efforts throughout the pandemic, having partnered with pharmacies and SFPDPH to host vaccination clinics at Burton High School and Willie Brown Middle School, and shared vaccination opportunities the school district community. SFUSD employees are required to be fully vaccinated or submit to weekly testing.

“We are extremely encouraged to see such high rates of vaccination among our staff and students, and continue to explore ways to expand access to vaccines,” said SFUSD Superintendent Dr. Vincent Matthews. “Offering the vaccine at our school sites will ensure that those who are not yet vaccinated have the opportunity to do so in safe, accessible, and welcoming spaces.”

Each of the four school sites has the initial capacity to administer 62 doses each day and is prepared to expand to up to 200 a day, as needed. COVID-19 vaccines are currently FDA-approved for people 12 years and older. Details are as follows:

Malcolm X Academy School

350 Harbor Road in the Bayview

3:30 pm – 6:30 pm on Tuesdays starting 9/14

Balboa High School

1000 Cayuga Ave in the Excelsior

2:30 pm – 5:30 pm on Wednesdays starting 9/15

McCoppin Elementary School

651 6th Ave in the Richmond

10:30 am – 1:30 pm on Saturdays starting 9/18

Sunset Elementary School

1920 41st Ave in the Sunset

10:30 am – 1:30 pm on Sundays starting 9/19

Please visit [SF.GOV/getvaccinated](https://www.sf.gov/getvaccinated) for a complete list of vaccination sites as well as days and hours of operation. People are encouraged to first seek vaccination through their health care

provider, if they have one.

###

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Monday, September 13, 2021 3:44:07 PM

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-----Original Message-----

From: Pat Dowd <phat.pat@sbcglobal.net>
Sent: Monday, September 13, 2021 12:59 PM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com
Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)

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Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best regards, Patrick Dowd

Sent from my iPad

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support: 4300 17th Street (2019-013808CUA/VAR)
Date: Monday, September 13, 2021 12:08:07 PM

Commission Affairs

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From: O Mandrussow <mandrussow@gmail.com>
Sent: Monday, September 13, 2021 11:33 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support: 4300 17th Street (2019-013808CUA/VAR)

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Dear Mr. Horn,

I am writing to express my support for the proposed development at 4300 17th Street, just down the street from where I live. It is near public transportation, in a walkable neighborhood.

I'm sorry that immediate neighbors oppose this project, and I understand that they perceive their properties will be negatively impacted. My opinion is that additional units near public transportation help us fight the climate crisis.

Thank you for your attention to this matter.

Kind regards,
Olga Mandrussow
4351 17th St Apt A
San Francisco CA 94114-1804
415.939.2695

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Monday, September 13, 2021 10:22:52 AM

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-----Original Message-----

From: Leslie <koelsch1886@comcast.net>
Sent: Monday, September 13, 2021 10:10 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Corbett Height Neighbors <Info@corbettneighbors.com>; William Holtzman <wm@holtzman.com>
Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

The current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best regards,

Leslie Koelsch

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 1750 Van Ness Avenue 0622/019 Record # 2016-015987PCACUAVAR
Date: Monday, September 13, 2021 9:08:36 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: May, Christopher (CPC) <christopher.may@sfgov.org>
Sent: Monday, September 13, 2021 9:02 AM
To: Jeffrey Oberti <jeffreyoberti@gmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Re: 1750 Van Ness Avenue 0622/019 Record # 2016-015987PCACUAVAR

Hi Jeffrey,

Thank you for your letter in opposition to the proposed project at 1750 Van Ness Avenue. I will see to it that it is kept on file and that the Planning Commissioners are made aware of it at the hearing, which was continued to September 30.

Regards,

Christopher May, Senior Planner

Northwest Team, Current Planning Division

San Francisco Planning Department

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7359 | www.sfplanning.org
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From: Jeffrey Oberti <jeffreyoberti@gmail.com>

Sent: Thursday, September 9, 2021 11:35 AM

To: May, Christopher (CPC) <christopher.may@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

Subject: 1750 Van Ness Avenue 0622/019 Record # 2016-015987PCACUAVAR

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Good Day,

I am writing to let you know I oppose this project going higher than 3 stories. If the project is built as detailed the new building will block light and be an eyesore to the current residents of the neighboring buildings.

I ask that you deny the application as is and keep the project to 3 stories maximum.

Thank you,
Jeff

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Monday, September 13, 2021 8:51:02 AM

Commission Affairs

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From: Dr. J <sfschwartz@aol.com>
Sent: Monday, September 13, 2021 8:39 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Info@corbettneighbors.com; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; wm@holtzman.com
Subject: FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)

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I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Having lived in the same place for 27 years, I have witnessed the negative impact of the exemption to setbacks. I have a neighbor with 0 percent setback and have firsthand understanding of the problems that come with this.

Best regards,

Joshua Schwartz PhD

3 Saturn Street

San Francisco CA 94114

----- Original message -----

From: "Dr. J" <sfschwartz@aol.com>

Date: 9/13/21 8:33 AM (GMT-08:00)

To: Jeffrey.Horn@sfgov.org

Cc: Rafael.Mandelman@sfgov.org, mandelmanstaff@sfgov.org, Commissions.Secretary@sfgov.org, Info@corbettneighbors.com, wm@holtzman.com

Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)

Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Specialeg Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Having lived in the neighborhood 27 years, I have seen how exemptions to the regulations have negatively impacted the neighborhood.

Best regards,

Joshua Schwartz PhD

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Monday, September 13, 2021 8:37:06 AM

Commission Affairs

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Direct: 628.652.7600 | www.sfplanning.org
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From: Dr. J <sfschwartz@aol.com>
Sent: Monday, September 13, 2021 8:34 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com
Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)

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Dear Mr. Horn,

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Having lived in the neighborhood 27 years, I have seen how exemptions to the regulations have negatively impacted the neighborhood.

Best regards,

Joshua Schwartz PhD

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Monday, September 13, 2021 8:36:41 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: villalon <javillalon@aol.com>
Sent: Monday, September 13, 2021 6:58 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com
Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)

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Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best regards,

Joel Villalon
3 Saturn Street
San Francisco, California 94114

From: [CPC-Commissions Secretary](#)
Cc: [Samonsky, Ella \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Prop M Office Space Allocation for 610-698 Brannan Street, aka the "Flower Mart Project"
Date: Monday, September 13, 2021 8:35:32 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Jodie Medeiros <jodie@walksf.org>
Sent: Monday, September 13, 2021 8:31 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>
Cc: Alexandra Stoelzle <AStoelzle@kilroyrealty.com>
Subject: Prop M Office Space Allocation for 610-698 Brannan Street, aka the "Flower Mart Project"

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Koppel and Members of the Planning Commission,

On behalf of Walk San Francisco, I am writing to register our support for Kilroy Realty Corporation's request for its remaining Prop M office space allocation at the Flower Mart at 6th and Brannan, so the company can move forward with this project in SoMa.

Walk San Francisco is the city's only pedestrian advocacy organization. Our mission is to make San Francisco the most pedestrian-friendly city in the nation. In 2014, we helped the city adopt Vision Zero, the goal to end all traffic fatalities and serious injuries by 2024. We use crash data to determine where we focus our energy in eliminating traffic violence, and prioritize our pedestrian advocacy on the city's High Injury Network, the 13% of city streets that account for 75% of all serious and fatal crashes.

All three streets surrounding the Flower Mart site - Brannan, 5th and 6th Streets - are listed on the city's High Injury Network. The current conditions along these three city blocks are extremely hostile to the neighborhood's many pedestrians -- current and

future. As the neighborhood grows, improving safety here only becomes more critical.

Since 2018, Walk San Francisco has worked collaboratively with Kilroy Realty and their partners to assess the existing conditions for pedestrians at the proposed project site. Our organization performed a comprehensive assessment of the current walking conditions at 5th, 6th, & Brannan, as well as SFMTA's short- and long-term plans for these streets.

The Flower Mart project contributes strongly and proactively to a safe, enticing walking environment in SoMa. The proposal includes wider sidewalks, beautiful places for people to rest, and thoughtfully designed pedestrian-only passageways. Simplified traffic flow along 5th Street and Brannan Street, the introduction of signaled mid-block crossings, and reducing crossing distances through travel lane reduction afforded by the new street designs make this project a big win for safer, easier walking in SoMa. This project and the overall Central SoMa plan will bring many new walking trips to this neighborhood and we are excited for this project to bring a better walking experience on this block.

We stand by the merits of this proposed project and the improvements that we believe it will bring for this neighborhood and the broader public. We respectfully request your approval of Prop M office space allocation for the Flower Mart.

Thank you,
~jodie

What's the state of safe streets in your neighborhood? [Find out now.](#)

Jodie Medeiros

Executive Director

[333 Hayes St, Suite 202, San Francisco, CA 94102](#)

415.596.1580 (cell) | walksf.org

Follow Walk SF on social media: [Instagram](#) | [Twitter](#) | [Facebook](#)

Step up for safe streets and [make a gift to Walk SF today.](#)

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Monday, September 13, 2021 8:35:08 AM

Commission Affairs
San Francisco Planning
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San Francisco Property Information Map

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-----Original Message-----

From: Poe Asher <vizluv@yahoo.com>
Sent: Monday, September 13, 2021 7:28 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com
Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)

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Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best regards, Poe Asher
44 Ord Court
S. F. 94114

Sent from my iPhone

From: [CPC-Commissions Secretary](#)
Cc: [Agnihotri, Kalyani \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Record No.: 2021-004901CUA - Conditional Use Authorization 1111 California Street, San Francisco, CA 94108
Date: Monday, September 13, 2021 8:31:05 AM

Commission Affairs

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Direct: 628.652.7600 | www.sfplanning.org
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From: Rich Weissman <rweissman@hotmail.com>
Sent: Friday, September 10, 2021 9:47 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; lentzplanning@gmail.com; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>
Cc: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>
Subject: Record No.: 2021-004901CUA - Conditional Use Authorization 1111 California Street, San Francisco, CA 94108

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Record No.: 2021-004901CUA - Conditional Use Authorization - 1111 California Street, San Francisco, CA 94108

To: San Francisco Planning Commission, Kalyani Agnihotri, Eric Lentz

Cc: Mayor London Breed

From: Rich Weissman
1177 California Street - Apt. 1431
San Francisco, CA 94108-2248

Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 - ATT Mobility

Record No.: 2021-004901CUA

Block/Lot # 0253/020

Zoning District RM-4/65A

I live at Gramercy Towers, 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is directly adjacent and west of the project site. I face the roof of the proposed site, and am deeply concerned about additional radiation that will come from the proposed tower and its location into my unit, as well as having to look out onto a massive cellular tower facing my window. I strongly urge the San Francisco Planning Commission to deny the project. It does not belong directly facing housing in which people live. Specifically ...

1. The proposed project would increase the number of cell antenna equipment from 1 cannister antenna to 6 cell panels and thereby would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.
- 2.
3. A CEQA study should not be waived. The "calculated" radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure I am other residents will endure on a long-term basis. Actual readings should have been from the roof of Gramercy Towers at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.
- 4.
5. Applicant has not addressed the visual mitigation of the increased number of antennas as seen from the residents on Gramercy Towers. including me.
- 6.
7. Applicant did not note that the boundary markings in yellow and red where the RF levels "Exceeds Public Exposure" (yellow lines) and "Exceeds Occupational Exposure" (red lines) would now encroach onto the Gramercy Towers building itself and into my unit.

Please do whatever you can to halt this project in its entirety. Please acknowledge receipt of these comments and requests.

Sincerely,

Rich Weissman
1177 California Street, Apt. 1431
San Francisco, CA 94108
503 250-4545 (cell)

rweissman@hotmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comments Request for DR # 2020=008611DRP September 30, 2021
Date: Monday, September 13, 2021 8:30:32 AM
Attachments: [Sales History of 1433 Diamond.pdf](#)
[Remodels that seem to turn into demolitions in Noe Valley.pdf](#)
[Staff Comments on TTD 3262009.pdf](#)

Commission Affairs

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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Sunday, September 12, 2021 6:01 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; mooreurban@aol.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Speirs, Jeffrey (CPC) <jeffrey.speirs@sfgov.org>; Cisneros, Stephanie (CPC) <stephanie.cisneros@sfgov.org>; Pantoja, Gabriela (CPC) <gabriela.pantoja@sfgov.org>; Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>
Subject: Comments Request for DR # 2020=008611DRP September 30, 2021

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Dear Mr. Winslow and Members of the Planning Commission:

I received the Notice of the Public Hearing for this Request for Discretionary Review at 1433 Diamond Street in the US mail yesterday so I looked on the SFPIIM to understand the issues with this

Request.

I am very sympathetic to the property owner's need and desire to protect her cats with the glass screen/wall....my family always had at least two cats through the years when I was a child/teenager growing up in an apartment in Manhattan.

But I also understand the DR Requestor's concern given the development pattern in this part of Noe Valley and his genuine concern for the increase in mass and the fact that the work was apparently done without proper permitting and is seeking legalization.

These blocks have been prime for speculative development, as has the rest of Noe Valley... speculative development that was fueled and facilitated by extreme Alterations.

So I am writing this email as background for the DR hearing for this project and overlaying that background with why the Demolition Calculations should be adjusted per Section 317 (b) (2) (D)....*and why they should have been adjusted previously.*

I am familiar with this address at 1433 Diamond for two reasons.

1. It was one of the earliest projects that seemed to be a Demolition that I listed in an email correspondence with the City from January 2015. That correspondence is included.

2. When it sold most recently in 2019 for \$4.5 million, I talked about it at General Public Comment on September 19, 2019. Because it is in the RH-1 and the price had risen so much, it would have been exempt under Section 317 (d)(3)(A) or the Demonstrably Unaffordable provision and could have been demolished, *in theory*, without a hearing. Also the high sales price of \$4.5 million would have had a direct effect on the appraised values of the more modest, unaltered original homes nearby....most of which were developed in the mid 20th Century. (At that time the value was \$2.2 million for the RH-1 neighborhoods). So 1433 Diamond Street and other nearby RH-1 modest, but livable, relatively affordable homes would have been exempt from a hearing on Demolition because they had risen so much in value due to 1433 Diamond and other extreme Alterations that had happened in Noe Valley, *just as the DR Requestor references in his application.*

Fortunately, the RH-1 exemption was removed from Section 317 last year. (But the 2009 values for the Demolition Calculation are still on the books.)

However when 1433 Diamond Street received it's Alteration Permit back in 2012 it could not have been appraised to meet the Section 317 Demonstrably Unaffordable value....the Section 317 value from 2012-2014 was \$1.342 million and as you can see from the sales history it would have been *unlikely* to get the appraisal needed to be legally demolished without a hearing before the Planning Commission.

As I said in my General Public Comment on September 19, 2019, there were no published Demo Calcs when the project was reviewed and ultimately approved back in 2013.

Why? This was four years after Section 317 was implemented. What happened? Why were there no Demo Calcs presented on the approved plans? *What were the Demo Calcs for this project...this extreme Alteration, back in 2012? Did this speculative project skirt the Planning Code to avoid what would have been an MDR in 2013 and possible disapproval by the Planning Commission?*

And why have the Demolition Calculations never been adjusted? I know this is an issue that concerns Staff and decision makers. That is why there have been attempts to deal with this both through the RET and the Peskin legislation.

Again, as the Planning Staff told the Commission back in March 2009, the Commission is empowered to adjust the thresholds, "...particularly...the thresholds for alteration projects that are tantamount to demolitions".

Attached is a link to the Redfin Web ad for 1433 Diamond Street....if you scroll down the Sales History on the link itself you can see photos of the original house and the interior, prior to 2012 sale and the 2013 Site Permit, as well as photos of the completed project.

Also attached is a screenshot of the complete sales history as well as the pdf of my January 2015 email correspondence with the City where 1433 Diamond Street is listed along with other questionable Alterations up to that point in time.

I am also including a pdf of one page from Mr. Nikitas' three-page handwritten notes about "tantamount to demolition" which are quoted above. This document is from when the Section 317 Code Implementation Document was approved by the Commission back on March 26, 2009. You can view his actual comments on SFGOVTV, on this date, Item No. 9, but this one page from his notes which are in Commission files are verbatim. I received this copy of his notes through a Public Records Request and it is on pages 206-208 of Docket # 06.0070ET.

I will send photos of the transition of the project from 2012 to today to you in a separate email.

Thank you.

Sincerely,

Georgia Schuttish

<https://www.redfin.com/CA/San-Francisco/1433-Diamond-St-94131/home/1345852>

Sale & Tax History for 1433 Diamond St


Sale History

Tax History

● Today			
○ Sep 13, 2019	Sold (Public Records)	\$4,500,000 (5.3%/yr)	
Date	Public Records	Price	
● Sep, 2019			
○ Sep 13, 2019	Sold (MLS) (Closed)	\$4,500,000	
Date	San Francisco MLS #486187	Price	
○ Sep 10, 2019	Pending	—	
Date	San Francisco MLS #486187	Price	
○ Sep 6, 2019	Relisted (Active)	—	
Date	San Francisco MLS #486187	Price	
○ Sep 6, 2019	Delisted (Hold)	—	
Date	San Francisco MLS #486187	Price	
○ Aug 14, 2019	Listed (Active)	\$3,995,000	
Date	San Francisco MLS #486187	Price	
● Jun 2014, Sold for \$3,425,000			
○ Jun 6, 2014	Sold (Public Records)	\$3,425,000 (125.2%/yr)	
Date	Public Records	Price	
● Jun, 2014			
○ Jun 6, 2014	Sold (MLS) (Closed)	\$3,425,000	
Date	San Francisco MLS #421161	Price	
○ May 30, 2014	Delisted	—	
Date	San Francisco MLS #421161	Price	
○ May 29, 2014	Listed	\$3,425,000	
Date	San Francisco MLS #421161	Price	

● Dec 2012, Sold for \$1,050,000

○ Dec 21, 2012	Sold (Public Records)	\$1,050,000	
Date	Public Records	Price	
● Dec, 2012			
○ Dec 21, 2012	Sold (MLS) (Closed)	\$1,050,000	
Date	San Francisco MLS #403119	Price	
○ Dec 15, 2012	Pending	—	
Date	San Francisco MLS #403119	Price	
○ Nov 23, 2012	Listed (Active)	\$799,000	
Date	San Francisco MLS #403119	Price	

From: Hui, Tom (DBI) tom.hui@sfgov.org 
Subject: Re: Remodels that seem to turn into demolitions in Noe Valley
Date: January 28, 2015 at 1:02 PM



To: Buckley, Jeff (MYR) jeff.buckley@sfgov.org
Cc: Sanchez, Scott (CPC) scott.sanchez@sfgov.org, Thomas Schuttish schuttishtr@sbcglobal.net, Rahaim, John (CPC) john.rahaim@sfgov.org, scott.weiner@sfgov.org, Rodney Fong planning@rodneymfong.com, Cindy Wu cwu.planning@gmail.com, Johnson, Christine D.(CPC) christine.d.johnson@sfgov.org, Kathrin Moore mooreurban@aol.com, Richards, Dennis (CPC) dennis.richards@sfgov.org, Rich Hillis richhillissf@yahoo.com, Antonini wordweaver21@aol.com, Kim, Jane (BOS) jane.kim@sfgov.org, Cohen, Malia (BOS) malia.cohen@sfgov.org, Secretary, Commissions (CPC) commissions.secretary@sfgov.org, Ionin, Jonas (CPC) jonas.ionin@sfgov.org, Haw, Christine (CPC) christine.haw@sfgov.org, Joslin, Jeff (CPC) jeff.joslin@sfgov.org, Watty, Elizabeth (CPC) elizabeth.watty@sfgov.org, Starr, Aaron (CPC) aaron.starr@sfgov.org, Rodgers, AnMarie (CPC) anmarie.rodgers@sfgov.org, Lowrey, Daniel (DBI) daniel.lowrey@sfgov.org, Strawn, William (DBI) william.strawn@sfgov.org, Jayin, Carolyn (DBI) carolyn.jayin@sfgov.org

Hi Jeff,
Bill and Dam are working with Planning for this case.
Bye
Tom

Sent from my iPhone

On Jan 28, 2015, at 12:47 PM, Buckley, Jeff (MYR) <jeff.buckley@sfgov.org> wrote:

Ms. Schuttish,

I received the packet you left at the Mayor's Office last week and am looking into it. I'll connect with our Zoning Administrator, Planning Director and Department of Building Inspection Director to get a response to the concerns you raise in a coordinated manner.

Jeff Buckley | Senior Advisor
Office of Mayor Edwin M. Lee
City and County of San Francisco

Jeff.Buckley@sfgov.org
(415) 554-7925

From: Hui, Tom (DBI)
Sent: Tuesday, January 27, 2015 7:28 PM
To: Sanchez, Scott (CPC)
Cc: Thomas Schuttish; Rahaim, John (CPC); scott.weiner@sfgov.org; Rodney Fong; Cindy Wu; Johnson, Christine D.(CPC); Kathrin Moore; Richards, Dennis (CPC); Rich Hillis; Antonini; Kim, Jane (BOS); Cohen, Malia (BOS); Buckley, Jeff (MYR); Secretary, Commissions (CPC); Ionin, Jonas (CPC);

Haw, Christine (CPC); Joslin, Jeff (CPC); Watty, Elizabeth (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Lowrey, Daniel (DBI); Strawn, William (DBI); Jayin, Carolyn (DBI)

Subject: Re: Remodels that seem to turn into demolitions in Noe Valley

Hi Scott,
Please, work with Dan and Bill for this project.
Good night!
Tom

Sent from my iPhone

On Jan 27, 2015, at 6:17 PM, Sanchez, Scott (CPC) <scott.sanchez@sfgov.org> wrote:

Dear Ms. Schuttish,

Thank you for the thoughtful email. I agree that this is an important issue and will discuss your suggested solutions with our Legislative Affairs and Current Planning staff. I will also review the referenced properties with our Code Enforcement staff and the Department of Building Inspection (DBI).

Regards,
Scott F. Sanchez
Zoning Administrator

Planning Department | City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6350 | Fax: 415-558-6409
Email: scott.sanchez@sfgov.org
Web: www.sfplanning.org

Planning Information Center (PIC): 415.558.6377 or pic@sfgov.org
Planning Information Map (PIM): <http://propertymap.sfplanning.org>

<[image001.png](#)>

<[image001.png](#)> <[image003.png](#)> <[image002.png](#)> <[image003.png](#)>

From: Thomas Schuttish [<mailto:schuttishtr@sbcglobal.net>]

Sent: Tuesday, January 27, 2015 11:13 AM

To: Sanchez, Scott (CPC)

Cc: Rahaim, John (CPC); scott.weiner@sfgov.org; Rodney Fong; Cindy Wu; Johnson, Christine D.(CPC); Kathrin Moore; Richards, Dennis (CPC); Rich Hillis; Antonini; Kim, Jane (BOS); Cohen, Malia (BOS); Buckley, Jeff (MYR); Secretary, Commissions (CPC); Ionin, Jonas (CPC); Hui, Tom (DBI)

Subject: Remodels that seem to turn into demolitions in Noe Valley

Dear Mr. Sanchez:

At the Public Comment portion of the Planning Commission on January 22, 2015, I testified about the problem with remodels that actually appear to be demos. I think these "demos" add to the problem of affordability and relative affordability.

I gave you a copy of a letter that I gave to the Commission and I showed two buildings undergoing renovation with remodeling permits at **168 Jersey** and **50/52 Oakwood** (Mission Dolores neighborhood). The photos that I showed in my testimony were of houses that had no facade, no rear walls and no interior. A complete and total gutting of the structure. I also talked about a building at 891 Noe Street that was featured in the previous Sunday's Chronicle Real Estate Section, that appeared to be a unit merger, even though the permit detail report seemed to show they would maintain both units. (asking price: \$5 million) I know there are more of these situations throughout Noe Valley and obviously throughout the Mission, I just have not detailed them, but they are out there. And as we all know existing housing equals affordable or relatively affordable housing as defined by the City.

I think these are buildings (and the ones I will discuss below) that should have come before the Planning Commission because they require a Mandatory DR as demos or as unit mergers. Yet that never happened.

Neighbors cannot file DRs all the time and scrutinize these projects. First of all it is expensive, secondly most neighbors are not experts and do not understand the sketchy plans they receive with a 311 Notice (if they get a 311 Notice), and thirdly the process is intimidating. Trust me, it is a daunting process to file a DR. Plus I can fully understand that for the Staff and the Commission, DRs are annoying.

However these buildings are a problem. Why? Because they contribute to the speculative cycle that fuels the housing market, they add to the lack of affordability in the housing market and when the developers change the facades (front and rear) and radically increase the sizes and square footage, these "new" buildings may not meet the Residential Design Guidelines. And they *do not* meet the Planning Code Section 101.1 for Neighborhood Preservation as well as affordability and relative affordability.

I spoke with the aides in the three Supervisor's offices who are on the Land Use Committee and I left copies of my January 22, 2015 letter with them, as well as leaving a copy with an aide in the Mayor's office who said she would pass it on to Mr. Buckley. In the letter I listed several other buildings that I had written *another* letter about last year when I also testified at the Public Comment portion of the Planning Commission meeting on February 20, 2014. That letter also dated February 20, 2014 which I submitted for the record at the hearing, included the following addresses, as well as before and after photos of the homes and copies of the permit detail report:

4365 26th Street; 90 Jersey Street; 2220 Castro Street; 4318 26th Street; 1375 Noe Street; 4372 25th Street; 865 Duncan Street; 1612 Church Street; 525 28th Street; 1433 Diamond Street.

Most of these homes have sold for between \$3 to \$5 million. And they look completely different from the homes they were previously as the before and after photos show. And actually, this February 20, 2014 letter was attached

to January 10, 2014 letter that I sent to Mr. Metcalf at SPUR along with copies to the Planning Commission, Mayor Lee, Supervisor Weiner, Mr. Hui, Mr. Rahaim.

There is currently another building at **4218 24th Street**, that has been radically altered and the entire facade is completely different, from an Edwardian style with beautiful fenestration to an ultra modern box.

Here are some other addresses: **1151/53 Castro Street** and **1144/46 Castro Street** that each appeared to units that have been merged

Here is my suggestion for a solution to this problem: Much, much greater scrutiny at the time of application for projects that appear to have *extensive* remodeling. Descriptions like "alteration of facade" should call for greater scrutiny from the staff at the intake. So should a simultaneous expansion in the front, rear, side, horizontally and vertically of any project attract greater scrutiny. Perhaps so should huge increase in size and square footage of a proposed project, regardless of the fact that it may be within the Code, attract greater scrutiny. Perhaps also there should be an alert put out on the both the Mandatory Pre Application meeting notice and the 311 in simple English for all those neighbors who may be a novice to the planning process, to have them more actively encourage questions of the project sponsor or to call the Planner or the Building Department. When a project sponsor makes an application, aren't they affirming that what they are submitting on the plans and in the description of the permit application is true? Don't they sign a sheet attesting to that? Shouldn't this be more than just a piece of paper that someone signs?

However to me the bottom line is this: Since decision makers are concerned about the affordable housing problem (or "crisis" as it is often called) here in San Francisco, just as the Mayor spoke so eloquently about it at his State of the City message, then every unit counts. And although this may seem like a modest problem and perhaps, Noe Valley and the Mission and even Bernal Heights are "lost" as neighborhoods of affordable or relatively affordable housing forever, there is still the *existing* housing in the Excelsior, Portola, and the Bayview, as well as the Sunset and the Richmond that needs protection from this insidious type of "remodeling". Remodeling and alteration should be to allow a new kitchen or bath, or another bedroom for a growing family. It should not be what the houses I have mentioned above have become.

And it cannot be entirely up to the public to police this type of thing.

Thank you and have a nice day.

Sincerely,

GEORGIA Schuttish
460 Duncan Street
San Francisco, Ca. 94131

285-8217



edits & clarifications.

Will attempt to return in a couple of months with a report on the 1st year of operation of £ 307, and may make recommendations for adjustment of some of the thresholds that the Code requires you to make, particularly ^{alteration} the thresholds for projects that are tantamount to demolitions. Thank you, on ~~the~~ I'm available to answer your questions, if any.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)
Subject: CPC Calendars for September 16, 2021 - CANCELLATION
Date: Friday, September 10, 2021 3:22:26 PM
Attachments: [20210916_cancel.docx](#)
[20210916_cancel.pdf](#)
[Advance Calendar - 20210916.xlsx](#)
[CPC Hearing Results 2021.docx](#)

Commissioners,
Attached are your Calendars for September 16, 2021.

Enjoy the break,

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)



CPC Hearing Results 2021

To: Staff
 From: Jonas P. Ionin, Director of Commission Affairs
 Re: Hearing Results

NEXT MOTION/RESOLUTION No: 20991

NEXT DISCRETIONARY REVIEW ACTION No: 760

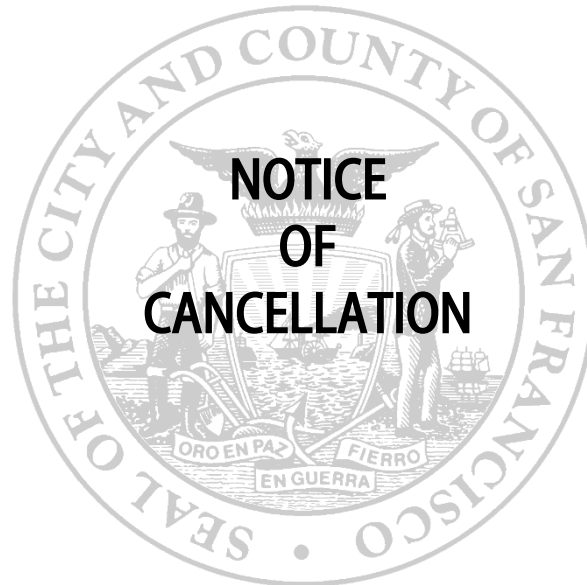
DRA = Discretionary Review Action; M = Motion; R = Resolution

September 9, 2021 Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2021-004901CUA	1111 California Street	Agnihotri	Continued to September 23, 2021	+6 -0 (Chan absent)
	2019-020031CUA	2867 San Bruno Ave (aka 90-98 Woolsey Street)	Durandet	Continued to September 30, 2021	+6 -0 (Chan absent)
	2019-020031VAR	2867 San Bruno Ave (aka 90-98 Woolsey Street)	Durandet	ZA Continued to September 30, 2021	
	2021-003396CUA	790 Valencia Street	Balba	Continued to October 21, 2021	+6 -0 (Chan absent)
	2021-002667DRP-03	4763 19th Street	Winslow	Continued to October 21, 2021	+6 -0 (Chan absent)
		Draft Minutes for July 22, 2021	Ionin	Continued to September 23, 2021	+6 -0 (Chan absent)
	2016-015987PCA	1750 Van Ness Avenue	May	Continued to September 30, 2021	+6 -0 (Chan absent)
	2016-015987CUA	1750 Van Ness Avenue	May	Continued to September 30, 2021	+6 -0 (Chan absent)
	2016-015987VAR	1750 Van Ness Avenue	May	ZA Continued to September 30, 2021	
M-20981	2020-011473CUA	2075 Mission Street	Cisneros	Approved with Conditions	+6 -0 (Chan absent)
M-20982	2021-005099CUA	4126 18th Street	Campbell	Approved with Conditions	+6 -0 (Chan absent)
M-20983	2021-003600CUA	506 Castro Street	Balba	Approved with Conditions	+6 -0 (Chan absent)
M-20984	2021-003599CUA	2234 Chestnut Street	Agnihotri	Approved with Conditions	+6 -0 (Chan absent)
M-20985	2021-001859CUA	3800 24th Street	Horn	Approved with Conditions	+6 -0 (Chan absent)
		Draft Minutes for August 26, 2021	Ionin	Adopted	+6 -0 (Chan absent)
R-20986	2021-006353PCA	Accessory Dwelling Unit Controls [BF 210699]	Flores	Approved Planning Code Amendment and adopted a recommendation for approval of Administrative Code Amendment, without Staff modifications	+6 -0 (Chan absent)
	2018-013597ENV	Portsmouth Square Improvement Project (733 Kearny Street)	Calpin	Reviewed and Commented	
M-20987	2020-005610ENX	490 Brannan Street	Liang	Approved with Conditions	+6 -0 (Chan absent)

M-20988	2020-0056100FA	490 Brannan Street	Liang	Approved with Conditions	+6 -0 (Chan absent)
	2020-005610VAR	490 Brannan Street	Liang	ZA Closed the PH and indicated an intent to Grant	
M-20989	2020-006422CUA	1728 Larkin Street	Hoagland	Approved with Conditions	+4 -2 (Imperial Moore against; Chan absent)
M-20990	2019-001627CUA	459 Clipper Street	Horn	Approved with Conditions	+5 -1 (Imperial against; Chan absent)

SAN FRANCISCO PLANNING COMMISSION



**Thursday,
September 16, 2021**

Regular Meeting

NOTICE IS HEREBY GIVEN that the **Thursday, September 16, 2021** San Francisco Planning Commission Regular Meeting has been canceled. The next Regular Meeting of the Planning Commission is scheduled for **Thursday, September 23, 2021**.

Commissioners:

Joel Koppel, President

Kathrin Moore, Vice President

Deland Chan, Sue Diamond, Frank Fung,

Theresa Imperial, Rachael Tanner

Commission Secretary:

Jonas P. Ionin

Hearing Materials are available at:

Website: <http://www.sfplanning.org>

Planning Department

49 South Van Ness, Ste 1400

San Francisco, CA 94103

Disability and language accommodations available upon request to:
commissions.secretary@sfgov.org or (628) 652-7589 at least 48 hours in advance.

CPC ADVANCE CALENDAR

3:28 PM 9/10/2021



To: Planning Commission
From: Jonas P. Ionin, Director of Commission Affairs
Re: Advance Calendar

All items and dates are tentative and subject to change.

September 16, 2021 - CANCELED

Case No.	Planner
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September 23, 2021 - CLOSED

Case No.	Chan - OUT	Planner
2019-020611CUAVAR	5114-5116 3rd Street <i>illegal demolition of a legal dwelling unit</i>	fr: 6/17; 7/8 to: 10/28 Weissglass
2020-003971PCA	Dwelling Unit Density Exception for Corner Lots in RHD's <i>Planning Code Amendment</i>	Merlone
2021-001791PCA	Review of Large Residence Developments <i>Planning Code Amendment</i>	fr: 6/17; 7/22 Merlone
2019-022661CUA	628 Shotwell Street <i>Residential Care Facility to residential</i>	fr: 11/19; 1/21; 3/18; Feeney
2015-012577CUA	1200 Van Ness Ave <i>Demo & new construction of a 13-story building health services, retail, 107 dwelling units</i>	fr: 7/22 Woods
2017-000663OFA-02	610-660 Brannan Street <i>second office allocation for the San Francisco Flower Mart</i>	Samonsky
2020-007565CUA-02	1336 Chestnut St <i>modification to the previously-approved project</i>	May
2020-005729CUA	4 Seacliff Ave <i>demolish existing single-family and construct a new 3-story single family residence with an ADU</i>	May
2019-019901CUA	1068 Florida Street <i>legalize demo and rebuild of duplex</i>	Christensen
2017-015648CUAVAR	952 Carolina Street <i>Partial demo / relocate existing single-family home and construct new three-story rear addition</i>	Christensen
2021-004901CUA	1111 California St <i>Co-Location of new wireless equipment at existing wireless facility</i>	fr: 9/9 Agnihotri
2021-000269DRP-02	3669 21st Street <i>Public-Initiated DR</i>	Winslow

September 30, 2021 - CLOSED

Case No.	Chan - OUT	Planner
2021-006247CUA	6202 3rd Street <i>wireless macro facility</i>	CONSENT Samonsky
2019-022850ENV	1101-1123 Sutter Street <i>DEIR</i>	Young
2016-015987PCA	1750 Van Ness Avenue <i>Buddhist Cultural Center from the 3:1 residential-to-non-residential ratio exemption</i>	fr: 9/9 May
2016-015987CUAVAR	1750 Van Ness Avenue <i>institutional use in the RC-4 District, a use size greater than 6,000 square feet, a building greater th</i>	fr: 9/9 May
2019-013528CUA	36-38 Gough Street <i>demolition of a duplex and construction of a five story residential building</i>	fr: 7/29 Samonsky

CPC ADVANCE CALENDAR

3:28 PM 9/10/2021

2019-014461CUA	1324-1326 Powell Street <i>State Density Bonus new construction of 8-story, 24 unit mixed use building</i>		Enchill
2021-001622CUA	220 Post Street <i>retail to office use</i>		Vimr
2020-008347CUA	811 Clay Street <i>Foot/Chair Massage to Massage on ground floor in CVR District</i>	fr: 7/29	Hoagland
2021-002468CUA	2040 Fillmore Street <i>CUA - convert a Formula Retail store (formerly Ralph Lauren) to a new Formula Retail use (d.b.a. Lu</i>		Ajello
2019-020031CUAVAR	2867 San Bruno Ave <i>legalize dwelling units, change from onsite BMR to fee</i>	fr: 9/9	Durandet
2021-000433CUA	2428 Clement St <i>Cannabis Retail</i>		Agnihotri
2016-000302DRP	460 Vallejo Street <i>Public-Initiated DR</i>		Winslow
2020-008611DRP	1433 Diamond Street <i>Public-Initiated DR</i>		Winslow
October 7, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2020-006344CUA	37 Vicente Street <i>AT&T Mobility Macro Wireless Telecommunications Services Facility</i>	CONSENT	Balba
2021-007327PCA	Business Signs on Awnings and Marquees <i>Planning Code Amendment</i>		Merlone
	Inclusionary Affordable Housing Program <i>Planning Code Amendment</i>		Grob
2018-017026CWP	Environmental Justice Framework <i>Informational</i>		Chen
	ConnectSF <i>Informational</i>		Tran
2021-002565CUA	10-12 Beaver Street <i>merger of two existing dwelling units into one</i>		Pantoja
2017-015678CUA	425 Broadway		Alexander
2021-002698CUA	317 Cortland Avenue <i>New Cannabis Retailer</i>		Christensen
2021-000997DRP	801 Corbett Avenue <i>Public-Initiated DR</i>		Winslow
October 14, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2020-007481CUA	5367 Diamond Heights Blvd. (1900 Diamond St.) <i>PUD for the construction of 24 dwelling units in a total of to: 10/28</i>	fr: 8/26	Pantoja
2021-006288CUA	211 Austin Street <i>Formula Retail use (d.b.a. Arthur Murray Dance Studio)</i>	CONSENT	Ajello
2021-007368PCA	Repealing Article 12 Regarding Oil and Gas Facilities <i>Planning Code Amendment</i>		Starr
2021-007369PCA	Requirements for Laundromats and On-site Laundry Services <i>Planning Code Amendment</i>		Starr
	Housing Element <i>2022 Informational Update</i>		Haddadan

CPC ADVANCE CALENDAR

3:28 PM 9/10/2021

2016-011827ENX	1500 15th Street <i>State Density Bonus for 8-story group housing project (160 group housing rooms and 225 beds)</i>	fr: 6/24; 7/22	Jardines
2020-001610CUA	3832 18th Street <i>317 Demolition and new construction of Group Housing per SDB Program</i>	fr: 7/15	Horn
2019-011944OFA	660 3rd St <i>Small cap office allocation to abate code enforcement case</i>	fr: 8/26	Westhoff
2019-013808CUAVAR	4300 17th Street <i>New Construction is Corona Heights SUD</i>	fr: 9/2	Horn
2018-004686CUA	2350 Green St <i>Horizontal additions and an elevated play area over a parking lot</i>		Woods
2021-001579CUA	2715 Judah Street <i>Cannabis Retail Sales</i>	fr: 9/2	Campbell
2021-000308DRP	642 Alvarado Street <i>Public-Initiated DR</i>		Winslow
2021-000822DRPVAR	486 Duncan Street <i>Public-Initiated DR</i>		Winslow

October 21, 2021

Case No.	Chan - OUT		Planner
2018-015983CUAVAR	136 Delmar St. <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26 to: 11/4	Hoagland
	Rail Alignment and Benefits (RAB) Study <i>Informational</i>		Harvey
	SB 9 & SB 10 <i>Informational</i>		Conner
2017-011878OFA-02	Potrero Power Station <i>Prop M allocation</i>		Giacomucci
2019-013276ENX	560 Brannan Street <i>Demo new construction of 120 units using SDB</i>		Liang
2021-000209CUA	733 Treat Avenue <i>demol and new construction of a four-story building containing 6 dwelling units and one ADU</i>		Samonsky
2018-009812CUA	1268 17th Avenue <i>PCS 317 to demolish SFD at rear of lot, add two dwelling units</i>		Dito
2016-005365CUA	230 Anza Street <i>tantamount to demolition</i>		Young
2021-003396CUA	790 Valencia Street <i>Formula Retail</i>	fr: 9/9	Balba
2019-019698AHB	4512 23rd Street <i>5-story over bsmt 13 du building using HOME SF</i>		Hoagland
2021-002667DRP-03	4763 19th Street <i>Public-Initiated DR</i>	fr: 9/9	Winslow
2021-003776DRP-02	3737 22nd Street <i>Public-Initiated DR</i>		Winslow

October 28, 2021

Case No.	Diamond, Chan - OUT		Planner
2019-020611CUAVAR	5114-5116 3rd Street <i>illegal demolition of a legal dwelling unit</i>	fr: 6/17; 7/8; 9/23	Weissglass
2020-009025CUA	5915 California Street <i>demo one-unit residential and construct a new four-story, three-unit residential building</i>		Young

CPC ADVANCE CALENDAR

3:28 PM 9/10/2021

2017-013784CUA	2976 Mission Street <i>demolish the existing construct a six-story, mixed use building</i>		Giacomucci
2020-007481CUA	5367 Diamond Heights Blvd. (1900 Diamond St.) <i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>	fr: 8/26; 10/14	Pantoja
2020-008529DRP	1857 Church Street <i>Public-Initiated DR</i>		Winslow
2021-001219DRM	1228 Funston Street <i>Mandatory DR</i>		Winslow

November 4, 2021

Case No.			Planner
2020-004398PRJ	SFO Shoreline Protection Program <i>Informational</i>		Li
2018-013451PRJ	2135 Market Street <i>State Density Bonus new construction of 9-story, 36 unit mixed use building</i>		Horn
2018-007380CUAVAR	1320 Washington Street <i>6-story over basement residential building with 25 dwelling units</i>		Perry
2018-015983CUAVAR	136 Delmar St. <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26; 10/21	Hoagland
2021-000182DRP	140 20th Avenue <i>Public-Initiated DR</i>		Winslow
2018-003779DRP	619 22nd Avenue <i>Public-Initiated DR</i>		Winslow

November 11, 2021 - CANCELED

Case No.			Planner
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November 18, 2021

Case No.			Planner
2021-003142CUA	333 Fremont Street <i>Wireless CUA</i>	CONSENT fr: 8/26	Giacomucci
2017-012086ENV	770 Woolsey Street <i>FEIR</i>		Delumo
2017-012086CUA	770 Woolsey Street <i>Conditional Use Authorization for a Planned Unit Development</i>		Durandet
2018-014727AHB	921 O'Farrell Street <i>AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail</i>		Hoagland
2020-009358DRP	2605 Post Street <i>Public-Initiated DR</i>		Winslow
2019-022419DRP	312 Utah Street <i>Public-Initiated DR</i>		Winslow

November 25, 2021 - CANCELED

Case No.			Planner
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CPC TARGET CALENDAR

1:54 PM 9/10/2021



To: Planning Commission
 From: Jonas P. Ionin, Director of Commission Affairs
 Re: Target Calendar

All items and dates are tentative and subject to change.

January 30, 2020			
Record No.		Calendared/Heard	Planners
2018-013580PRJ	222 Dore Street <i>demo + new construction 33 units</i>		Sucre/Young
February 13, 2020			
Record No.		Calendared/Heard	Planner
2018-013139PRJ	271 Granada Avenue <i>demo and new construction 3 units</i>	2/6/2020	Campbell/Enchill
February 20, 2020			
Record No.		Calendared/Heard	Planner
2018-011249PRJ	1567 California Street <i>new construction 8-story w/ 100 units</i>	2/13/2020	Perry/Livia
March 12, 2020			
Record No.		Calendared/Heard	Planner
2018-011441PRJ	1846 Grove Street <i>new construction 5 units</i>	12/12/2019	Dito
2018-011904PRJ	1420 Taraval Street <i>demo and new construction 3 units over commercial</i>	Cont to: 3/12 then SIP so 4/9 1/30/2020	agland/Cisneros
June 25, 2020			
Record No.		Calendared/Heard	Planner
2017-004557PRJ	550 O'Farrell Street <i>demolition and new construction 115 units</i>	DEIR 6/25/2020	Jegrave/McKellar
2018-014795PRJ	1560 Folsom Street <i>demo and new construction 231 units</i>	indefinite continuance	ristentsen/Calpin
July 30, 2020			
Record No.		Calendared/Heard	Planner
2018-009157PRJ	2175 Hayes Street <i>demo and new construction dental office & 4 units</i>	11/21/2019	Jimenez
August 6, 2020			
Record No.		Calendared/Heard	Planner
2018-012065PRJ	5500 Mission Street <i>demo and new construction RCFE (75 beds) & SRO (16 beds)</i>	6/25/2020	Hoagland
2018-009081PRJ	2055 Chestnut Street <i>demo and new construction 49 units</i>		Dito/George
November 19, 2020			
Record No.		Calendared/Heard	Planner
2018-016808PRJ	321 Florida Street <i>demolition and new construction 151 units</i>		Samonsky
December 3, 2020			
Record No.		Calendared/Heard	Planner
2018-009487PRJ	811 Valencia Street <i>demolition and new construction commercial & 18 SROs</i>	7/30/2020	Samonsky

CPC TARGET CALENDAR

1:54 PM 9/10/2021

February 18, 2021			
Record No.		Calendared/Heard	Planner
2018-015768PRJ	1351 42nd Avenue <i>demolition and new construction 100% affordable</i>		Horn/George
June 24, 2021			
Record No.		Calendared/Heard	Planner
2019-022830PRJ	3055 Clement <i>demolition and new construction, mixed-use building</i>		May
September 2, 2021			
Record No.		Calendared/Heard	Planner
2019-013528PRJ	36-38 Gough <i>demolition and new construction six units with commercial building</i>		Westhoff
December 9, 2021			
Record No.		Calendared/Heard	Planner
2019-012676PRJ	36-38 Gough <i>demolition and new construction six units with ground-floor retail and 20 residential units</i>		Updegrave
January 6, 2022			
Record No.		Calendared/Heard	Planner
2019-014735PRJ	600 McAllister St <i>demolition and new construction, mixed-use building with 196 dwelling units</i>		Alexander
February 3, 2022			
Record No.		Calendared/Heard	Planner
2020-006006PRJ	300 De Haro St <i>LPA request for a proposed 7-story mixed-use development consisting of 290 Group Housing units</i>		Durandet
February 17, 2022			
Record No.		Calendared/Heard	Planner
2019-022510PRJ	240-250 Church St <i>Demolition and construction of a new 20-unit dwelling with ground floor retail space.</i>		Hicks
March 3, 2022			
Record No.		Calendared/Heard	Planner
2020-005610PRJ	490 Brannan St <i>demolition and new construction, mixed-use (office, PDR, retail sales & service, childcare, parking)</i>		Liang
April 7, 2022			
Record No.		Calendared/Heard	Planner
2020-004414PRJ	618-630 Octavia St <i>demolition and new construction of a 7-story building with 38 dwelling units, ground floor retail space and 25 parking spaces.</i>		Updegrave

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: letter of support - Kilroy Flower Mart Planning Commission Hearing 9/23/21
Date: Friday, September 10, 2021 10:41:58 AM
Attachments: [Outlook-ghdcfpxg.png](#)
[SFCC - Flower Mart Letter 2.docx](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Somiah Handy <shandy@sfchamber.com>
Sent: Friday, September 10, 2021 9:26 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>
Cc: Rodney Fong <rfong@sfchamber.com>
Subject: letter of support - Kilroy Flower Mart Planning Commission Hearing 9/23/21

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it concerns:

Attached is San Francisco Chamber of Commerce letter of support.



Somiah Handy
Small Business Manager
San Francisco Chamber of Commerce
235 Montgomery St., Ste. 760, San Francisco, CA 94104
(O) [415.352.8814](tel:415.352.8814)
(E) shandy@sfchamber.com [Pronouns: she/her/hers](#)

Sign-up for our weekly newsletter [here](#).

Join us at our upcoming [events](#).

[Small Business Help Desk: PPP Loan Forgiveness](#) | September 22

[City Hall Check-In Featuring: SFMTA](#) | September 22

[WELL Conference](#) | October 7

[Excellence in Business Awards](#) | October 28 | [Tickets Available!](#)

[CityTrip DC | March 29-30, 2022](#)

[San Francisco Small Business Week](#) | May 2-6, 2022

CityBeat Breakfast | May 2022

CityTrip Boston | September 28-30, 2022



235 Montgomery St., Ste. 760, San Francisco, CA 94104
tel: 415.392.4520 • fax: 415.392.0485
sfchamber.com • twitter: @sf_chamber

September 9, 2021

SUBJECT: Prop M Office Space Allocation for 610-698 Brannan Street, aka the “Flower Mart Project”

Dear President Koppel and Members of the Planning Commission,

The San Francisco Chamber of Commerce is in full support of Kilroy Realty Corporation’s request for its remaining Prop M office space allocation at the Flower Mart at 6th and Brannan, so the company can move forward with this landmark project, continue to invest in San Francisco, and boost the City’s economy and economic development at a critical time.

Since 2015, Kilroy Realty Corporation (KRC) has been working with the City and with wholesale flower vendors to build the new Flower Mart Project at 6th and Brannan Streets, as well as a new wholesale flower market for all of the wholesale flower vendors at 901 16th Street.

The Flower Mart Project is a landmark project for the City, and will be a major milestone in the post-COVID economic recovery of the City, battered heavily by more than a year of pandemic public health restrictions, job losses, and shuttered businesses.

KRC’s continued enthusiasm to move forward with the Flower Mart Project and the new wholesale flower market reflect the company and its founder John Kilroy’s commitment to San Francisco and confidence in the city’s bright future.

KRC proposes to construct three new buildings at 5th and Brannan, consisting of 2,061,379 square feet of office space, 47,586 square feet of retail space, 22,690 square feet of childcare space, and a 950 square foot community room. The Project will also include 41,229 square feet of ground level on-site public open space, including a new mid-block pedestrian alley linking 5th and 6th Streets.

In addition to building a new wholesale flower market at 901 16th Street, the preferred site of the wholesale flower vendors, the Project will deliver unprecedented community benefits, including:

- Dedication of a minimum 14,000-square-foot site to the City for the construction of affordable housing;
- Donation of \$5 million to the Sunnydale Community Center project;

- Funding of a new San Francisco Filipino Cultural Heritage District gateway marker;
- Construction of a 22,690 square foot subsidized child care facility;
- Implementation of an enhanced workforce program;
- Payment of over \$200,000,000 in development impact fees;
- Construction of an on-site community room;
- Construction of \$14 million in streetscape improvements & public infrastructure;
- and
- Contribution of \$2 million to support street cleaning efforts in SoMa.

The 2019-20 approvals at the Planning Commission and Board of Supervisors called for the phased approval of the Project's office allocation, due to the shortage of available large cap office space at the time. However, under Prop E, approved by San Francisco voters in March 2020, the SFFM is eligible for the remaining required "Prop M" office space allocation for the entire Project.

Please do not delay in approving this important office space allocation, which in turn will allow KRC to fulfill its years-long commitment to bring jobs, valuable work and retail spaces, and critical community funding to Central SoMa at a critical time for our city.

Thank you for your consideration.

Somiah Handy
Small Business Manager
San Francisco Chamber of Commerce

From: [CPC-Commissions Secretary](#)
Cc: [Agnihotri, Kalyani \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Gramercy Towers Impact of Antennas
Date: Friday, September 10, 2021 10:41:20 AM

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Direct: 628.652.7600 | www.sfplanning.org
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-----Original Message-----

From: Owner <ejportman@comcast.net>
Sent: Friday, September 10, 2021 8:45 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Gramercy Towers Impact of Antennas

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I am a resident of Gramercy Towers and would like to comment that more studies are needed for the submission of request to increase antennas on Masonic Temple, as the antennas would directly be close to many windows of apartments at Gramercy Towers. This may negatively affect our residents and their health and safety.

Concerned resident - impact on health and safety of residents in San Francisco.

Elberta Portman
Dennis Portman

#633 Gramercy Towers

916.873.7767

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES OPENING OF THE CROSSING AT EAST CUT IN TRANSBAY NEIGHBORHOOD
Date: Friday, September 10, 2021 9:57:30 AM
Attachments: [09.10.2021 The Crossing at East Cut.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, September 10, 2021 at 9:42 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED CELEBRATES OPENING OF THE CROSSING AT EAST CUT IN TRANSBAY NEIGHBORHOOD

FOR IMMEDIATE RELEASE:
Friday, September 10, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

MAYOR LONDON BREED CELEBRATES OPENING OF THE CROSSING AT EAST CUT IN TRANSBAY NEIGHBORHOOD

Building on Mayor Breed's Downtown Recovery Plan, the new community-based site will offer outdoor gathering space and help stimulate a return of foot traffic to the surrounding area

San Francisco, CA — Mayor London N. Breed, Supervisor Matt Haney, the Office of Community Investment and Infrastructure (OCII), the Transbay Joint Powers Authority (TJPA), and East Cut Landing Partners (ECLP) today celebrated the opening of The Crossing at East Cut ("The Crossing"). The block between Howard, Main, Folsom, and Beale Streets will temporarily host community activities and events beginning today, September 10, through mid-2023, when the development of affordable and market-rate housing is scheduled to begin on the site.

As part of Mayor Breed's Downtown Recovery Plan, the temporary activation of the approximately 3.5-acre site in the Transbay neighborhood will help revitalize San Francisco's downtown area and support the City's economic recovery.

"This year has shown us just how essential access to outdoor space is for the well-being of our communities and the overall development of our city," said Mayor Breed. "This beautifully designed site will provide a safe and engaging space for both community members and visitors of our city to get outside and enjoy the vibrancy of our downtown core."

The Crossing provides opportunities for community members to gather outdoors and support local businesses safely. Today, September 10, [the Crossing](#) opens with a family-friendly beer garden, food trucks, soccer fields, and a ground mural in the easily accessible and freshly designed space.

ECLP, a partnership between the East Cut Community Benefit District, Street Soccer USA, Real Active, and Nestory Park, will ultimately offer fitness space, an outdoor cinema, food and retail kiosks, a community marketplace, play areas and flex space for events, classes, and other community-serving uses.

"This is a neighborhood that is growing and thriving, but absolutely needs more open space for the community to gather, play and enjoy," said Supervisor Matt Haney. "The Crossing was designed to meet that need in close partnership with residents. With so many fun aspects and features, it's definitely going to add even more vibrancy to one of our city's fastest growing neighborhoods."

"OCII is pleased to partner with ECLP to provide an exciting space for community-serving activities while we work on bringing forward the future housing and park developments that will add to this already dynamic neighborhood," said Sally Oerth, Interim Executive Director of the Office of Community Investment and Infrastructure.

"The TJPA is excited by the impending activation of the former Temporary Transbay Terminal that will provide San Franciscans a variety of fun, community offerings while revitalizing this burgeoning neighborhood and helping the City's economic recovery," said Nila Gonzales, Interim Executive Director of the Transbay Joint Powers Authority.

ECLP added, "After collaborating with residents, business owners, and the City, we look forward to launching this fun and safe outdoor venue to be enjoyed by all."

The Crossing is a key example of Mayor Breed's Downtown Recovery Plan aimed at encouraging people to return to the City's downtown core by ensuring a welcoming environment that offers a range of activities and opportunities for public participation. The opening of the Crossing joins initiatives like the Downtown Ambassadors Program and SFWednesdays to offer full-time programming throughout the week and on weekends.

Throughout the pandemic, the economic impacts of the necessary health precautions were felt most strongly by small businesses in San Francisco's downtown. As the high vaccination rate in San Francisco, coupled with ongoing health measures such as masking indoors, has reduced the public health risk of resuming many in-person activities, the City is investing in the infrastructure and opportunities that draw people back to support the recovery of the businesses, workers, and cultural institutions.

The Crossing allows local businesses to operate outdoors and provides a space that promotes community health and wellness and space for community members to gather safely in the Transbay neighborhood seven days a week. Tentatively, the site will operate starting at 6:00 am for fitness uses and 7:00 am for general uses until 10:00 pm on weekdays and 11:00 pm on weekends, with weekend cinema screenings extending to 12:00 am.

ECLP proposes to operate the site through the commencement of construction of permanent

affordable and market-rate housing, and park uses on the site, currently planned for mid-2023. ECLP has planned programming that follows San Francisco health directives and asks that participants protect the health and safety of others by wearing masks, practicing good hygiene, and following social distancing protocols.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ LAUNCH TREATMENT, RECOVERY, AND PREVENTION ACADEMY
Date: Friday, September 10, 2021 8:49:44 AM
Attachments: [09.09.2021 TRP Academy.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, September 9, 2021 at 4:59 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ LAUNCH TREATMENT, RECOVERY, AND PREVENTION ACADEMY

FOR IMMEDIATE RELEASE:
Thursday, September 9, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ
LAUNCH TREATMENT, RECOVERY, AND PREVENTION
ACADEMY**

The pilot program will provide abstinence-based programming and behavioral health resources for justice-involved adults

San Francisco, CA — Mayor London N. Breed, Supervisor Ahsha Safaí, and Chief Adult Probation Officer Karen Fletcher today celebrated the opening of the Treatment, Recovery, and Prevention (TRP) Academy. Located at 630 Geary Boulevard, the pilot program will serve as an alternative sentencing strategy for justice-involved males seeking a highly structured environment that includes substance use counseling, career and leadership development, and transitional housing for 86 formerly incarcerated individuals.

TRP is a partnership between the Adult Probation Department (APD) and Positive Direction Equals Change, a Bayview-based nonprofit, who will administer this peer-led, therapeutic teaching community and transitional housing program.

“Throughout the pandemic, we have continued to work on innovative, community-led solutions to the mental health and substance use crises we see on our streets, and today is a celebration of that work,” said Mayor Breed. “We know it will take all hands on deck to connect people struggling with these issues to the resources and treatment they need, and it

brings me much joy to know that starting today, 86 of those individuals will be receiving immediate care.”

With an emphasis on abstinence-based programming, TRP will serve as an alternative to incarceration by supporting the needs of justice-involved individuals. Participants will take part in a six-month Therapeutic Teaching Community (TTC) program, which will provide life skills, coping mechanisms for abstinence from drugs, leadership development, and vocational and career training. Mayor Breed’s budget for Fiscal Years (FY) 2021-2022 and 2022-2023 allocated \$4 million to fund this year’s pilot program.

“We are excited to see a residential therapeutic community open today that will give people with drug addictions alternatives to going to prison,” said Supervisor Ahsha Safaí. “An abstinence drug free environment that is peer led has been missing in San Francisco and what better way than to have former addicts leading current ones to turn their lives around in a true community environment. The failed crime policies of the 80’s and 90’s have shown us that we can’t incarcerate our way out of this drug crisis so this new community can be a viable solution on how to permanently change the lives of the addicted through mentorship and teaching from staff that have transformed their lives themselves.”

Once participants have completed the TTC program, they will be eligible for up to two years of transitional housing at the 630 Geary Boulevard site. Residents will have access to case managers, peer wellness and support, permanent housing and banking/savings programming. Upon completing both the TTC and the transitional housing programs, eligible graduates will work with APD and the City’s Coordinated Entry system to find long-term housing.

“I’m so proud of the work of my Reentry Division and our community partners to continue to advance the needs of justice involved people,” said Chief Adult Probation Officer Karen Fletcher. “The Positive Directions TRP Academy is the culmination of three years of community engagement which led to the development of a program designed to help justice involved adults rebuild their lives. This program marks a milestone in criminal justice reform. I’m grateful for the support of Mayor Breed, Supervisor Safaí, and Supervisor Stefani.”

“It’s clear that we desperately need more recovery options in San Francisco. Our skyrocketing overdose death rate is a humanitarian crisis. Programs like this – that are designed and led by those who have experienced addiction and found a path to recovery – are exactly what we need,” said Supervisor Catherine Stefani.

TRP’s target population are individuals on probation, state parole, federal probation, or pretrial. Still, the program is designed to be easily accessed and low-barrier for any justice-involved males in San Francisco looking to give back to their community. For more information, including the referral form, please visit [here](#).

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED WELCOMES FIRST CONVENTION TO MOSCONE CENTER SINCE BEGINNING OF SHELTER-IN-PLACE
Date: Thursday, September 09, 2021 2:57:27 PM
Attachments: [09.09.2021 Return of Conventions to Moscone Center.pdf](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7589 | www.sfplanning.org
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From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, September 9, 2021 at 2:21 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED WELCOMES FIRST CONVENTION TO MOSCONE CENTER SINCE BEGINNING OF SHELTER-IN-PLACE

FOR IMMEDIATE RELEASE:

Thursday, September, 9 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

[Link to Download B-Roll Footage of Ribbon Cutting Event](#) (Credit: SFGovTV)

***** PRESS RELEASE *****

**MAYOR LONDON BREED WELCOMES FIRST CONVENTION
TO MOSCONE CENTER SINCE BEGINNING OF SHELTER-
IN-PLACE**

California Dental Association hosts annual conference at Moscone Center, marking the return of business conventions to San Francisco

San Francisco, CA — Mayor London N. Breed today celebrated the return of conventions to the Moscone Convention Center with a ceremonial ribbon cutting for the Exhibit Hall at the California Dental Association's "CDA Presents The Art and Science of Dentistry" conference. This is the first convention to return to Moscone Center since the City's major convention center was closed to events in March of 2020.

During the first 16 months of the pandemic, Moscone Center served as the heart of San Francisco's Emergency Response to COVID. Moscone Center operated as an emergency shelter in the early days of COVID to ensure a safe place for the City's unhoused residents while the City worked to identify and prepare more permanent accommodations. It simultaneously functioned as the City's Emergency Operations Center serving as the logistical hub for thousands of Disaster Service Workers from March 2020 to July 2021, who were charged with planning, procuring, implementing, and communicating the entirety of the City's COVID response in an effective, equitable, and efficient manner. Beginning in February 2021,

Moscone Center also served as the City's largest mass vaccination site, delivering 329,608 vaccinations. Today, Thursday, September 9, 2021, conventions return to Moscone Center, marking a milestone in San Francisco's economic recovery.

"I am so proud of the role that Moscone played throughout the pandemic as the heart of our COVID response," said Mayor London Breed. "We used one of our City's greatest assets to plan and deploy our emergency operations, to keep our most vulnerable safe when there was no where else for them to go, and to deliver the vaccines that ultimately will allow us to put this behind us. And today I am so proud to take another step towards normalcy and the economic recovery of our city, again with Moscone at the center."

CDA Presents The Art and Science of Dentistry conference will run from Thursday, September 9 until Saturday, September 11, hosting informational sessions in the latest techniques and innovations in dentistry and an exhibition hall of 300-400 displays of products relevant to the dentistry profession. The conference expects approximately 3,000 attendees to participate over the two-day conference, and has generated over 1,200 room nights for San Francisco hotels.

"We're thrilled to be back at Moscone Center, where we've held our dental convention for over 30 years," said Dr. Judee Tippett-Whyte, president of the California Dental Association. "We're grateful for our partnership with Moscone and the city of San Francisco in implementing health and safety guidelines to ensure everyone has a safe and enjoyable experience."

Conferences like this one are a cornerstone to San Francisco's \$10 billion tourism industry. By drawing conventions back to San Francisco, the City is investing in the recovery of jobs and small businesses in its hospitality and entertainment industries, which bore the brunt of the economic impacts of COVID-19. Increased convention traffic brings hotel reservations, patrons to restaurants, bars and arts venues, and business to local shops and entertainment establishments. Conference organizers order materials, supplies, catering, and personnel for the event, creating additional activity for San Francisco businesses.

"We are thrilled to take this latest step in San Francisco's economic recovery. The return of conventions support the economic health and growth of our small businesses, entertainment venues and the hospitality industry in our city." said Kate Sofis, Director of the Office of Economic and Workforce Development. "Between the cultural destination of each of San Francisco's neighborhoods, our world-renowned recreational activities and the investments we have made over the last year to increase how much of our quintessential shopping and dining experiences are available outdoors, we are more than ready to invite conventions and visitors back and encourage them to get out and experience all the beauty, culture, and fun that San Francisco has to offer."

In 2019, Moscone Center hosted 49 conventions, but with large indoor gatherings prohibited until June of 2021 and Moscone occupied by COVID emergency response units until July 2021, conferences and conventions had little opportunity to convene. Now, as the high vaccination rate in San Francisco has reduced the public health risk of resuming many in-person activities and Moscone has re-opened to hosting public events, the City is investing in the return of this critical aspect of economic activity.

"Every convention we secure helps to fuel the City's \$10.3 billion tourism industry, creating jobs and bringing business to our local economy. Already our facilities are accredited with the industry's highest cleaning and safety standards and this year, with a boost from the Moscone

Recovery Fund, San Francisco is able to further compete for and book convention business for years to come,” said City Administrator Carmen Chu. “We are excited to see California Dental Association to be the first returning to San Francisco and we hope this is just the first of many visits to our beautiful City.”

In her 2021 budget, Mayor Breed allocated \$4.6 million over two years to create the Moscone Recovery Fund. This fund will allow the City to offer incentives that reduce the cost of renting space at Moscone Center to attract conventions, conferences, trade shows, and other large events back to San Francisco.

The Moscone Recovery Fund works in tandem with other recovery initiatives such as the Downtown Community Ambassadors, and the Mid-Market Vibrancy and Safety Plan, both of which are aimed at supporting visitors, commuters, and residents as they return to San Francisco’s downtown core. A group of 10 Community Ambassadors will be deployed to the Metreon/Moscone area of the City and downtown BART stations. These ambassadors will serve as a visible point of reference for conference attendees who may need directions or other assistance as they travel to and from the conference center or explore the City. The full downtown Ambassador program will launch in October.

“We are excited to welcome conventions back and can’t think of a better association to begin with than Cal Dental,” said Joe D’Alessandro, President and CEO of San Francisco Travel. “With members in the medical field, Cal Dental knows the importance of San Francisco’s safety protocols which has enabled us to safely and confidently bring back our meetings business. Welcome back Cal Dental - to the safest city in America.”

CDA Presents The Art and Science of Dentistry is the first of several conferences scheduled to take place in San Francisco. Both Dreamforce—the biggest technology conference of its kind—and the American Society for Surgery of the Hand’s annual conference will come to the Moscone Center later in September. As of August, SF Travel, San Francisco’s destination marketing Organization has 34 events booked at Moscone for 2022 and over 650,000 confirmed room nights. This is more than double the 13 events held or confirmed at Moscone for all of 2020/2021 and over four times the approximately 159,000 room nights those events generate.

Many events are adopting hybrid approaches or modifying schedules in order to maximize public safety. The California Dental Association decided against large general sessions, opting instead to allow participants to attend smaller informational sessions and visit the exhibition hall as their schedules opened so as to reduce the number of people in one room at one time. Similarly, the Dreamforce conference is producing events that have both in-person and remote elements and foregoing large indoor functions in favor of outdoor sessions.

###

From: [CPC-Commissions Secretary](#)
 To: [John Lemaire \(CPC\)](#)
 Subject: [Re: Zoning Administrator](#)
 Date: Friday, September 10, 2021 7:52:00 AM
 Attachments: [img_20210910_1000.jpg](#)
[img_20210910_1001.jpg](#)

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From: mooreurban@aol.com <mooreurban@aol.com>
 Sent: Thursday, September 09, 2021 6:40 PM

To: schuttishtr@bigglobal.net; CPC-Commissions Secretary <commissions.secretary@sf.gov.org>; Koppel, Joel (CPC) <joel.koppel@sf.gov.org>; Fung, Frank (CPC) <frank.fung@sf.gov.org>; Chan, Deland (CPC) <deland.chan@sf.gov.org>; Diamond, Susan (CPC) <sue.diamond@sf.gov.org>; Imperial, Theresa (CPC) <theresa.imperial@sf.gov.org>; Tanner, Rachael (CPC) <rachael.tanner@sf.gov.org>; Lomin, Jonas (CPC) <jonas.lomin@sf.gov.org>; Hillis, Rich (CPC) <rich.hillis@sf.gov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sf.gov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sf.gov.org>; Teague, Corey (CPC) <corey.teague@sf.gov.org>; Sanchez, Scott (CPC) <scott.sanchez@sf.gov.org>; Tam, Tina (CPC) <tina.tam@sf.gov.org>
 Subject: Re: Zoning Administrator

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-----Original Message-----

From: Schutt, Georgianna <schutt@bigglobal.net>
 To: Commissions Secretary <commissions.secretary@sf.gov.org>; mooreurban@aol.com; Frank Fung <frank.fung@sf.gov.org>; Deland Chan <deland.chan@sf.gov.org>; Susan Diamond <sue.diamond@sf.gov.org>; Theresa Imperial <theresa.imperial@sf.gov.org>; Rachael Tanner <rachael.tanner@sf.gov.org>; Jonas Lomin <jonas.lomin@sf.gov.org>; Rich Hillis <rich.hillis@sf.gov.org>; Watty, Elizabeth <elizabeth.watty@sf.gov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sf.gov.org>; Teague Corey (CPC) <corey.teague@sf.gov.org>; Scott Sanchez <scott.sanchez@sf.gov.org>; Tina Tam <tina.tam@sf.gov.org>
 Sent: Thu, Sep 9, 2021 6:33 pm
 Subject: Zoning Administrator

Dear Commissioners,
 I was surprised to hear from the public today during General Public Comment about the Staff reorganization which seems to suck away the authority of the Zoning Administrator and of his role in the Planning of our City. I always seemed to me that the ZA had an important role not only as an interpreter of the Planning Code and but is also a civil servant, unlike the Director who is appointed by the Mayor.
 I recognize that the Director of Current Planning or for that matter the Director of Citywide Planning is also a civil servant which is a good thing.
 However, beyond the issue of Variances or Letters of Determination it seems that the most likely and the most troubling potential for further loss of public confidence in the Planning Department in eliminating the autonomy of the Zoning Administrator by his now reporting to the Director of Current Planning would be in the work of Code Enforcement.
 How is this possibly so?
 If Current Planning Staff approves a project that is later found to be in violation because of an error by Staff or by the Project Sponsor who worked with Staff, can the public feel certain that this "mistake" will be properly corrected?
 Given the importance of Planning issues to the City and the historical importance of the Zoning Administrator in San Francisco, (i.e. Robert Passmore) this reorganization and the rationale for it should be explained fully to the public.
 The Zoning Administrator is a civil service position, a protected one, that should not be downgraded which is what this reorganization suggests.
 Attached are two screenshots of the current fiscal year Organizational Chart and one from fiscal year 2015-2016 for comparison. Also included is the organizational chart that was with the February 2020 memo on the budget for the fiscal years 2020-2021 and 2021-2022.
 (Also what does this mean for the Board of Appeals which are de Novo hearings and where the ZA in his autonomy before the Board has found errors by Planning Staff that need correction).
 It seems that it would be a prudent and a positive thing for this major reorganizational change to be better explained and justified to the public.
 Thank you very much.
 Sincerely,
 Georgianna Schuttish

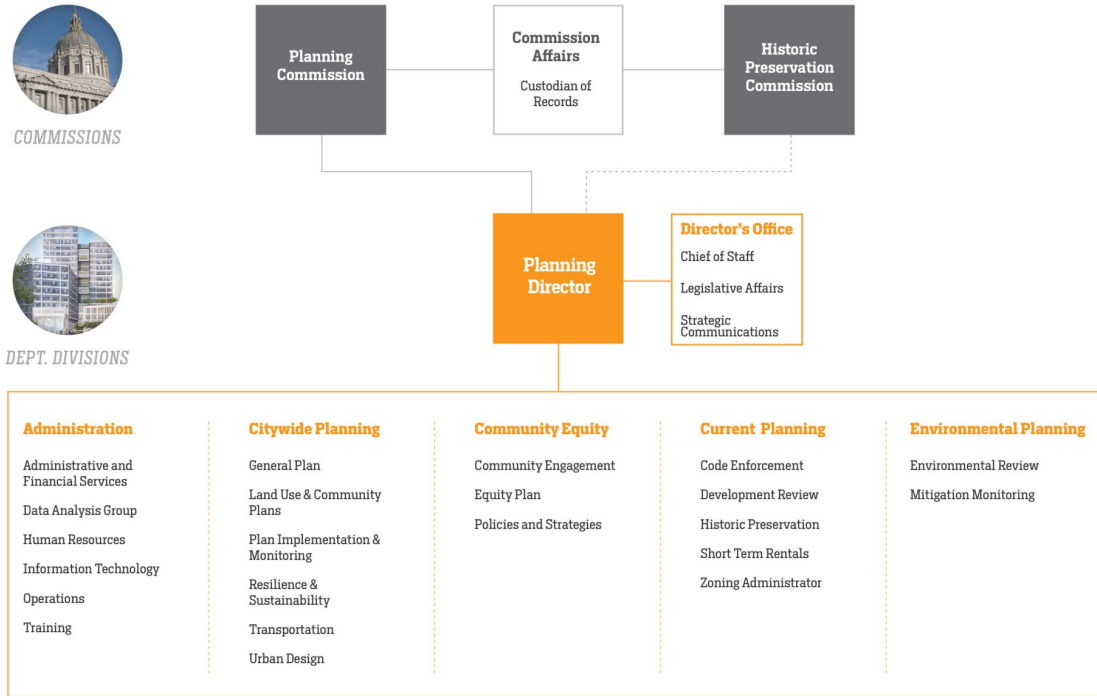
2:45 PM Thu Sep 9

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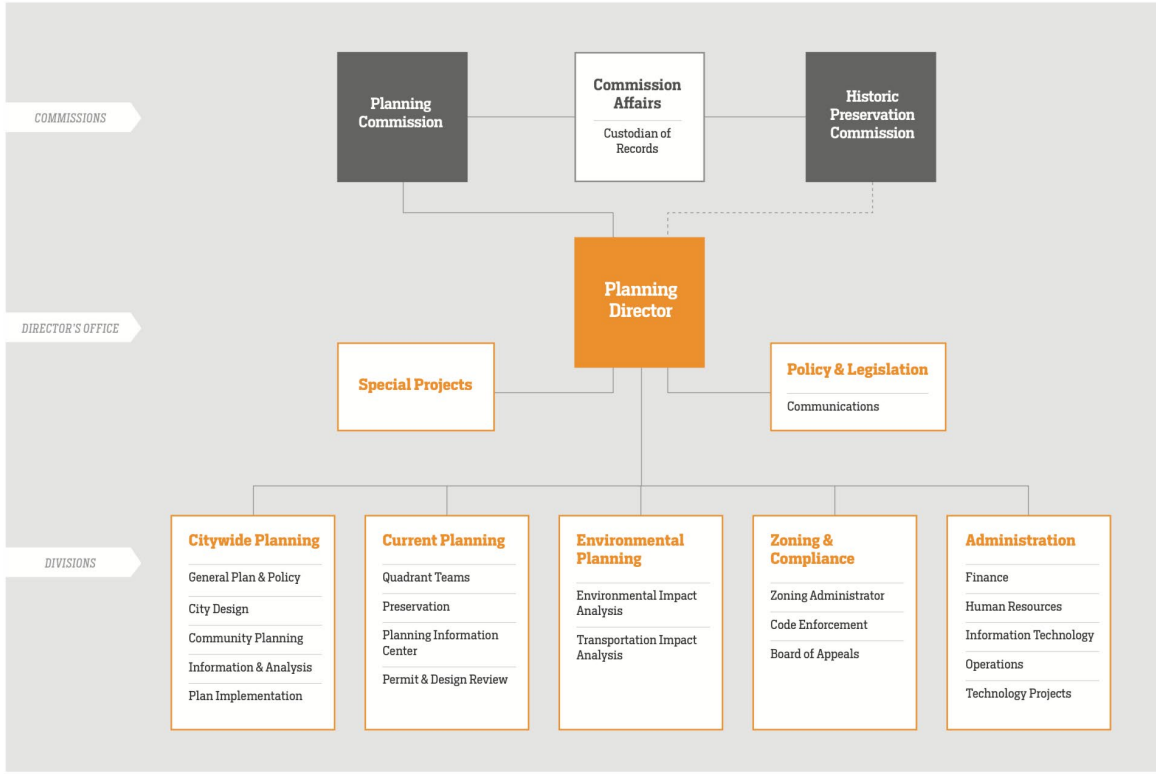
Organizational Chart

SAN FRANCISCO PLANNING DEPARTMENT / FISCAL YEAR 2021-2022



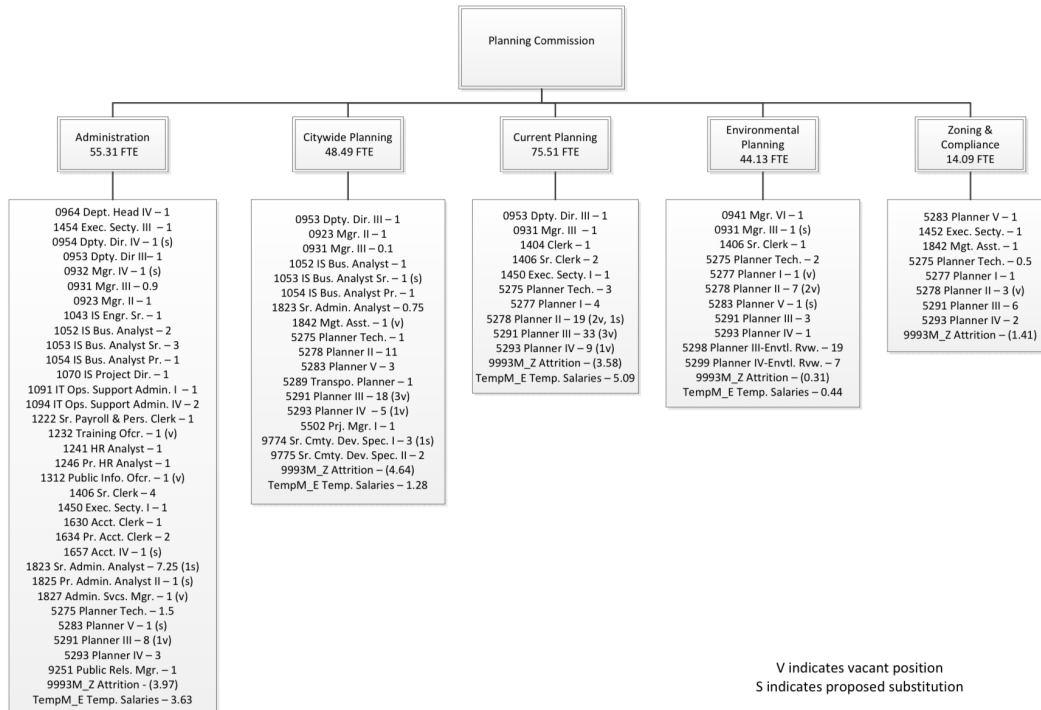
Organizational Chart

SAN FRANCISCO PLANNING DEPARTMENT / FISCAL YEAR 2016-2017



San Francisco Planning Department

February 2020



From: [CPC-Commissions Secretary](#)
Cc: [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project 2020-005610ENX/OFA/VAR: 490 BRANNAN STREET
Date: Friday, September 10, 2021 7:51:29 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

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From: kimberley acebo arteche <kimacebo@gmail.com>
Sent: Thursday, September 09, 2021 1:22 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Diana Li <diana@apiculturalcenter.org>; Vinay Patel <vinay@apiculturalcenter.org>
Subject: Project 2020-005610ENX/OFA/VAR: 490 BRANNAN STREET

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Dear Commissioners,

My name is Kimberley Acebo Arteché and I am a visual artist that has produced arts, arts events, and cultural programming for eight years in San Francisco. I'm writing to support project: 2020-005610ENX/OFA/VAR: 490 BRANNAN STREET.

I am honored to have worked with Asian Pacific Islander Cultural Center in recent years. Their long-standing commitment to the community in creating opportunities for visual artists and cultural workers like me is incredibly impactful, considering they've never had their own space to work with. The immense breadth of their work should not be understated or overlooked, especially in regards to the history of our community, and our community's ongoing struggle with finding and keeping permanent spaces to call home.

The staff at API Cultural Center work tirelessly every year to find spaces for Asian American artists to showcase their work and allow the community to express their culture.

The lack of space that the Asian American community controls is a problem that we cannot ignore any longer. We've already fought gentrification for decades, and it is only right that our community

have safe spaces that we can call our own - not just spaces that we are visitors to or rent from. Our community has always relied on artists and cultural workers to document our history when the city and when historians prove to ignore or erase it.

A professional performing space and gallery space in the heart of the SOMA belongs where our community lives.

I 200% offer my support to this project and expect you to do so as well.

Salamat,
Kim Acebo Arteche
Artist, Cultural Worker, Educator

--

kimberley acebo arteche

(she/her, they/them)

artist / educator / curator / cultural worker

reaching kapwa digitally from unceded Ohlone Ramaytush land

schedule a meeting: calendly.com/kimacebo

[support me on patreon](#) ☆ www.kimacebo.art

301.520.6129

From: [CPC-Commissions Secretary](#)
Cc: [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 2020-005610ENX/OFA/VAR: 490 BRANNAN STREET
Date: Friday, September 10, 2021 7:51:06 AM

Commission Affairs

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From: Vinay Patel <vinay@apiculturalcenter.org>
Sent: Thursday, September 09, 2021 1:12 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Support for 2020-005610ENX/OFA/VAR: 490 BRANNAN STREET

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Dear Commissioners,

My name is Vinay Patel and I am the Executive Director of the Asian Pacific Islander Cultural Center. I'm writing to support project: 2020-005610ENX/OFA/VAR: 490 BRANNAN STREET. I've been producing arts events for the Asian American community for over 20 years in San Francisco and throughout my time my organizations that I have worked with have never had a space of our own to do our work and presentations. My staff at APICC work tirelessly every year to find spaces for Asian American artists to showcase their work and allow the community to express their culture.

The lack of space that the Asian American community controls is a problem that we cannot ignore any longer. This space is a professional performing space and a gallery space that would be in the heart of SOMA, a place where many in our community live.

I especially want to thank Jesse Blout and Clark Miller and their team for working with us on designing the space. Their allowance to work with their designers at such an early stage is a very generous offer to ensure that the space can work for all and to start the partnership from the very beginning with the hopes of it being one that can last decades.

I offer my support to this project and I hope you can too.

Thank you
Vinay Patel

--

Vinay Patel
Executive Director
API Cultural Center

Join us on Facebook: [API-Cultural-Center-San-Francisco](https://www.facebook.com/API-Cultural-Center-San-Francisco)

From: [CPC-Commissions Secretary](#)
Cc: [Agnihotri, Kalyani \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Conditional Use Authorization – 1111 California Street; Record No.: 2021-004901CUA
Date: Friday, September 10, 2021 7:52:38 AM
Attachments: [9-9-21 Letter to SF Planning Commission - 1111 Calif Project CUA .docx](#)

Commission Affairs

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Direct: 628.652.7600 | www.sfplanning.org
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From: Phillip Woods <plwoods11@gmail.com>
Sent: Thursday, September 09, 2021 8:57 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; lentzplanning@gmail.com
Cc: parkamangar@sbcglobal.net
Subject: Conditional Use Authorization – 1111 California Street; Record No.: 2021-004901CUA

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Dear Planning Commission and Staff,

I am sending this letter (attached) on behalf of Par Kamangar (Apt. 1124) on the proposed Conditional Use Authorization – 1111 California Street; Record No.: 2021-004901CUA.

Thank you for your consideration of this matter.

Sincerely
Phillip Woods

September 9, 2021

To: San Francisco Planning Commission (commissions.secretary@sfgov.org)
Kalyani Agnihotri (Kalyani.agnihotri@sfgov.org), Staff
Eric Lentz (lentzplanning@gmail.com) Applicant

**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108
Record No.: 2021-004901CUA)**

Dear Sir/Madam:

This purpose of this letter is to provide public comments on the proposed Conditional Use Authorization being considered by the Planning Commission. I live in the Gramercy Towers building that is located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request that the San Francisco Planning Commission would continue the project and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate the concerns identified in this letter. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

- 1) The proposed project would increase the number of cell antenna equipment from 1 cannister antenna to 6 cell panels and thereby would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.
- 2) A CEQA study should not be waived. The “calculated” radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.
- 3) Applicant should be required to move the project further East on the Masonic Auditorium roof where it won't be so close to the residential building. There appears to be several alternative locations on the roof of the Masonic Auditorium that would not endanger the residents of the adjacent residential building.
- 4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.
- 5) Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report shows the boundary markings in yellow and red where the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. 1 The drawings do not reflect where these boundaries will intersect with the adjacent residential building.

- 6) See attached photos of the boundary markings of the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). These photos were taken from 1177 California St. You will see the RF boundary lines for the single cannister antenna do not come near to the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.



As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of the concerns.

Thank you

Par Kamangar
Gramercy Towers Resident
1177 California Street
San Francisco, CA 94108