

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 12:48:43 PM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Andrew Sullivan <[andrew@sulli.org](mailto:andrew@sulli.org)>  
**Sent:** Thursday, November 18, 2021 12:27 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Andrew Sullivan  
[andrew@sulli.org](mailto:andrew@sulli.org)

San Francisco, California 94117



**From:** [Patrick McIntosh](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 12:38:03 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Patrick McIntosh  
[mystery2afan@gmail.com](mailto:mystery2afan@gmail.com)

Oceanside, California 92054-2549

**From:** [Carter Rogers](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 12:37:05 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Carter Rogers  
carter.rog@gmail.com

San Francisco, California 94158

**From:** [Andrew Branscomb](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 12:29:38 PM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Andrew Branscomb  
[andy.branscomb@gmail.com](mailto:andy.branscomb@gmail.com)

San Francisco, California 94115

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 12:16:13 PM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing HOUSING!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[quick housekeeping note re 4300 17th Street.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments in San Francisco.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Gisela Schmoll <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, November 18, 2021 11:32 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

We have a housing affordability issue and much of that is driven by the LACK of housing built in areas zoned single family. As we saw during the pandemic, when house supply goes up, housing cost goes down. It's a simple supply and demand issue.

This legislation is a win-win for both renters and property owners. Property owners can increase their property values by add housing stock. Increased housing stock will help renters by driving rent costs down.

Additionally, more affordable housing means people can live closer to their jobs, reducing long commutes and reducing green house gases. As a city that supposedly prioritizes the environment and alternative transportation, we should do everything possible to make this a reality.

Housing, transportation and the environment are intertwined issues and cannot be solved separately.

It's time for every neighborhood in SF to do their part to end the housing crisis.

Please pass this legislation immediately!

Gisela Schmoll

[gisela.schmoll@gmail.com](mailto:gisela.schmoll@gmail.com)

534 Broderick St

San Francisco, California 94117

**From:** [Lee Markosian](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments in San Francisco  
**Date:** Thursday, November 18, 2021 12:07:01 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm writing as a long-time resident to let you know how extremely disappointed I am in the city leadership. Today the BoS is meeting to address the question, "Should 4-plexes be allowed in San Francisco?" How is this even a question? Why do I have to take time out of my day to urge you to use the most basic common sense? Do 4-plexes (never mind apartment buildings) belong in cities? YES. THEY DO!

We're in a climate crisis and we need to act quickly to build housing in cities so people can live a low-carbon lifestyle where cars aren't needed. We should legalize 4-plexes, and apartments, and streamline approvals. Not only do we urgently need this reform to address climate change, increasing housing will also help alleviate high rents (another crisis) that fuels homelessness, displacement, and inequality.

Do I expect the BoS to use common sense today? I don't. And that's embarrassing.

Sincerely,

Lee Markosian  
1673 Grove St  
San Francisco, CA 94117

Lee Markosian  
[lee.markosian@gmail.com](mailto:lee.markosian@gmail.com)  
1673 Grove Street  
San Francisco, California 94117

**From:** [Anna Walters](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 12:03:41 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Anna Walters  
[anna@bikesmakelifebetter.com](mailto:anna@bikesmakelifebetter.com)

San Francisco, California 94110

**From:** [David Kissling](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 12:03:39 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
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Please pass this legislation immediately!

David Kissling  
david.kissling.jr@gmail.com

San Francisco, California 94115



**From:** [Dakota Gruener](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:57:11 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Dakota Gruener  
[dakotagruener@gmail.com](mailto:dakotagruener@gmail.com)

San Francisco, California 94110

**From:** [Andrea Claburn](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing HOUSING!  
**Date:** Thursday, November 18, 2021 11:48:00 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

With 50% of SF currently zoned for single family dwellings only, it's essential that we create more possibilities for density and diversity in ALL SF neighborhoods.

As Fran Lebowitz says, pretend it's a city!

Sincerely,

Andrea Claburn

Andrea Claburn  
[andrea@lot49.com](mailto:andrea@lot49.com)

San Francisco, California 94110

**From:** [Mario Estrada](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:47:02 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Mario Estrada  
[me@mario.ec](mailto:me@mario.ec)

San Francisco, California 94114

**From:** [Steven Weiss](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:44:25 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Steven Weiss  
[sweiss1964@gmail.com](mailto:sweiss1964@gmail.com)

San Francisco, California 94114

**From:** [Weston Cooper](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:40:05 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Weston Cooper  
weston.cooperuo@gmail.com

San Francisco, California 94133

**From:** [Scott Pluta](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Hillis, Rich \(CPC\)](#); [Teague, Corey \(CPC\)](#)  
**Cc:** [Horn, Jeffrey \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** quick housekeeping note re 4300 17th Street  
**Date:** Thursday, November 18, 2021 11:38:06 AM

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

President Koppel, Members of the Commission, Director Hillis, and Zoning Administrator Teague,

I am looking forward to presenting to you all later today.

I wanted to briefly share one housekeeping item ahead of the hearing. Because I know that today's schedule is packed, given the robustness of last year's discussion, and out of respect for your time (and inboxes), I've asked the many supporters of this project to refrain from emailing you and later today calling in during the public comment period. I will also plan to limit my own comments to no more than three minutes.

Thank you for your time,  
Scott Pluta  
4300 17th Street

**From:** [Joshua March Cowan](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:36:26 AM

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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 Members of the San Francisco Board of Supervisors,

As a San Francisco citizen who loves the city and wants it to be a great city not just for us but also our children, I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Joshua March Cowan  
[joshua.march@gmail.com](mailto:joshua.march@gmail.com)

San Francisco, California 94110

**From:** [Augustus Henry](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:35:04 AM

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Commission Commission Secretary,

This is a great proposal, and would love to see it passed!

-Gus

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Augustus Henry  
gus.henry@icloud.com

San Francisco, California 94131



**From:** [Kimberly Fisher](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 12:08:35 PM

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Commission Commission Secretary,

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Please pass this legislation immediately!

Kimberly Fisher  
kim@studiokda.com  
1810 Sixth Street  
Berkeley, California 94710

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED KICKS OFF 15TH ANNUAL TURKEY GIVEAWAY  
**Date:** Thursday, November 18, 2021 11:29:00 AM  
**Attachments:** [11.18.2021 Turkey Giveaways.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Thursday, November 18, 2021 at 11:09 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED KICKS OFF 15TH ANNUAL TURKEY GIVEAWAY

**FOR IMMEDIATE RELEASE:**  
Thursday, November 18, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

## **MAYOR LONDON BREED KICKS OFF 15<sup>TH</sup> ANNUAL TURKEY GIVEAWAY**

*More than 5,500 turkeys and hundreds of food baskets are being distributed to combat food insecurity during the holiday season*

**San Francisco, CA** — Mayor London N. Breed today announced the kickoff of the 2021 Turkey Giveaway. This year marks the 15<sup>th</sup> year of the giveaway, with more than 5,500 turkeys being distributed to more than 85 sites across the City.

“With one in four San Franciscans at risk of food insecurity, we know that our communities greatly depend on programs like this to help make ends meet, especially during the holiday season,” said Mayor Breed. “I am grateful to all of the City Departments and community partners that work hard to help all San Franciscans, especially our families, seniors, and vulnerable communities, put food on the table and, more importantly, find hope and joy during the holidays.”

Every year, the Mayor's Office works with the San Francisco Housing Authority and the San Francisco Human Services Agency—which oversees the City's food security programs—to distribute thousands of turkeys to various sites, with a focus on families and individuals in underserved communities. In addition, the Housing Authority provides hundreds of food baskets with dry goods for holiday meals to families and individuals living in various housing sites.

“The Mayor’s turkey giveaway continues the important tradition of helping our communities most in need to not only find relief from hunger, but also to share the joy and gratitude of the Thanksgiving holiday,” said Trent Rhorer, Executive Director of the San Francisco Human Services Agency (SFHSA). “Unfortunately, families continue to have to choose between putting food on the table or paying rent. Hunger will continue beyond the holiday season, and we are proud to lead the City’s efforts to support access to nutritious, affordable food for families and individuals across our City.”

“Food security is vital to the dignity and prosperity of our community, and the past two years of the pandemic have only increased the need to support our community members’ access to quality, nutritious food,” said Tonia Lediju, Chief Executive Officer of the Housing Authority of the City and County of San Francisco. “This program not only provides families with food during the holiday season, but it reflects our continued commitment to meeting the essential needs of our neighbors while uplifting our communities and serving others with compassion and without judgement—values that are deeply woven into the fabric of our City.”

The City partners with the A. Philip Randolph Institute of San Francisco (APRI SF) to procure and distribute the turkeys. Last year, to continue the giveaway during COVID-19, APRI SF worked with City Departments to coordinate door-to-door drop-offs for the turkeys, and will continue to do so this year in addition to smaller distribution events, like the one today at Bernal Dwellings Apartments.

“We are honored to continue this incredible tradition with the City—a tradition that reminds us all of what we are thankful for, and spreads compassion and hope throughout our community,” said Jacqueline Flin, Executive Director of APRI SF. “When we give of ourselves and demonstrate that compassion through our actions, not just by our words, we can truly make a difference in the lives of countless San Franciscans.”

Other City Departments that assist in the turkey giveaway each year are the Mayor’s Office of Housing and Community Development, Recreation and Parks Department, the Police Department, the Sheriff’s Department, and San Francisco Public Works. Additionally, organizations that donated turkeys in-kind this year include Whole Foods and the California Poultry Association.

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:31:26 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere! It's about time..msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Timothy Bauman <tbauman@tbauman.com>  
**Sent:** Thursday, November 18, 2021 10:48 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

San Francisco has been expensive for decades, but it's gotten much more expensive in the past 10 years or so. When I moved here in 2013, I had many friends who'd moved here for a whole variety of jobs. They knew SF was an amazing place and wanted to experience it for themselves. They found jobs at bars and restaurants to make ends meet. Since then, though, most of them who haven't found high paying jobs have moved out of the Bay Area. They were happy to live with roommates and commute to their jobs, but even then they couldn't afford to stay because new small apartment buildings aren't allowed in many neighborhoods in SF.

Today, I live in a nice 4 unit building, and I was lucky enough to find a relatively reasonable rent because of COVID, but most people don't have that opportunity. If we build more 4 to 6

unit buildings across San Francisco, we'll have more apartments available in more neighborhoods for people coming to or trying to stay in San Francisco because they love the city.

Plus, this creates high-paying construction jobs. A lot of my friends who work in construction were hit hard during the pandemic, and this will help them get back on their feet.

Finally, it'll reduce traffic and greenhouse emissions by making it easier for people to commute from within SF to their jobs rather than driving in from the East Bay, as so many are forced to today.

Please pass this legislation!

Thanks,  
Tim

Timothy Bauman  
[tbauman@tbauman.com](mailto:tbauman@tbauman.com)  
920 HAIGHT ST  
San Francisco, California 94117

**From:** [Chris Chidsey](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:13:51 AM

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

Commission Commission Secretary,

Dear Supervisor Mar, Planning Commissioners and Other Members of the San Francisco Board of Supervisors,

As a Sunset resident, I am aware of the terrible record of our neighborhood in building more housing and particularly density along the transportation corridors. Indeed, there are sadly vacant lots and worse that sit empty because of the terrible NIMBYism in the Sunset.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Please pass this legislation immediately!

Chris Chidsey  
chidseychris@gmail.com

San Francisco, California 94122

**From:** [Laurie Fraker](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:10:13 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Laurie Fraker  
[ljfraker@hotmail.com](mailto:ljfraker@hotmail.com)  
314 N. Wilson St.  
El Centro, California 92243

**From:** [Daniel Murphy](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere! It's about time.  
**Date:** Thursday, November 18, 2021 11:08:49 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs
6. Increase the local economy to support more local businesses. More density enables a more quantity and more diverse local businesses.

Please pass this legislation immediately!

Daniel Murphy  
danielmurphy161@gmail.com  
1504 Noe St  
San Francisco, California 94107



**From:** [Daniela Ades](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:07:09 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Daniela Ades  
[dades@greenbelt.org](mailto:dades@greenbelt.org)  
1800 Washington Street.  
San Francisco, California 94109

**From:** [Sean McBride](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 11:04:02 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Sean McBride  
[sean@seanmcb.com](mailto:sean@seanmcb.com)

San Francisco, California 94114

**From:** [Joseph Catrambone](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:57:47 AM

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Commission Commission Secretary,

Hello all,

I'm sure you've gotten a bunch of letters very much in this form, but I'd like to add my voice to the many in support of Supervisor Rafael Mandelman's legislation to allow four+ units on each lot.

I, like many others, understand that this proposal will help to make our city more affordable and accessible to people of all walks of life.

Please pass this legislation.

-- Joseph

Joseph Catrambone  
jo.jcat@gmail.com

San Francisco, California 94109

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 770 Woolsey 2017-012086CUA  
**Date:** Thursday, November 18, 2021 10:03:13 AM  
**Attachments:** [2017-012086CUA 770 Woolsey Draft Report Redline Changes.pdf](#)  
[2017-012086CUA 770 Woolsey Draft Report V.2 Clean.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Durandet, Kimberly (CPC)" <[kimberly.durandet@sfgov.org](mailto:kimberly.durandet@sfgov.org)>  
**Date:** Wednesday, November 17, 2021 at 5:26 PM  
**To:** "Chan, Deland (CPC)" <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, "Fung, Frank (CPC)" <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, "joel.koppel@sfgov.org" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, "Moore, Kathrin (CPC)" <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, "Tanner, Rachael (CPC)" <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>, "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, Theresa Imperial <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>  
**Cc:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, Chanbory Son <[chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org)>, Richard Sucre <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)>, "Delumo, Jenny (CPC)" <[jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org)>  
**Subject:** 770 Woolsey 2017-012086CUA

Dear Commissioners,

Based on comments and questions related to the case report, some changes were made. I have attached a redline version for your review and the final version V.2 for consideration. Some dates were changed, language refined and/or added and some text deleted. Please let me know if you have any questions.

**Kimberly Durandet, Senior Planner**  
**Southeast Team / Current Planning**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7315 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

For general information please contact our Planning Information Center at [pic@sfgov.org](mailto:pic@sfgov.org) or 628.652.7600

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 & ADOPTION OF CEQA FINDINGS

**HEARING DATE: November 18, 2021**

**Record No.:** 2017-012086CUA  
**Project Address:** 770 WOOLSEY STREET  
**Zoning:** RH-1 (Residential House- One Family) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 6055/001  
**Project Sponsor:** Eric Tao  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Property Owner:** 140 Partners, LLC  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Staff Contact:** Kimberly Durandet- (628) 652-7315  
[Kimberly.Durandet@sfgov.org](mailto:Kimberly.Durandet@sfgov.org)

**Recommendation:** Approval with Conditions / Adoption of Findings

## Project Description

The Project ("Project") includes demolition of the existing abandoned greenhouse structures and new construction of 31 three-story residential duplex buildings with a height of approximately 35 feet and a total Gross Floor Area of approximately 118,600 square feet with ground floor garage and storage spaces. The Project would construct a total of 62 dwelling units and includes 62 off-street vehicle parking spaces, 93 Class 1 and 12 Class 2 bicycle parking spaces. The Project will also provide approximately 43,300 square feet of open space consisting of approximately 14,900 square feet of private rear yards, approximately 11,200 square feet of common shared spaces for the residential units, and approximately 17,200 square feet will be provided as a publicly accessible open space at the corner of Woolsey and Hamilton Streets. As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible.

The Project would also add a new 11-foot wide sidewalk along Wayland Street and fill an existing trench to create

a new 10-foot wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey Streets would be replaced with 10-foot wide sidewalks and would add four new sidewalk bulbouts (one at each corner of the site). The Project would include 31 new curb cuts and provide approximately 28 on-street parking spaces surrounding the Project site. Two on-street car share spaces will be located on Hamilton Street near the proposed publicly accessible open space. A total of approximately 33 street trees would be provided along the perimeter of the block.

## Required Commission Action

The following is a summary of actions that the Commission must consider for the Project:

- 1) Adoption of findings under CEQA, including findings rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program (“MMRP”);
- 2) Approval of a Conditional Use Authorization for a Planned Unit Development (PUD), pursuant to Planning Code Sections 209.1, 303, and 304, for the new construction of 31 residential buildings with a total of 62 dwelling units, 62 off-street parking spaces, 93 Class 1 and 12 Class 2 bicycle-parking spaces, 14,900 square feet of private open space, 11,200 square feet of common open space, and approximately 17,200 square feet of publicly-accessible open space at the corner of Woolsey and Hamilton Streets on an approximately 96,000 square foot block within the RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District and grant modification to the Planning Code requirements for lot width (Section (Sec.) 121), rear yard (Sec. 134), street frontage (Sec. 144), and car share (Sec. 166).

## Issues and Other Considerations

- **Affordable Housing.** The Project Sponsor has submitted an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,” to satisfy the requirements of the Inclusionary Affordable Housing Program the applicant will provide affordable ownership units on site. A complete Environmental Application was submitted on September 15, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the on-site affordable housing is a rate of 20% or 12 units with a minimum of 10% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual.
- **Greenhouse Retention & Public Open Space.** As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible. Following off-site storage and treatment, as appropriate, the Project Sponsor would reclaim and repurpose the wood from the greenhouses as fencing around the publicly accessible open space and residential common open spaces. The project includes rebuilding of two greenhouses [structures and boiler house structure](#) and creation of a publicly accessible open space that could include event space, open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.
- **Public Comment & Outreach.** The Department has received no correspondence regarding the proposed project. However, the Department is aware of outreach efforts on the Project as mediated by Supervisor Ronen. The Project Sponsor has conducted community meetings and has been working with community groups throughout the project process. Below is a summary of their outreach efforts:

- **May 2017**—Neighborhood canvassing effort sharing original project plans to gather names and contact info of interested neighbors.
- **August 2017**—Project sponsor hosts community meeting at the Imperial Garden Restaurant in Portola.
- **April 2019**—Project sponsor hosts second community meeting at the Imperial Garden Restaurant in Portola.
- **Spring 2019 through Summer 2020**—Over ten small-group meetings held with community leaders, Friends of 770 Woolsey and Supervisor Ronen’s office.

## Environmental Review

The Department determined that an environmental impact report (“EIR”) was required for the Project. On August 26, 2020, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (“NOP”) for the Project. Publication of the NOP initiated a 30-day public review and comment period that ended on September 25, 2020.

On June 23, 2021, the Department published the Draft Environmental Impact Report (“DEIR”) including an Initial Study (“IS”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission (“Commission”) public hearing on the DEIR. On ~~June 23~~ ~~August 26~~, 2021, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on ~~June 23~~ ~~August 26~~, 2021. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on June 23, 2021.

On November 5, 2021, the Planning Department published a Responses to Comments document. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the DEIR review process, any additional information that became available, and the Responses to Comments document, all as required by law.

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maximize the use of a currently underdeveloped lot and construct a new residential development within close proximity to public transportation, commercial corridors, and jobs. The Project will provide 62 additional family sized dwelling units to the City’s housing stock on a suitable development lot and contribute 12 Affordable Housing units on site for ownership. The Project will also provide a use compatible with the RH-1 Zoning District and construct 31 residential buildings (or 62 dwelling units) that are compatible with the size, height, and architectural characteristics of the immediate residential neighborhood. The Project will substantially improve the public rights of way surrounding the site with new sidewalks, streetscape improvements and street trees. Furthermore, the Project will provide a large publicly accessible community open space. 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 –CEQA Findings

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

Exhibit B – Plans and Renderings

Exhibit C – MMRP ([aka Attachment B CEQA](#))

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F – Inclusionary Affordable Housing Affidavit

Exhibit G– Anti-Discriminatory Housing Affidavit

Exhibit H– First Source Hiring Affidavit





## **PLANNING COMMISSION DRAFT MOTION**

**HEARING DATE: November 18, 2021**

**Record No.:** 2017-012086ENV  
**Project Address:** 770 WOOLSEY STREET  
**Zoning:** RH-1 (Residential House- One Family) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 6055/001  
**Project Sponsor:** Eric Tao, L37 Partners  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Property Owner:** 140 Partners, LLC  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Staff Contact:** Kimberly Durandet- (628) 652-7315  
Kimberly.Durandet@sfgov.org

ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO APPROVALS FOR THE PLANNED UNIT DEVELOPMENT PROJECT AT 770 WOOLSEY STREET TO DEMOLISH VARIOUS AGRICULTURAL STRUCTURES AND CONSTRUCT 62 RESIDENTIAL UNITS COMPRISED OF 31 3-STORY DUPLEXES (APPROXIMATELY 118,600 SQUARE FEET TOTAL); APPROXIMATELY 43,300 SQUARE FEET OF PRIVATE, COMMON, AND PUBLICLY ACCESSIBLE OPEN SPACE; 105 BICYCLE PARKING SPACES (93 CLASS 1, 12 CLASS 2); AND 62 VEHICULAR PARKING SPACES WITHIN THE RESIDENTIAL HOUSE, ONE-FAMILY (RH-1) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

## PREAMBLE

On September 15, 2017, Jesse Herzog of AGI Avant Group, Inc. (now L37 Partners) (“Project Sponsor”) filed an Environmental Evaluation Application for the Project at 770 Woolsey Street (“Project”) with the San Francisco Planning Department (“Planning Department”). The application was deemed accepted on September 15, 2017 and assigned Case Number 2017-012086ENV. After that date, the Project Sponsor submitted to the Department development applications for conditional use authorization of a Planned Unit Development, under Planning Code Section 304. The conditional use application was accepted on February 8, 2019 and assigned Case Number 2017-012086CUA.

On August 26, 2020, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (“NOP”). Publication of the NOP initiated a 30-day public review and comment period that began on August 26, 2020 and ended on September 25, 2020. On June 23<sup>4</sup>, 2021, the Department published the Draft Environmental Impact Report (“DEIR”), including an Initial Study (“IS”) and provided public notice in a newspaper of general circulation of the availability of the DEIR and IS for public review and comment and of the date and time of the San Francisco Planning Commission (“Planning Commission”) public hearing on the DEIR; this notice was mailed to the Department’s list of persons requesting such notice. Notices of availability of the DEIR and the date and time of the public hearing were posted near the Project site by the Project Sponsor on June 23<sup>4</sup>, 2021.

On July 21, 2021, the Historic Preservation Commission (“HPC”) held a duly advertised public hearing to review and comment on the DEIR. On July 29, 2021, the Planning Commission held a duly advertised public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on August 9<sup>10</sup>, 2021. The Department prepared responses to comments on environmental issues received during the 47<sup>5</sup>-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected clerical errors in the DEIR.

On November 5, 2021, the Planning Department published a Responses to Comments document. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the DEIR review process, any additional information that became available, and the Responses to Comments document, all as required by law.

On November 18, 2021, the Planning Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. (“CEQA”), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. (“CEQA Guidelines”), and Chapter 31 of the San Francisco Administrative Code. The FEIR was certified by the Commission on November 18, 2021 by adoption of Motion No. XXXXX.

On November 18, 2021, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the Planned Unit Development conditional use authorization. The Commission heard and considered the testimony presented to it at the public hearing and further considered written materials and oral testimony presented on behalf of the applicant, Department staff and other interested parties, and the record as a whole.

Pursuant to this Motion, the Commission hereby makes and adopts findings of fact and decisions regarding the Project description and objectives, significant impacts, significant and unavoidable impacts, mitigation measures and alternatives, and a statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to CEQA, particularly Section 21081 and 21081.5, the CEQA Guidelines, Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code, which findings are found Attachment A of this Motion. The Commission adopts these findings as required by CEQA, separate and apart from the Commission's certification of the Project's Final EIR, which the Commission certified under Motion No. XXXXX, prior to adopting these CEQA findings.

The Planning Department, Jonas P. Ionin, is the custodian of records; all pertinent documents are located in the File for Case No. 2017-012086PRJ, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

This Commission has reviewed the entire record of this proceeding, the CEQA Findings, attached to this Motion as Attachment A, regarding the alternatives, mitigation measures, environmental impacts analyzed in the FEIR, overriding considerations for approving the Project, and the proposed Mitigation Monitoring and Reporting Program ("MMRP") included in the FEIR and attached as Attachment B, which material was made available to the public.

MOVED, that the Commission hereby adopts findings under CEQA, including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, and adopts the MMRP attached as Attachment B, based on the findings attached to this Motion as Attachment A, which are incorporated as though fully set forth in this Motion, and based on substantial evidence in the entire record of this proceeding.

I hereby certify that the foregoing Motion was ADOPTED by the Commission at its regular meeting on November 18, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

DATE: November 18, 2021

## ATTACHMENT A

### 770 Woolsey Street Project

#### California Environmental Quality Act Findings: Findings of Fact, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations

#### SAN FRANCISCO PLANNING COMMISSION

#### PREAMBLE

In determining to approve the 770 Woolsey Street Project ("Project") described in Section I, Project Description below, the San Francisco Planning Commission ("Commission") makes and adopts the following findings of fact and decisions regarding the significant and unavoidable impacts of the Project, and mitigation measures and alternatives, and adopts the statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), particularly Sections 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission adopts these findings in conjunction with the approval actions ("Approval Actions") described in Section I(c), below, as required by CEQA, separate and apart from the Commission's certification of the Project's Final Environmental Impact Report ("FEIR"), which the Commission certified prior to adopting these CEQA findings.

These findings are organized as follows:

- **Section I** provides a description of the Project that was analyzed in the FEIR, the environmental review process for the Project, the Approval Actions to be taken, and the location and custodian of the record.
- **Section II** identifies the Project's less-than-significant impacts that do not require mitigation.
- **Section III** identifies potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describes the disposition of the mitigation measures.
- **Section IV** identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to a less-than-significant level, and describes any applicable mitigation measures as well as the disposition of the mitigation measures.
- **Section V** evaluates the different Project alternatives and the legal, social, economic, technological, and/or other considerations that support approval of the Project and the rejection of the alternatives, or elements thereof.
- **Section VI** presents a statement of overriding considerations pursuant to CEQA Guidelines Section 15093 that sets forth specific reasons in support of the Commission's actions and its rejection of the alternatives not incorporated into the Project.

The Mitigation Monitoring and Reporting Program (“MMRP”) for the mitigation measures that have been proposed for adoption is attached with these findings as **Attachment B** to Planning Commission Motion No. YYYYY. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP provides a table setting forth each mitigation measure listed in the FEIR that is required to reduce or avoid a significant adverse impact. Attachment B also specifies the agency responsible for implementation of each measure and establishes monitoring actions and a monitoring schedule. The full text of the mitigation measures is set forth in Attachment B.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the Draft Environmental Impact Report (“DEIR”) or Responses to Comments Document (“RTC”) are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings. Together, the DEIR and the RTC comprise the FEIR.

## SECTION I. Project Description and Procedural Background

### A. Project Description

The Project site (Assessor’s Block 6055, Lot 001) is a 2.2-acre site bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west. The Project is in the Portola neighborhood, located approximately 0.3 mile west of San Bruno Avenue, the primary retail corridor in the Portola neighborhood. The Project site is within the Residential House, One Family (RH-1) Zoning District, and a 40-X Height and Bulk District.

The Project site slopes from an elevation of approximately 145 feet above sea level at the northwest corner of the site (Bowdoin and Wayland streets) to an elevation of approximately 100 feet above sea level at the southeast corner of the site (Woolsey and Hamilton streets). The site is unpaved, with the perimeter of the site along Bowdoin and Wayland streets lacking a sidewalk.

The site contains existing structures related to the site’s previous agricultural use. The agricultural operations were discontinued in the 1990s and the site is not currently in use. The site includes two long rows of greenhouses (18 in total) arranged along a central, north-south pathway, and associated agricultural accessory structures. The east row contains 10 greenhouses (including two that have partially collapsed) lining the west side of Hamilton Street and the west row contains eight greenhouses (including three that have partially collapsed) lining the east side of Bowdoin Street. Of the greenhouses that have not collapsed or partially collapsed, all are in disrepair. The south end of the project site contains accessory buildings and structures, including a garage/storage building, a mixing shed, water storage and pressure tanks, a boiler house, a pesticide mixing tank, and hand-dug wells. The site contains a series of pipes that were used to convey water, steam, and pesticides to the greenhouses. There are several rose plants located within the greenhouses, which are presumed to have survived from the nursery business. The site is enclosed by a combination of building facades along Woolsey and Hamilton streets and a wooden fence along the rest of the perimeter.

The former agricultural use of the site was instituted in 1922 by the Garibaldi brothers. Initially, both the project site and the adjacent block to the east were used by the Garibaldi brothers for agricultural use; however, the

adjacent block to the east was developed with residential uses between 1922 and 1962. The Garibaldi brothers operated the Project site continuously until closing operations in the early 1990s. The 18 greenhouses were constructed at various times between 1921 and 1951, while the accessory structures described above were added at various times between 1925 and approximately the late 1960s.

L37 Partners (“Project Sponsor”) proposes to demolish the existing structures on the project site and construct 62 dwelling units, comprised of 31 duplexes, totaling approximately 118,600 square feet. Twelve of the units would be affordable housing units. The homes would be three stories and approximately 35 feet in height. The ground level of each duplex building would contain garage and/or storage space. The second and third levels would contain residential spaces consisting of two- and three-bedroom units. The Project would provide 62 parking spaces, 93 Class 1 bicycle parking spaces and 12 Class 2 bicycle parking spaces (62 Class 1 spaces and 12 Class 2 spaces are required by Code; however, the Project includes the additional spaces as part of its Transportation Demand Management plan).

The Project would provide a total of approximately 43,300 square feet of open space. Of that total amount, approximately 14,900 square feet would be private residential open space in the form of rear yards and courtyards, and shared gathering and circulation spaces accessible to residents only, while approximately 11,200 square feet of common space would be provided for residents in the form of shared courtyard spaces, a shared north-south open circulation space (the “spine”), as well as in east-west open spaces walkways (“mews”).

Finally, approximately 17,200 square feet of the site at the corner of Woolsey and Hamilton streets would be programmed as publicly accessible open space. The Project Sponsor proposes to rebuild the boiler house and two greenhouses (Greenhouse Number 1 and Number 2) in the original size and location as part of the open space. The boiler house would be approximately 35 feet long by 19 feet wide. Greenhouse Number 1 would be approximately 80 feet long by 33 feet wide, and Greenhouse Number 2 would be 120 feet long by 30 feet wide. As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible. Following off-site storage and treatment, as appropriate, the Project Sponsor would reclaim and repurpose the wood from the greenhouses as fencing around the publicly accessible open space and residential common open spaces, as feasible. As such, the reconstruction of the boiler house and two greenhouses would not meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties (the “Secretary’s Standards”). The publicly accessible open space could include event space, open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.

The Project would include four new sidewalk bulbouts (one at each corner of the site), add a new 11-foot wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot wide sidewalks. A total of approximately 33 street trees would be provided along the perimeter of the block. The Project would include 31 new curb cuts, (12 on Bowdoin Street, eight on Wayland and Hamilton streets and three on Woolsey Street). The Project would provide approximately 28 on-street parking spaces surrounding the Project site, as well as two on-street car share spaces on Hamilton Street near the proposed publicly accessible open space.

## B. Project Objectives

The FEIR discusses the Project Objectives identified by the Project Sponsor. The objectives are as follows:

- Develop a mixed-income residential development consistent with and maximizing housing density pursuant to the planning code within project site constraints and incorporating on-site affordable units.
- Replace an abandoned commercial cut-flower lot with residential uses and design consistent with the surrounding Portola neighborhood.
- Contribute to the city's housing goal as designated in the General Plan of maximizing housing potential on the project site.
- Provide public open space and replicate some site conditions to preserve elements of the historical uses.
- Provide adequate light and air to all housing units in the new development.
- Develop a project that is financially feasible and able to support the equity and debt returns as required by investors and lenders without public subsidy.

### C. Project Approvals

The Project requires review and approval by several local decision-making bodies, departments and agencies, including those set forth below.

#### *Actions by the San Francisco Planning Commission*

- Certification of the FEIR and adoption of findings under CEQA
- Conditional Use Authorization (Planning Code Sections 209.1, 303 and 304) for a Planned Unit Development (PUD), permitting development of more than one dwelling unit on lots in an RH-1 Zoning District (Section 209.1). Through the PUD, the Project is seeking modifications for not meeting the technical requirements of Planning Code Section 121 for minimum lot width and area, modification of the strict technical requirements for location and dimensions of required rear yards (Section 134), modification to driveway width and street frontage controls (Section 144), modification of technical requirements for car-share spaces to be included on street (Section 166).

#### *Actions by Other City Departments and State Agencies*

- Approval of demolition, grading, and site construction permits (Department of Building Inspection)
- Approval of nighttime construction noise permit (Department of Building Inspection)
- Subdivision approval to create 31 residential lots, one lot for publicly accessible open space, and lot(s) for common residential open space (e.g. for the "spine" and "mews") (Department of Public Works)
- If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a street space permit (Department of Public Works)
- Street and sidewalk permits for modifications to public streets, sidewalks, or curb cuts, including the installation of street trees (Department of Public Works)
- Construction-related approvals, as applicable (SFMTA)



- Review and approval of any changes to sewer laterals, existing publicly owned fire hydrants, water service laterals, water meters, and/or water mains (SFPUC)
- Review and approval of the size and location of new fire, standard, and/or irrigation water service laterals (SFPUC)
- Review and approval of stormwater management approach and required stormwater control plan(s) in accordance with city's 2016 Stormwater Management Requirements and Design Guidelines (SFPUC)
- Review and approval of the project's landscape and irrigation plans per the Water Efficient Irrigation Ordinance and the SFPUC Rules and Regulations Regarding Water Service to Customers (SFPUC)
- Review and approval of a site mitigation plan, in accordance with San Francisco Health Code article 22A (San Francisco Department of Public Health)
- Review and approval of a construction dust control plan, in accordance with San Francisco Health Code article 22B (San Francisco Department of Public Health)

#### D. Environmental Review

On September 15, 2017, Project Sponsor filed an Environmental Evaluation Application for the Project. On August 26, 2020, the San Francisco Planning Department ("Department") published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting ("NOP"). Publication of the NOP initiated a 30-day public review and comment period that began on August 26, 2020 and ended on September 25, 2020. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on August 26, 2020.

On June 23~~4~~, 2021, the Department published the DEIR, including an Initial Study ("IS"), and provided public notice in a newspaper of general circulation of the availability of the DEIR and IS for public review and comment and of the date and time of the Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and owners and occupants of buildings within a 300-foot radius of the project site. Notices of availability of the DEIR and the date and time of the public hearing were posted near the Project site by the Project Sponsor on June 23~~4~~, 2021.

Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on June 23, 2021.

On July 21, 2021, the Historic Preservation Commission held a duly advertised public hearing to review and comment on the DEIR. On July 29, 2021, the Commission held a duly advertised public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on August 9~~10~~, 2021.

The Department prepared responses to comments on environmental issues received during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected clerical errors in the DEIR.



This material was presented in a RTC document, published on November 5, 2021, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

The FEIR has been prepared by the Department. It consists of the DEIR, any consultations and comments received during the review process, any additional information that became available after publication of the DEIR, and the RTC document, all as required by law. The IS is included as Appendix B to the DEIR and is incorporated by reference thereto.

Project FEIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 49 South Van Ness Avenue, Suite 1400, and are part of the record before the Commission.

On November 18, 2021, the Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the Administrative Code. In certifying the FEIR, the Commission found that none of the comments on the DEIR triggered the need for recirculation of the EIR under CEQA Guidelines Section 15088.5. Nor does approval of the Project of the FEIR trigger the need for a supplemental or subsequent EIR under CEQA Guidelines Section 15162. The FEIR was certified by the Commission on November 18, 2021 by adoption of its Motion No. XXXXX.

#### **E. Content and Location of Record**

The record upon which all findings and determinations related to the adoption of the proposed Project are based includes the following:

- The FEIR, and all documents referenced in or relied upon by the FEIR, including the IS;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the FEIR, the proposed approvals and entitlements, the Project, and the alternatives set forth in the FEIR;
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and subconsultants who prepared the FEIR, or incorporated into reports presented by the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the Project or the FEIR;
- All applications, letters, testimony, and presentations presented to the City by the Project Sponsor and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Project and the FEIR;
- The MMRP; and
- All other documents comprising the record pursuant to Public Resources Code Section 21167.6(e).

The public hearing transcripts and audio files, a copy of all letters regarding the FEIR received during the public review period, the administrative record, including all studies, materials and background documentation for the

FEIR are located at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco. The Planning Department, Jonas P. Ionin, is the custodian of these documents and materials.

#### **F. Findings about Environmental Impacts and Mitigation Measures**

The following Sections II, III and IV set forth the Commission's findings about the FEIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Commission regarding the environmental impacts of the Project and the mitigation measures included as part of the FEIR and adopted by the Commission as part of the Project. To avoid duplication and redundancy, and because the Commission agrees with, and hereby adopts, the conclusions in the FEIR, these findings will not repeat the analysis and conclusions in the FEIR, but instead incorporate them by reference and rely upon them as substantial evidence supporting these findings.

In making these findings, the Commission has considered the opinions of the Department and other City staff and experts, other agencies, and members of the public. The Commission finds that (i) the determination of significance thresholds is a judgment decision within the discretion of the City and County of San Francisco; (ii) the significance thresholds used in the FEIR are supported by substantial evidence in the record, including the expert opinion of the FEIR preparers and City staff; and (iii) the significance thresholds used in the FEIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project. Thus, the Commission finds the significance determinations in the FEIR to be persuasive and hereby adopts them as its own.

These findings do not attempt to describe the full analysis of each environmental impact contained in the FEIR. Instead, a full explanation of these environmental findings and conclusions can be found in the FEIR, and these findings hereby incorporate by reference the discussion and analysis in the FEIR supporting the determination regarding the Project impacts and mitigation measures designed to address those impacts. In making these findings, the Commission ratifies, adopts and incorporates in these findings the determinations and conclusions of the FEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings, and relies upon them as substantial evidence supporting these findings.

As set forth below, the Commission adopts and incorporates the mitigation measures set forth in the FEIR and the attached MMRP, to reduce the significant impacts of the Project. Accordingly, in the event a mitigation measure recommended in the FEIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect a mitigation measure in the FEIR due to a clerical error, the language of the mitigation measure as set forth in the FEIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the FEIR.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the DEIR, RTC or IS in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

## SECTION II. IMPACTS OF THE PROJECT FOUND TO BE LESS THAN SIGNIFICANT AND THUS NOT REQUIRING MITIGATION

Under CEQA, no mitigation measures are required for impacts that are less than significant (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.). Based on the evidence in the whole record of this proceeding, the Planning Commission finds that the Project will not result in any significant impacts in the following areas and that these impact areas therefore do not require mitigation. The statements below provide a brief summary of the analyses and explanations contained in the FEIR, and do not attempt to include all of the information that is provided in the FEIR. Such information can be found in FEIR Appendix B (Initial Study or IS), which is incorporated herein by this reference.

The IS determined that the Project would result in a less than significant impact or no impact for the following impact areas and, therefore, these impact areas were not included in the DEIR for further analysis, including those impacts that include a specific impact statement:

- Land Use and Planning – all impacts (IS, p. 11)
- Population and Housing – all impacts (IS, p. 13)
- Cultural Resources
  - Impact C-CR-2: The Project, in combination with cumulative projects, would not result in significant cumulative impacts on archeological resources and human remains (IS, p. 20)
- Tribal Cultural Resources
  - Impact C-TCR-1: The Project, in combination with cumulative projects, would not result in significant cumulative impacts to tribal cultural resources (IS, p. 22)
- Transportation and Circulation – all impacts (IS, p. 22)
- Noise
  - Impact NO-1: Construction activities associated with the Project would not result in a significant temporary increase in ambient noise levels in the project vicinity in excess of established standards (IS, p. 35)
  - Impact NO-2: Construction of the Project would not generate excessive groundborne noise or vibration levels (IS, p. 37)
  - Impact C-NO-1: The Project, in combination with cumulative projects, would result in less-than-significant cumulative impacts related to noise and vibration (IS, p. 39)
- Air Quality
  - Impact AQ-1: The Project would not conflict with or obstruct implementation of 2017 Clean Air Plan (IS, p. 45)
  - Impact AQ-2: The Project's construction activities would generate fugitive dust and criteria air pollutants, but would not result in a cumulatively considerable net increase of non-attainment criteria air pollutants within the air basin (IS, p. 46)
  - Impact AQ-4: The Project would generate toxic air contaminants, including diesel particulate matter, but not at levels that would expose sensitive receptors to substantial air pollutant concentrations (IS, p. 52)
  - Impact AQ-5: The Project would not create objectionable odors that would affect a substantial number of people (IS, p. 52)
- Greenhouse Gas Emissions – all impacts (IS, p. 53-56)
- Wind – all impacts (IS, p. 56-57)

- Shadow – all impacts (IS, p. 57-58)
- Recreation – all impacts (IS, p. 58-60)
- Utilities and Services Systems – all impacts (IS, p. 61-66)
- Public Services – all impacts (IS, p. 67-69)
- Biological Resources
  - Impact BI-2: The Project would not conflict with any local policies protecting biological resources, such as a tree preservation policy or ordinance (IS, p. 76)
  - Impact C-BI-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to biological resources (IS, p. 76)
- Geology and Soils
  - Impact GE-1: The Project would not exacerbate the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic ground shaking, liquefaction, seismically induced ground failure, or landslides (IS, p. 80)
  - Impact GE-2: The Project would not result in substantial loss of topsoil or erosion (IS, p. 81)
  - Impact GE-3: The Project site would not be located on a geologic unit or soil that is unstable, or that could become unstable as a result of the Project (IS, p. 82)
  - Impact GE-4: The Project would not create substantial risks to life or property as a result of being located on expansive soil (IS, p. 82)
  - Impact C-GE-1: The Project, in combination with cumulative projects, would not result in cumulative impacts on geology and soils or paleontological resources (IS, p. 85)
- Hydrology and Water Quality – all impacts (IS, p.86-90)
- Hazards and Hazardous Materials – all impacts (IS, p. 91-97)
- Mineral and Energy Resources – all impacts (IS, p. 98)
- Energy – all impacts (IS, p. 99-100)
- Agriculture and Forest Resources – all impacts (IS, p. 100-101)
- Wildfire – all impacts (IS, p. 101)

Note: Senate Bill (SB) 743 became effective on January 1, 2014. Among other things, SB 743 added Section 21099 to the Public Resources Code and eliminated the requirement to analyze aesthetics and parking impacts for certain urban infill projects under CEQA. The proposed Project meets the definition of a mixed-use residential project on an infill site within a transit priority area as specified by Public Resources Code Section 21099. Accordingly, the FEIR did not discuss the topic of aesthetics, which is no longer considered in determining the significance of the proposed Project's physical environmental effects under CEQA. The FEIR nonetheless provided visual simulations for informational purposes. Similarly, the FEIR included a discussion of parking for informational purposes. This information, however, did not relate to the significance determinations in the FEIR.

### SECTION III. FINDINGS OF POTENTIALLY SIGNIFICANT IMPACTS THAT CAN BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL THROUGH MITIGATION

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this Section III and in Section IV concern mitigation measures set forth in the DEIR to mitigate the potentially significant impacts of the Project. These mitigation measures are included in the MMRP. A copy of the MMRP is included as Attachment B to the Planning Commission Motion adopting these findings.

The Project Sponsor has agreed to implement the following mitigation measures to address the potential noise, air quality, cultural resources, and geology and soils impacts identified in the IS and/or FEIR. As authorized by CEQA Section 21081 and CEQA Guidelines Section 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the Planning Commission finds that, unless otherwise stated, the Project will be required to incorporate mitigation measures identified in the FEIR into the Project to mitigate or avoid significant or potentially significant environmental impacts. These mitigation measures will reduce or avoid the potentially significant impacts described in the FEIR, and the Commission finds that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City and County of San Francisco to implement or enforce.

Additionally, the required mitigation measures are fully enforceable and are included as conditions of approval in the Planned Unit Development Conditional Use Authorization under Planning Code Section 303 and 304, and also will be enforced through conditions of approval in any building permits issued for the Project by the San Francisco Department of Building Inspection. With the required mitigation measures, these Project impacts would be avoided or reduced to a less-than-significant level. The Planning Commission finds that the mitigation measures presented in the MMRP are feasible and shall be adopted as conditions of project approval.

#### Cultural Resources+

- **Impact CR-3:** The Project could cause a substantial adverse change in the significance of an archeological resource. With implementation of *Mitigation Measure M-CR-2: Archeological Testing*, Impact CR-3 is reduced to a less-than-significant level. (IS, p. 15)

Project construction requires subsurface excavation. Based on a reasonable presumption that archeological resources may be present within the Project site, the Project has the potential to disturb unknown archeological resources, and these impacts could be significant. Accordingly, to reduce potential impacts to significant archeological resources, the Project would implement *Mitigation Measure M-CR-2: Archeological Testing*, which would require the Project Sponsor to retain the services of an archeologist from the Department Qualified Archeological Consultants List to develop and implement an archeological testing program and, if appropriate, an archeological data recovery plan and other measures set forth in *Mitigation Measure M-CR-2: Archeological Testing*. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-CR-2* would reduce the potential impact to a less-than-significant level.

- **Impact CR-4:** The Project could disturb human remains, including those interred outside of formal cemeteries. With implementation of *Mitigation Measure M-CR-2: Archeological Testing*, Impact CR-4 is reduced to a less-than-significant level. (IS, p. 19)

The inadvertent exposure of previously unidentified human remains, including those interred outside of formal cemeteries, would be considered a significant impact. To reduce this impact to a less-than-significant level, the Project would comply with *Mitigation Measure M-CR-2: Archeological Testing*, which includes the procedures required to address, protect, and treat human remains should any be discovered during construction. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, with implementation of *Mitigation Measure M-CR-2*, the Project would have a less-than-significant impact related to the potential disturbance of human remains.

## Tribal Cultural Resources

- **Impact TCR-1:** The Project could cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074. With implementation of *Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program*, Impact TCR-1 is reduced to a less-than-significant level. (IS, p. 21)

Unknown resources may be encountered during construction that could be identified as tribal cultural resources at the time of discovery or at a later date. The Planning Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program*, would reduce potential adverse effects on tribal cultural resources to a less-than-significant level by imposing a consultation process with tribal representatives for determining whether preservation in place through an archeological resource preservation plan would be feasible and effective and, if not, for implementation of a tribal cultural resources interpretation plan.

## Noise

- **Impact NO-3:** Operation of the Project could result in a substantial permanent increase in ambient noise levels in the Project vicinity in excess of applicable standards. With implementation of *Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations*, Impact NO-3 is reduced to a less-than-significant level. (IS, p. 38)

Fixed mechanical equipment installed as part of the Project (such as heating, ventilation and air condition equipment like condenser units) could cause existing ambient noise levels at adjacent existing residences by more than 5 dBA and result in a significant operational noise impact. Implementing *Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations*, will require, prior to approval of a building permit, that the Project Sponsor demonstrate to the Environmental Review Officer that proposed fixed mechanical equipment meets the noise limits specific in section 2909 of the city's noise ordinance. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, with implementation of *Mitigation Measure M-NO-3*, potential operational noise impacts would be reduced to a less-than-significant level.

## Air Quality

- **Impact AQ-3:** The Project's construction and operational activities could generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial air pollutant concentrations. With implementation of *Mitigation Measure M-AQ-3: Construction Air Quality*, Impact AQ-3 is reduced to a less-than-significant level. (IS, p. 48)

The Project would require construction activities over a 24-month period, which would result in short-term emissions of diesel particulate matter and other toxic air contaminants. Adjacent sensitive receptors that are downwind of Project construction activities are located in an area that already experiences poor air quality, meaning Project construction would generate additional air pollution affecting those nearby sensitive receptors and resulting in a significant impact. Implementing *Mitigation Measure M-AQ-3: Construction Air Quality*, will require the Project Sponsor's contractor to comply with specified engine type and operation requirements for Project

construction and requires preparation of a construction emissions minimization plan and submission of quarterly monitoring reports for the duration of construction activities. Implementation of these measures can be expected to reduce construction-period emissions by 89 to 94 percent. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-AQ-3* would reduce construction emission impacts on nearby sensitive receptors to a less-than-significant level.

- **Impact C-AQ-1:** The Project, in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, could contribute to cumulative health risk impacts on sensitive receptors. With implementation of *Mitigation Measure M-AQ-3: Construction Air Quality*, Impact C-AQ-2 is reduced to a less-than-significant level. (IS, p. 53)

Emissions from cumulative projects contribute to the region's adverse air quality on a cumulative basis. While no single project by itself would be sufficient in size to result in regional nonattainment of ambient air quality standards, cumulative contributions of individual projects can contribute to existing cumulative adverse air quality impacts. The project-level thresholds for criteria air pollutants are based on levels below which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants, meaning the FEIR analyzed cumulative criteria air pollutants in its project-level discussion under impacts AQ-2 and AQ-3. Regarding cumulative health risks, the Project would add new construction-related sources of toxic air contaminants (e.g., construction-related vehicles trips) to an area of the City that does not experience poor air quality. The construction-related component would constitute a significant cumulative impact. However, implementation of *Mitigation Measure M-AQ-3: Construction Air Quality* can be expected to reduce construction-period emissions by as much as 94 percent. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-AQ-3* would reduce the Project's contribution to cumulative air quality impacts to a less-than-significant level.

## Biological Resources

- **Impact BI-1:** The Project could have a substantial adverse effect, either directly or indirectly through habitat modifications, on any special-status species and could interfere with the movement of native resident or wildlife species or with established native resident or migratory wildlife corridor, or impede the use of a native wildlife nursery site. With implementation of *Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory Birds and Buffer Areas* and *Mitigation Measure M-BI-1b: Avoidance and Minimization Measures for Bats*, Impact BI-1 is reduced to a less-than-significant level. (IS, p. 71)

The Project site's agricultural structures have been used since the 1990s; however, due to the developed nature of the site and the site's perimeter fencing, only common wildlife species and birds are expected to use the Project site and the site is not considered to serve as a native wildlife nursery or movement corridor for native or migratory wildlife. The Project site is located within 300 feet of an Urban Bird Refuge as designated by the Department, so the design of the Project facade and lighting requires specified compliance with planning code section 139 standards for bird-safe buildings. In addition, the Project site's landscaped areas could provide suitable habitat for nesting birds covered under the Migratory Bird Treaty Act and California Fish and Game Code and, if nesting birds are present, vegetation removal and construction-related activities associated with the Project could adversely affect bird breeding and nest behaviors at the Project site and immediate vicinity, as well as harm eggs or chicks present. Implementation of *Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory*



*Birds and Buffer Areas* will protect nesting birds and their nests during Project construction by limiting, as feasible, any Project activity involving demolition, ground disturbance, site grading, and/or vegetation trimming or removal to outside the nesting season of January 15 through August 15 or, if such activities cannot feasibly be limited to outside the nesting season, require a qualified wildlife biologist to conduct pre-construction nesting surveys within 14 days prior to the start of construction or demolition activities in areas of the Project site not previously disturbed by Project activities, as well as after any construction breaks of 14 days or more. If active nests are located during the survey, the qualified biologist shall determine and establish appropriate measures to protect the nest(s). In addition, removal or relocation of any inactive nests observed within or adjacent to the Project site at any time throughout the year shall be at the discretion of the qualified biologist in coordination with the Department. As such, the Planning Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-BI-1a* would reduce any potential significant impact on birds to a less-than-significant level.

Removal of the Project site's existing garage/storage and boiler house on the site could disturb one of several common or special-status bat species protected under the California Fish and Game Code. Implementation of *Mitigation Measure M-BI-1b: Avoidance and Minimization Measures for Bats* requires a qualified biologist experienced with bat surveying techniques to conduct a pre-construction habitat assessment of the Project site to characterize potential bat habitat and identify potentially active bat roost sites. Should the survey identify potential roosting habitat or active bat roosts, building demolition or removal of trees containing the potential habitat or active roost shall be limited to seasons not associated with maternity roosting or winter torpor (as that term is defined in the FEIR), approximately March 1 to April 15 and August 15 to October 15, as feasible. The biologist shall also conduct pre-construction surveys of the identified potential habitats or roosts no more than 14 days prior to building demolition or tree trimming/removal around those potential habitats or roosts. If the pre-construction survey identifies evidence of roosting, the qualified biologist shall determine and establish appropriate measures to protect the nest(s), based on the specific circumstances and species present, provided that under no circumstances shall active maternity roosts be disturbed until the roost disbands at the completion of the maternity roosting season or otherwise becomes inactive, as determined by the qualified biologist. As such, the Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-BI-1b* would reduce any potential significant impact on bats to a less-than-significant level.

## Geology and Soils

- **Impact GE-5:** The Project could directly or indirectly destroy a unique paleontological resource or site or geologic feature. With implementation of *Mitigation Measure M-GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities* and *Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities*, Impact GE-5 would be less than significant (IS, p. 83)

The Project would involve excavation to a depth of five feet below ground surface in a vicinity with a moderate potential to yield fossils. Therefore, the Project could disturb paleontological resources if such resources are present within the Project site. *Mitigation Measure M-GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities* would be implemented to ensure Project construction workers associated with ground-disturbing activities are trained on the contents of the Paleontological Resources Alert Sheet, to be provided by the Department's Environmental Review Officer, including immediate stop work



procedures. *Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities* would ensure additional procedures to protect paleontological resources are implemented in the event of the discovery of an unanticipated paleontological resource during construction. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, with implementation of *Mitigation Measures M-GE-5a* and *M-GE-5b*, the Project's paleontological impacts would be reduced to a less-than-significant level.

#### SECTION IV. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Commission finds that, where feasible, changes or alterations have been required, or incorporated into, the Project to reduce the significant environmental impacts as identified in the Final EIR. The Commission finds that the mitigation measures in the Final EIR and described below are appropriate, and that changes have been required in, or incorporated into, the Project, pursuant to Public Resources Code section 21002 and CEQA Guidelines Section 15091, that may lessen, but do not avoid (i.e., reduce to less-than-significant levels), the potentially significant environmental effects associated with implementation of the Project that are described below. Although all of the mitigation measures set forth in the MMRP, attached as **Exhibit B**, are hereby adopted, for the impact listed below, despite the implementation of feasible mitigation measures, the effects remain significant and unavoidable.

The Commission further finds based on the analysis contained within the FEIR, other considerations in the record, and the significance criteria identified in the FEIR, that feasible mitigation measures are not available to reduce the significant Project impact to a less-than-significant level, and thus the impact remains significant and unavoidable. The Commission also finds that, although measures were considered in the FEIR that could reduce some of the significant impact, the impact remains significant and unavoidable or potentially significant and unavoidable.

Thus, the following significant impact on the environment, as reflected in the FEIR, is unavoidable. But, as more fully explained in Section VI, below, under Public Resources Code Section 21081(a)(3) and (b), and CEQA Guidelines 15091(a)(3), 15092(b)(2)(B), and 15093, the Commission finds that, for the significant and unavoidable impact described below, the legal, environmental, economic, social, technological and other benefits of the Project override any remaining significant adverse impact of the Project. This finding is supported by substantial evidence in the record of this proceeding.

The FEIR identifies the following impact for which no feasible mitigation measures were identified that would reduce the impact to a less than significant level:

**Impacts to Cultural Resources – Impact CR-1:** The Project would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5. (DEIR, Chapter 3)

The Project would demolish all 18 greenhouses, the garage/storage building and attached mixing shed, the boiler house, two hand-dug wells, the water pressure tank, the mixing tank, the irrigation system (above and below ground), the water storage tank, and the water drainage channel along the central pathway. Following site demolition, Greenhouses 1 and 2, as well as the boiler house, would be reconstructed in their original size and location within the publicly accessible open space, using materials from the existing building on the project site as feasible; however, the reconstruction would not necessarily be completed consistent with the Secretary's

Standards, as the exact design and programmatic elements for the greenhouses and boiler house have yet to be determined. While some character-defining features of the Project site would remain or be relocated, the significant majority of the site's character-defining features conveying the site's historical significance with regard to the Italian farming community, the Portola neighborhood and the site serving as a rare surviving property type that was once common in the Portola and Excelsior neighborhoods of San Francisco would be eliminated. As such, the Project would materially impair the significance of a historical resource, as defined in CEQA Guidelines Section 15064.5(b). No feasible mitigation measures were identified that would reduce this impact to a less than significant level after consideration of several potential mitigation measures.

- *Mitigation Measure M-CR-1a: Documentation of Historical Resources.* Prior to the issuance of any demolition permit, an architectural historian and professional videographer shall prepare written, photographic and videographic documentation of identified historic resources existing on the site, subject to review and approval by the Planning Department (DEIR, p. 3.A-22);
- *Mitigation Measure M-CR-1b: Salvage Plan.* Prior to the issuance of any demolition permit that would remove character-defining features or demolish historic architectural resources on the project site, a qualified architectural historian or historic architect shall prepare a salvage plan for review and approval by Planning Department staff. The Project Sponsor shall make good faith effort to salvage materials of historical interest for utilization as part of the interpretative program and for reconstruction of the boiler house, greenhouses 1 and 2, and fencing (DEIR, p. 3.A-23);
- *Mitigation Measure M-CR-1c: Interpretive Program.* The Project Sponsor shall facilitate development of an interpretive program regarding history of project site, including a planning department-reviewed plan for proposed reconstruction of greenhouses 1 and 2 and the boiler house. The detailed content, media, and other characteristics of such an interpretive program, including a maintenance plan, shall be coordinated with the retention of the surviving rose plants (Mitigation Measure M-CR-1d) and approved by planning department staff prior to issuance of a temporary certificate of occupancy. (DEIR, p. 3.A-24); *and*
- *Mitigation Measure M-CR-1d: Retention Rose Plants.* Prior to the issuance of any demolition permit, the Project Sponsor shall prepare a planning department-approved relocation and care plan for the surviving rose plants located within and around the greenhouses. This plan shall be prepared by a qualified horticultural expert or other landscape professional knowledgeable in the transplant and care of roses. (DEIR, p. 3.A-24)

The Commission finds that, for the reasons set forth in the FEIR, although implementation of *Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, and M-CR-1d* would reduce the cultural resources impact of demolition of the existing agricultural structures on the Project site, this impact would nevertheless remain significant and unavoidable. As described in detail in the discussion of preservation and partial preservation alternatives in Section V below, the preservation alternatives were determined to be infeasible per CEQA Guidelines Section 15091(a)(3). Therefore, this impact would be significant and unavoidable even with identified mitigation.

## SECTION V. Evaluation of Project Alternatives

### A. Alternatives Analyzed in the FEIR

This section describes the FEIR alternatives and the reasons for rejecting the alternatives as infeasible. CEQA mandates that an environmental impact report evaluate a reasonable range of alternatives to a project or the

project location that would feasibly attain most of the project's basic objectives, but that would avoid or substantially lessen any identified significant adverse environmental effects of the project. An environmental impact report is not required to consider every conceivable alternative to a proposed project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. CEQA requires that every environmental impact report also evaluate a "No Project" alternative. Alternatives provide a basis of comparison to the Project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the project.

The Department considered a range of alternatives to the Project in Chapter 5 of the FEIR. The FEIR analyzed the No Project Alternative (Alternative A), the Full Preservation Alternative (Alternative B), and the Partial Preservation Alternative (Alternative C). Each alternative is discussed and analyzed in these findings, in addition to being analyzed in Chapter 5 of the FEIR.

The Commission certifies that it has independently reviewed and considered the information on the alternatives provided in the FEIR and in the record. The FEIR reflects the Commission's and the City's independent judgment as to the alternatives.

The Commission finds that the Project provides the best balance between satisfaction of Project objectives and mitigation of environmental impacts to the extent feasible, as described and analyzed in the FEIR.

## **B. Evaluation of Project Alternatives**

CEQA provides that alternatives analyzed in an environmental impact report may be rejected if "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible ... the project alternatives identified in the EIR." (CEQA Guidelines § 15091(a)(3).) The Commission has reviewed each of the alternatives to the Project as described in the FEIR that would reduce or avoid the impacts of the Project and finds that there is substantial evidence in the record, including evidence of specific economic, legal, social, technological and other considerations that make these Alternatives infeasible, for the reasons set forth below. In making these determinations, the Commission is aware that CEQA defines "feasibility" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." (CEQA Guidelines § 15364.) The Commission is also aware that under CEQA case law the concept of "feasibility" encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project, and (ii) the question of whether an alternative is "desirable" from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

The following alternatives were fully considered and compared in the FEIR:

### **1. No Project Alternative (Alternative A)**

Under the No Project Alternative, the Project Site would foreseeably remain in its existing condition. The structures on the Project site and its character-defining features would be retained. The No Project Alternative has been identified as the overall environmentally superior alternative. The No Project Alternative would reduce the

impacts of the project because no new development would occur. None of the significant and unavoidable impacts associated with the project would occur. The No Project Alternative would have less-than-significant impacts or no impacts on topics determined in the Final EIR or initial study to be either less than significant or less than significant with mitigation under the project, and would not require mitigation measures.

This alternative would not preclude development of another project on the project site, should such a proposal be put forth by the Project Sponsor or another entity.

The Commission rejects the No Project Alternative as infeasible because it would not meet the Project Objectives, as described in Section 5.C.1 and Table 5-1 of the FEIR, or the City's policy objectives for reasons including, but not limited to, the following:

- 1) The No Project Alternative would not meet any of the Project Sponsor's or City's objectives;
- 2) The No Project Alternative would be inconsistent with key goals of the General Plan with respect to housing production. With no construction of new housing created on the Project site, the No Project Alternative would not increase the City's housing stock of either market rate or affordable housing, would not create new job opportunities for construction workers, and would not expand the City's property tax base.
- 3) The No Project Alternative would leave the Project site physically unchanged, and thus would not achieve any of the objectives regarding the redevelopment of a large underutilized site, creation of the maximum number of new residential dwelling units (including housing for families with children), and provision of publicly accessible open space.

For these reasons, the Commission rejects the No Project Alternative because it would not meet the basic objectives of the Project and, therefore, is not a feasible alternative.

## **2. Proposed Project Full Preservation Alternative (Alternative B)**

Under the Full Preservation Alternative (Alternative B), 24 dwelling units would be constructed on the northwest portion of the Project site, fronting Bowdoin and Wayland streets. Construction of the 24 dwelling units would require the demolition of greenhouses 12 through 18; however, the majority of the otherwise character-defining features on the remainder of the Project site, including 11 greenhouses and the other individual buildings and structures would be retained and rehabilitated in accordance with the Secretary's Standards, with a total of approximately 1.45 acres being converted into publicly accessible open space (with potential programming similar to that proposed in the Project's publicly accessible open space). Similar to the Project, surviving rose plants would be preserved and replanted on the Project site.

The height of the dwelling units would be the same as the Project (approximately 35 feet), as would be the unit layout (12 duplexes, with a curb cut providing access to a garage in each duplex structure). The amount of Class 1 and Class 2 bicycle parking would be proportional to the Project's (*i.e.*, compliant with the planning code, with additional bicycle parking provided as part of Alternative B's transportation demand management plan). The Full Preservation Alternative would include three on-site affordable dwelling units (the on-site amount required by the planning code for projects proposing fewer than 25 units). As such, while the Full Preservation would include 61%

less overall housing than the Project (24 units compared to 62 units), it would include 75% less affordable housing than the Project (three units compared to 12 units).

Though the Full Preservation Alternative would demolish seven of the existing greenhouses, thereby altering the historical resource's overall layout and replacing some of the character-defining features of the Project site with new construction, the character of the historical resource would remain evident. Further, by rehabilitating all existing structures except seven of the greenhouses, the Full Preservation Alternative would not introduce conjectural features or architectural elements from other building in a way that could create a false sense of historical development. Though programming for the rehabilitated structures would not be the same as the structures' historic use, the publicly accessible nature of the potential programming would be a compatible use with the historic agricultural uses on the site, such as a community garden space. Further, the layout of the 12 new residential duplexes would be consistent with the existing footprints of greenhouses 12 through 18, while introducing a clearly differentiated and contemporary design. Notably, three of the seven greenhouses that would be demolished have already partially collapsed, minimizing the impact of the new housing in terms of demolishing existing historic structures with evident character-defining features. Therefore, unlike the Project, the Full Preservation Alternative would not result in a significant and unavoidable impact related to the demolition of a historical resource. Only *Mitigation Measure M-CR-1d: Retention of Rose Plants* would be required for the Full Preservation Alternative, to ensure the surviving rose plants are protected and replanted (i.e., *Mitigation Measures M-CR-1a, M-CR-2b, and M-CR-1c* would not be necessary).

A discussion of other environmental impacts under the Full Preservation Alternative in comparison to the Project is contained in FEIR Section 5.C.2. In summary, the construction and operational impacts of Alternative B under each of the Initial Study environmental topics would be similar to those of the proposed project but reduced due to reduced development intensity, reduced excavation and ground-disturbing activity and reduced residential density. However, all mitigation measures except Mitigation Measures M-CR-1a through M-CR-1c, as described above, would still apply to Alternative B.

The Commission rejects Alternative B because, even though it would eliminate the significant and unavoidable impact of the Project, it would not meet the Project Objectives, as described in FEIR Table 5-1 and Section 5.C.2, or the City's policy objectives, or would meet those objectives to a lesser extent than the Project, for reasons including, but not limited to, the following:

- 1) Alternative B would limit the Project to 24 units, whereas the Project would provide 62 units to the City's housing stock (approximately 61% less new housing than proposed by the Project) and maximize the creation of new residential units in a manner consistent with the pattern of development in the surrounding Portola neighborhood on a currently abandoned commercial lot.
- 2) Alternative B would also reduce the Project's provision of on-site below-market-rate units under the City's Inclusionary Housing Program by 75%, in that the Project would include 12 on-site below-market rate units, whereas Alternative B would only include three on-site below-market rate units.
- 3) Alternative B would not further the City's housing policies to create more housing, particularly affordable housing opportunities to the same extent as the Project.

- 4) Alternative B would not further the City's housing policies to create more housing suitable for families with children (*i.e.*, multi-bedroom units), to the same extent as the Project.
- 5) A peer-reviewed<sup>1</sup> financial feasibility analysis prepared by the Project Sponsor<sup>2</sup> and available as part of the case record demonstrates supports that Alternative B would not generate any investment return and rather would result in significant financial losses, supporting that it would be infeasible to obtain construction financing for Alternative B.

For the foregoing reasons, the Planning Commission rejects Alternative B as infeasible.

### 3. Partial Preservation Alternative (Alternative C)

Under the Partial Preservation Alternative (Alternative C), 40 dwelling units would be constructed on the northern portion of the Project site (requiring demolition of the majority of existing greenhouses on the Project site). The character-defining features at the south end of the Project site, including six greenhouses and the non-greenhouse buildings and structures, would be retained and rehabilitated in accordance with the Secretary of the Interior's Standards. A total of approximately 0.9 acre would be converted into publicly accessible open space with potential programming similar to that proposed in the Project's publicly accessible open space. Similar to the Project, surviving rose plants would be preserved and replanted on the Project site.

The height of the dwelling units would be the same as the Project (approximately 35 feet), as would be the unit layout (20 duplexes, with a curb cut providing access to a garage in each duplex structure). The amount of Class 1 and Class 2 bicycle parking would be proportional to the Project's (*i.e.*, compliant with the planning code, with additional bicycle parking provided as part of Alternative C's transportation demand management plan). The Partial Preservation Alternative would include eight on-site affordable dwelling units, meaning the Partial Preservation would include approximately 34% less overall housing, including 33% fewer on-site below-market rate units.

Though the Partial Preservation Alternative would retain more character-defining features than the Project, it would still result in a significant alteration to the historic site. The majority of the existing greenhouses would be demolished and the characteristic spatial organization of the contributing buildings and structures would be only partially retained, resulting in a substantial change to the distinctive materials, features, and special relationships that characterize the existing historic site. In particular, the overall scale of the historic nursery and distinctive repetitive massing of the gable-roofed greenhouses would be significantly diminished through the demolition of the majority of the greenhouses along Hamilton Street. As such, the Partial Preservation Alternative would still cause material impairment to the existing historical resource, resulting in an impact that would be significant and unavoidable, although to a lesser extent than the Project. The same mitigation measures as the Project (*i.e.*, *Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, and M-CR-1d*) would be applicable.

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<sup>1</sup> Century Urban, Strategic Real Estate Advisory Services, "770 Woolsey- Economic Analysis with Historic Preservation" (November 8, 2021).

<sup>2</sup> 140 Partners LLC, "Construction Proforma Summary Full Preservation Alternatives B (24 Units) & C (40 Units)- 770 Woolsey PUD" (October 8, 2021).

A discussion of other environmental impacts under the Full Preservation Alternative in comparison to the Project is contained in FEIR Section 5.C.3. In summary, the construction and operational impacts of Alternative C under each of the Initial Study environmental topics would be similar to those of the proposed project but reduced due to reduced development intensity, reduced excavation and ground-disturbing activity and reduced residential density. However, all mitigation measures, including Mitigation Measures M-CR-1a through M-CR-1d, as described above, would still apply to Alternative C.

The Commission rejects Alternative C because it would not eliminate the significant and unavoidable impact of the Project, and it would not meet the Project Objectives, as described in FEIR Table 5-1 and Section 5.C.3, or the City's policy objectives, or would meet those objectives to a lesser extent than the Project, for reasons including, but not limited to, the following:

- 1) Alternative C would limit the Project to 40 units, whereas the Project would provide 62 units to the City's housing stock and maximize the creation of new residential units in a manner consistent with the pattern of development in the surrounding Portola neighborhood on a currently abandoned commercial agricultural lot.
- 2) Alternative C would also reduce the Project's provision of on-site below-market-rate units under the City's Inclusionary Housing Program in that the Project would include 12 on-site below-market rate units, whereas Alternative C would only include eight on-site below-market rate units.
- 3) Alternative C would not further the City's housing policies to create more housing, particularly affordable housing opportunities to the same extent as the Project.
- 4) Alternative C would not further the City's housing policies to create more housing suitable for families with children (*i.e.*, multi-bedroom units) to the same extent as the Project.
- 5) A peer-reviewed financial feasibility analysis prepared by the Project Sponsor and available as part of the case record demonstrates that Alternative C would not be reasonably predicted to generate a sufficient investment rate of return, supporting that it would be infeasible to obtain construction financing for Alternative C.

For the foregoing reasons, the Commission rejects Alternative C as infeasible.

## VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Commission finds that, notwithstanding the imposition of all feasible mitigation measures, one impact related to cultural resources will remain significant and unavoidable. Pursuant to CEQA section 21081 and CEQA Guidelines Section 15093, the Commission hereby finds, after consideration of the FEIR and the evidence in the record, that each of the specific overriding economic, legal, social, technological and other benefits of the Project as set forth below independently and collectively outweighs this significant and unavoidable impact and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Commission determines that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the Final EIR and the preceding findings,



which are incorporated by reference into this Section, and in the documents found in the administrative record, as described in Section I.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Commission specifically finds that there are significant benefits of the Project to support approval of the Project in spite of the unavoidable significant impact, and therefore makes this Statement of Overriding Considerations. The Commission further finds that, as part of the process of obtaining Project approvals, significant effects on the environment from implementation of the Project have been eliminated or substantially lessened where feasible. All mitigation measures identified in the FEIR and MMRP are adopted as part of the Approval Actions described in Section I, above.

Furthermore, the Commission determines that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific individual and collective overriding economic, technological, legal, social, and other considerations. In addition, the Project provides additional benefits as described in the reasons for rejecting alternatives in Section V, which are incorporated herein by reference.

The Project will have the following benefits:

1. The Project would add 62 dwelling units (28 2-bedroom units, and 34 3-bedroom units) to the City's housing stock on a currently underutilized site. The City's policy objective as expressed in Policy 1.1 of the Housing Element of the General Plan is to increase the housing stock whenever possible to address a shortage of housing in the City.
2. The Project further promotes the objectives and policies of the General Plan by providing types of dwelling units that will serve families with children in a neighborhood well suited for families with children.
3. The Project would bring additional housing into a neighborhood that is served by public transit.
4. The Project would not displace any housing because the existing structures on the project site are commercial agricultural structures no longer in use.
5. The Project would increase the stock of permanently affordable housing, by complying with the requirements of Planning Code section 415 and providing 12 on-site below-market rate units as part of the Project. The 12 on-site below-market rate units provide a type of housing suitable for families with children, addressing an important need.
6. The Project would construct a desirable new publicly accessible open space that incorporates two rebuilt greenhouses and the boiler room that celebrates the history of the project site.
7. The Project would promote the objectives and policies of the General Plan by replacing the existing underdeveloped and former commercial agricultural use (unused since 1990) with the maximum amount of residential uses permitted under the planning code, while also providing a new publicly accessible open space on a site currently closed to the public. This new development will greatly enhance the character of the existing neighborhood. In addition, the Project would have sidewalks on all street frontages and active street frontages, which would improve pedestrian and neighborhood safety. These



changes would enhance the attractiveness of the site for pedestrians and bring this site into conformity with principles of good urban design.

8. The Project would construct a development that is in keeping with the scale, massing and density of other structures in the immediate vicinity, and with that envisioned for the site under the planning code and General Plan.
9. The Project will substantially increase the assessed value of the Project site, resulting in corresponding increases in tax revenue to the City.
10. The Project provides approximately 93 Class 1 secure indoor bicycle parking spaces and 12 Class 2 sidewalk bicycle rack spaces, both in excess of the number required by the planning code. Further, the Project proposes a suitable amount of new vehicular parking (one space per dwelling unit), whereas a significant amount more parking is allowed under the planning code. This desirable mix of vehicular and bicycle parking will encourage residents and visitors to access the site (including its new publicly accessible open space) by non-automotive means when practicable.
11. The Project promotes a number of City urban design and transportation policies, including enhancing pedestrian safety via implementation of new bulbouts; providing street trees, landscaping, seating, bike racks and other street furniture for public use and enjoyment; widening and/or creating new sidewalks, using high-quality materials; and activating the street frontage on a long-abandoned and largely dilapidated site.
12. The Conditions of Approval for the Project include all the mitigation measures set forth in the FEIR to mitigate the Project's potentially significant impacts identified in the Initial Study to a less-than-significant level.
13. The Project will create temporary construction jobs. These jobs will provide employment opportunities for San Francisco residents and provide additional payroll tax revenue to the City, providing direct and indirect economic benefits to the City.

Having considered the above, the Commission finds that the benefits of the Project outweigh the unavoidable adverse environmental effects identified in the FEIR, and that those adverse environmental effects are therefore acceptable.



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: November 18, 2021**

**Record No.:** 2017-012086CUA  
**Project Address:** 770 WOOLSEY STREET  
**Zoning:** RH-1 (Residential House- One Family) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 6055/001  
**Project Sponsor:** Eric Tao  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Property Owner:** 140 Partners, LLC  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Staff Contact:** Kimberly Durandet- (628) 652-7315  
Kimberly.durandet@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION FOR A PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO PLANNING CODE SECTION 209.1, 303, AND 304 FOR THE DEMOLITION OF THE EXISTING ABANDONED GREENHOUSE STRUCTURES ON THE SITE AND NEW CONSTRUCTION OF 31 THREE-STORY RESIDENTIAL DUPLEX BUILDINGS WITH A TOTAL OF 62 DWELLING UNITS AT A HEIGHT OF APPROXIMATELY 35 FEET AND A TOTAL GROSS FLOOR AREA OF APPROXIMATELY 118,600 SQUARE FEET INCLUDING GROUND FLOOR GARAGE AND STORAGE SPACES. THE PROJECT INCLUDES 62 OFF-STREET VEHICLE PARKING SPACES, 93 CLASS 1 AND 12 CLASS 2 BICYCLE PARKING SPACES. THE PROJECT WILL ALSO PROVIDE APPROXIMATELY 43,300 SQUARE FEET OF OPEN SPACE WHICH INCLUDES APPROXIMATELY 17,200 SQUARE FEET OF PUBLICLY ACCESSIBLE OPEN SPACE AT THE CORNER OF WOOLSEY AND HAMILTON STREETS. THE PROJECT IS LOCATED AT 770 WOOLSEY STREET, LOT 001 IN ASSESSOR'S BLOCK 6055, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT. THE PLANNED UNIT DEVELOPMENT IS SEEKING TO MAXIMIZE RESIDENTIAL DENSITY ON THE SITE AND INCLUDES THE FOLLOWING REQUEST FOR MODIFICATIONS: 1) LOT WIDTH (SECTION 121), 2) REARYARD (SECTION 134), 3) STREET FRONTAGE (SECTION 144), 4) CAR SHARE (SECTION 166). ~~THE PROJECT ALSO SEEKS ADOPTION OF FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).~~

## PREAMBLE

On September 15, 2017, Jesse Herzog of AGI Avant Group, Inc. (now L37 Partners) (“Project Sponsor”) filed an Environmental Evaluation Application for the Project at 770 Woolsey Street (“Project”) with the San Francisco Planning Department (“Planning Department”). The application was deemed accepted on September 15, 2017 and assigned Case Number 2017-012086ENV.

After that date, the Project Sponsor submitted to the Department development applications for Conditional Use Authorization of a Planned Unit Development, under Planning Code Sections 209.1, 303 and 304 and a Transportation Demand Management Application which were accepted on February 8, 2019 and assigned Case Numbers 2017-012086CUA and 2017-012086TDM, respectively.

The Department determined that an environmental impact report (“EIR”) was required for the Project. On August 26, 2020, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (“NOP”) for the Project. Publication of the NOP initiated a 30-day public review and comment period that ended on September 25, 2020.

On June 23, 2021, the Department published the Draft Environmental Impact Report (“DEIR”) including an Initial Study (“IS”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission (“Commission”) public hearing on the DEIR. On August 26, 2021, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on August 26, 2021. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on June 23, 2021.

On July 21, 2021, the Historic Preservation Commission (“HPC”) held a duly advertised public hearing to review and comment on the DEIR.

On July 29, 2021, the Planning Commission held a duly advertised public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on August 9, 2021. The Department prepared responses to comments on environmental issues received during the 41-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period and corrected clerical errors in the DEIR.

On November 5, 2021, the Planning Department published a Responses to Comments document. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the DEIR review process, any additional information that became available, and the Responses to Comments document, all as required by law.

The Commission reviewed and considered the FEIR for the Project and found the FEIR to be adequate, accurate, and objective, thus reflecting the independent analysis and judgment of the Department and the Commission,

and that the summary of comments and responses contained no significant revisions to the Draft EIR and approved the FEIR for the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act, the State CEQA Guidelines, and Chapter 31.

On November 18, 2021 the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Applications Nos.2017-012086CUA and 2017-012086ENV to certify the FEIR and consider approval for the project and CEQA Findings. ~~to consider approval for the project and CEQA Findings.~~

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-012086UA 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. No.2017-012086CUA, 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 (“Project”) includes demolition of the existing abandoned greenhouse structures and new construction of 31 three-story residential duplex buildings with a height of approximately 35 feet and a total Gross Floor Area of approximately 118,600 square feet with ground floor garage and storage spaces. The Project would construct a total of 62 dwelling units with a mix of 28 two-bedroom units and 34 three-bedroom units. Of the 62 dwelling units, 12 units will be provided as on-site affordable dwelling units. The Project includes 62 off-street vehicle parking spaces, 93 Class 1 and 12 Class 2 bicycle parking spaces. The Project will also provide approximately 43,300 square feet of open space. Of that total amount, approximately 14,900 square feet will be private rear yards, approximately 11,200 square feet will be common shared spaces for the residential units, and approximately 17,200 square feet will be provided as a publicly accessible open space at the corner of Woolsey and Hamilton Streets. As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible. Following off-site storage and treatment, as appropriate, the Project Sponsor would reclaim and repurpose the wood from the greenhouses as fencing around the publicly accessible open space and residential common open spaces. The publicly accessible open space could include event space, open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.

The Project would also add a new 11-foot wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot wide sidewalks and would add four new sidewalk bulbouts (one at each corner of the site). The Project would include 31 new curb cuts, (12 on Bowdoin Street, eight on Wayland and Hamilton streets each and three on Woolsey Street) and provide approximately 28 on-street parking spaces surrounding the Project site. Two on-street car share spaces will be located on Hamilton Street near the proposed publicly accessible open space. A total of approximately 33 street trees would be provided along the perimeter of the block.

- 3. Site Description and Present Use.** The Project site (Assessor’s Block 6055, Lot 001) is a 96,000 square feet (2.2-acre) site bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west. The Project site slopes from an elevation of approximately 145 feet above sea level at the northwest corner of the site (Bowdoin and Wayland streets) to an elevation of approximately 100 feet above sea level at the southeast corner of the site (Woolsey and Hamilton streets). The site is unpaved, with the perimeter of the site along Bowdoin and Wayland streets lacking a sidewalk. The site contains existing structures related to the site’s previous agricultural use. The agricultural operations were discontinued in the 1990s and the site is not currently in use. The site includes two long rows of greenhouses (18 in total). The east row contains 10 greenhouses (including two that have partially collapsed) lining the west side of Hamilton Street and the west row contains eight greenhouses (including three that have partially collapsed) lining the east side of Bowdoin Street. Of the greenhouses that have not collapsed or partially collapsed, all are in disrepair. The south end of the project site contains

accessory buildings and structures, including a garage/storage building, a mixing shed, water storage and pressure tanks, a boiler house, a pesticide mixing tank, and hand-dug wells. The site contains a series of pipes that were used to convey water, steam, and pesticides to the greenhouses. There are several rose plants located within the greenhouses, which are presumed to have survived from the nursery business. The site is enclosed by a combination of building facades along Woolsey and Hamilton streets and a wooden fence along the rest of the perimeter.

- 4. Surrounding Properties and Neighborhood.** The Project is in the Portola neighborhood, located approximately 0.3 mile west of San Bruno Avenue, the primary retail corridor in the Portola neighborhood. The Project site is located within the Residential House, One Family (RH-1) Zoning District, and a 40-X Height and Bulk District. Other zoning districts in the vicinity of the project site include: P (Public), RH-2 (Residential House-Two Family), and the San Bruno Avenue NC (Neighborhood Commercial) Zoning District. The project site is bounded by two-story, single-family residential development to the north, east, and south. The University Mound Reservoir consists of two 10-acre water basins and is located adjacent to the west side of the project site (Bowdoin Street). The University Mound Reservoir is owned and operated by the San Francisco Public Utilities Commission (SFPUC) and bounded by University Street to the west, Felton Street to the north, Bowdoin Street to the east, and Woolsey Street to the south. The project site is located approximately 0.25 mile east of John McLaren Park, a 310-acre park owned and operated by the San Francisco Recreation and Park Department consisting of playgrounds, trails, picnic areas and game courts, a golf course, and natural areas.
- 5. Public Outreach and Comments.** The Department has received no correspondence regarding the proposed project. However, the Department is aware of outreach efforts on the Project as mediated by Supervisor Ronen. The Project Sponsor has conducted community meetings and has been working with community groups throughout the project process. Below is a summary of their outreach efforts:
  - **May 2017**—Neighborhood canvassing effort sharing original project plans to gather names and contact info of interested neighbors.
  - **August 2017**—Project sponsor hosts community meeting at the Imperial Garden Restaurant in Portola.
  - **April 2019**—Project sponsor hosts second community meeting at the Imperial Garden Restaurant in Portola.
  - **Spring 2019 through Summer 2020**—Over ten small-group meetings held with community leaders, Friends of 770 Woolsey and Supervisor Ronen’s office.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. Use and Dwelling Unit Density (Sections 207 and 209.1).** Pursuant to Planning Code Sections 207 and 209.1, properties within the RH-1 Zoning District are principally permitted to contain one dwelling unit per lot area or conditionally permitted to contain one dwelling unit per 3,000 square feet of lot area with no more than three units per lot. However, pursuant to Planning Code Section 304, Planned Unit Development (PUD) allows for a residential density that is equal to the density of the zoning district

immediately above the development parcel's underlying zoning, less one unit. In this case, the density permitted in the Residential-House, Two- Family (RH-2) Zoning District less one unit would apply. Pursuant to Planning Code Section 209.1, the RH-2 Zoning District permits one dwelling unit per every 1,500 sq ft of lot area with the issuance of Conditional Use Authorization.

*The subject property is a 96,000 square foot lot, and therefore is permitted up to 63 dwelling units pursuant to Planning Code Section 304, Planned Unit Development. The Project is proposing 62 dwelling units. The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."*

- B. Minimum Lot Width (Section 121).** The Planning Code requires that properties within all zoning districts other than RH-1(D) have a minimum lot width of 25 feet.

*The Project proposes to subdivide the block into parcels that are slightly less than 25 feet in width (approximately 24 ~~feet~~'-6" and therefore is seeking a modification from the minimum lot width requirement under the Planned Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."*

- C. Front Setback (Section 132).** The Planning Code requires that properties within the RH-1 Zoning District maintain a front setback equal to the average of adjacent properties' front setbacks, but in no case shall the required setback be greater than 15 feet. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

*As there are no existing conditions to average, the Project is not required to provide front setbacks. However, the Project is proposing front setbacks which vary in depth. The Project will provide landscaping equal to 20 percent and permeable surfaces equal to 50 percent of the property's front setback area.*

- D. Rear Yard (Section 134).** The Planning Code requires that properties within the RH-1 Zoning District that filed a development application prior to January 15, 2019, maintain a minimum rear yard equal to 25 percent of the lot's depth, but in no case less than 15 feet.

*The subject property is an approximately 96,000 square foot, regular shaped lot that is required to provide a rear yard equal to 25 percent of the lot's depth, an area that is approximately 24,000 square feet in size and parallel to the rear property lines of the subject property. The Project will construct 17 buildings within the subject property's required rear yard. The Project will create individual lots with varying depths--the smallest is 73 feet which would require a rear yard of 18 feet 3 inches while the largest is 110 feet which would require a rear yard of 26 feet 3 inches. The Project is providing rear yards that vary from approximately 15-18 feet and therefore is seeking a modification from the rear yard requirement under the Planned Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."*



- E. **Usable Open Space (Section 135).** The Planning Code requires that each dwelling unit within the RH-1 Zoning District possess at a minimum 300 square feet of private usable open space or at minimum 400 square feet of common usable open space.

*The Project will comply with this requirement. 34 dwelling units will provide access to a minimum 300 square feet of private usable open space and 28 dwelling units will provide access to a minimum 400 square feet of common usable open space. Furthermore, the Project will be providing a publicly accessible open space at the corner of Woolsey and Hamilton Streets.*

- F. **Streetscape and Pedestrian Improvements (Section 138.1).** The Planning Code requires that projects located on a site greater than one-half acre provide streetscape improvements consistent with the Better Streets Plan. Under Section 138.1(c).

*The Project Sponsor shall comply with this requirement. The Project would include four new sidewalk bulbouts (one at each corner of the site), add a new 11-foot-wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot-wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot-wide sidewalks. A total of approximately 33 street trees would be provided along the perimeter of the block. The Project would include 31 new curb cuts, (12 on Bowdoin Street, eight on Wayland and Hamilton streets and three on Woolsey Street). The Project would provide approximately 28 on-street parking spaces surrounding the Project site, as well as two car share spaces on Hamilton Street near the proposed publicly accessible open space. The Project would also not result in any new bus stops or changes to existing bus stops in the vicinity of the project site.*

- G. **Standards for Bird-Safe Buildings (Section 139).** The Planning Code outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

*The Project Site is located near an Urban Bird Refuge as defined in Section 139. As such, the Project will include location and feature-related standards. Therefore, the Project complies with Section 139.*

- H. **Dwelling Unit Exposure (Section 140).** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor, a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

*The Project will comply with requirement for all dwelling units. The dwelling units that are on the interior of the block will face a mews that is at least 25 feet in width in addition to their proposed rear yards.*

- I. **Street Frontages (Section 144).** The Planning Code requires that all entrances to off-street parking be minimized to no more than one-third the width of the ground story along the front lot line.

*The Project proposes new garage doors at a width of 16 feet which is more than one-third the width of*



*the lot and therefore is seeking a modification from the street frontage requirement under the Planned Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."*

- J. **Off-Street Parking (Section 151).** The Planning Code does not require off-street auto parking spaces. However, each dwelling unit is principally permitted to contain at 1.5 off-street parking spaces.

*The Project will comply with this requirement. A total of 62 dwelling units and 62 off-street parking spaces are proposed, below the maximum number of principally permitted off-street parking spaces of 93.*

- K. **Residential Bicycle Parking (Section 155.1, 155.2).** The Planning Code requires that one Class 1 bicycle parking space be provided for each dwelling unit (62 required). The Planning Code requires that one Class 2 bicycle parking space be provided per 20 dwelling units (3 required). The Class 1 bicycle parking space shall be located in a secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

*The subject building will provide a 93 Class 1 bicycle parking spaces, each dwelling unit will have access to at least one bicycle parking space. The project is providing 12 Class 2 parking spaces in the public right of way. Therefore, the Project complies with this requirement.*

- L. **Car Sharing (Section 166).** The Planning Code establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of residential or office use. One car share space is required for any project with between 50-200 residential units. The car-share spaces must be made available to a certified car-share organization at the building site or within 800 feet of it.

*The Project requires one off-street car share space for the residential use (62 dwelling units). The Project does not include an off-street car-share space and is seeking a modification from the off-street car share requirement under the Planned Unit Development (PUD). The Project proposes to provide two on-street car share spaces at the building site. The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."*

- ~~M. **Unbundled Parking (Section 167).** The Planning Code requires all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more, or in new conversions of non-residential buildings to residential use of 10 dwelling units or more, shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space.~~

~~*The Project will lease or sell all accessory off-street parking spaces separately from the rental or purchase fees for dwelling units for the life of the dwelling units. Therefore, the Project complies with Section 167.*~~

- ~~N.M. **Transportation Demand Management (TDM) Plan (Section 169).** The Planning Code requires applicable projects to finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit.~~

The Project submitted a completed Environmental Evaluation Application on September 15, 2017. Therefore, the Project must achieve 75% of the point target (18) established in the TDM Program Standards, resulting in a required target of 13.5 points. As currently proposed, the Project will achieve a total of 17 points through the following TDM measures:

- Bicycle Parking (Option C)
- Bicycle Repair Station
- Car-share Parking (Option B)
- Family TDM Package
- Improve Walking Conditions (Option A)
- Multimodal Wayfinding Signage
- Tailored Transportation Marketing Services (Option C)
- On-Site Affordable Housing
- Unbundled Parking (Location B)

Therefore, the Project complies with Section 169.

**Q.N. Dwelling Unit Mix (Section 207.7).** The Planning Code requires that no less than 25% of the total number of proposed dwelling units shall contain at least two bedrooms and that no less than 10% of the total number of proposed dwelling units shall contain at least three bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units and units counted towards the three-bedroom requirement may also count towards the requirement for units with two or more bedrooms.

*The Project will provide the following dwelling unit mix: 28 two-bedroom units (45%) and 34 three-bedroom units (55%). With 100% of the dwelling units containing at least two bedrooms, the Project meets the dwelling unit mix requirement. Therefore, the Project complies with Section 207.7.*

**P.Q. Building Height (Sections 260 and 261).** Pursuant to the Planning Code, the subject property is limited to a building height of 35 feet in height.

*The Project will comply with this requirement. The proposed residential buildings will measure no more than 35 feet in height.*

**Q.P. Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units.

*The Project includes a Gross Floor Area of approximately 118,565 square feet of new residential use associated with the new construction of 62 dwelling units. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.*

**R.Q. Residential Child-Care Impact fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

*The Project includes a Gross Floor Area of approximately 118,565 square feet of new residential use*

*associated with the new construction of 62 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.*

**S.R. Inclusionary Affordable Housing Program (Section 415).** The Planning Code sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee (“Fee”). This Fee is made payable to the Department of Building Inspection (“DBI”) for use by the Mayor’s Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application.

*The Project Sponsor has submitted an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,” to satisfy the requirements of the Inclusionary Affordable Housing Program the applicant will provide affordable units on site. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Environmental Application was submitted on September 15, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the on-site affordable housing is a rate of 20% or 12 units with a minimum of 10% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual.*

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

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

*The Project will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underdeveloped lot and will provide 62 additional dwelling units to the City’s housing stock on a suitable development lot. Furthermore, the Project will provide a use compatible with the RH-1 Zoning District and construct 31 residential buildings that are compatible with the size, height, and architectural characteristics of the immediate residential neighborhood. The Project meets the Residential Design Guidelines and is architecturally appropriate with the surrounding neighborhood. Most of surrounding buildings are modest single- family buildings under 40 feet in height, similar to the proposed residential buildings in the proposed Project.*

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

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

*The Project will develop housing on an approximately 96,000 square foot block that has been underutilized and abandoned as an agricultural use. The Project occupies the block bounded by Woolsey, Bowdoin, Wayland and Hamilton Streets and organizes new residences along the perimeter with a pedestrian alley off of Woolsey Street. The Project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The development will be compatible with the immediate residential neighborhood and designed to reflect the overall neighborhood context. The configuration of the development with a publicly accessible open space will add to the health and well-being of those residing in the neighborhood.*

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

*The Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of both off- and on-street parking spaces. The Project would include thirty-one new curb cuts, (twelve on Bowdoin Street, eight on Wayland and Hamilton streets and three on Woolsey Street) to provide access to a total of sixty-two off-street parking spaces, at minimum one space for each new dwelling unit. The number of available on-street parking spaces is expected to be approximately twenty-eight and two car share spaces. Additionally, the Project site is served by public transit. The subject property is located along the 54 bus line.*

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

*The Project will comply with the City's requirements to minimize noise, glare, dust, odors, or other harmful emissions.*

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

*The Project will provide common and private usable open space, pedestrian walkways, landscaping, permeable surfaces, and trees at the development site. A landscape architect will ensure that the appropriate landscaping and trees are incorporated into the development's design. Appropriate lighting, signage, fencing, and buffers are incorporated into the design that will enhance privacy and help transition between the immediate neighborhood and proposed development. Additionally, the Project will configure the development to provide access to and screen all off-street parking spaces appropriately.*

- 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 including modifications granted through the Planned Unit Development Authorization and is consistent with objectives and policies of the General Plan, as detailed below.*

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

*The Project is consistent with the stated purpose of the RH-1 (Residential-House, One Family) Zoning District in that the intended use will be a compatible residential use and the proposed residential buildings will be consistent with the characteristics of the listed Zoning District.*

- 8. Planned Unit Development.** Planning Code Section 304 establishes procedures for Planned Unit Developments (PUD), which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

- A. **Modifications.** The Project requests modifications from Planning Code Sections 121 (lot width), 134 (rear yard), 144 (street frontage) and 166 (car share). Each modification is discussed below.

(1) Lot Width. *Planning Code Section 121 requires that properties within all zoning districts other than RH-1(D) have a minimum lot width of 25 feet. The Project proposes to subdivide the block into parcels that are slightly less than 25 feet in width (approximately 24 feet 6 inches). This is a minor reduction in lot size and still provides the scale and rhythm of the surrounding residential development of the area. Therefore, the Commission finds the proposed modification is justified.*

(2) Rear Yard. *Planning Code Section 134 requires that properties within the RH-1 Zoning District that filed a development application prior to January 15, 2019, maintain a minimum rear yard equal to 25 percent of the lot's depth, but in no case less than 15 feet. The subject property is an approximately 96,000 square foot, regular shaped block that is required to provide a rear yard equal to 25 percent of the lot's depth, an area that is approximately 24,000 square feet in size and parallel to the rear property lines of the subject property. The Project will construct 17 building within the subject property's required rear yard. The Project will create individual lots of varying depths the smallest is 73 feet which would require a rear yard of 18 feet 3 inches and the largest is 110 feet which would require a rear yard of 26 feet 3 inches. The Project is providing rear yards that vary from approximately 15-18 feet. All rear yards are at least the minimum 15 feet, with 17 lots abutting the common open space mews while not specifically counted as the rear yard adds to the light and air that these dwellings units will benefit. There is also additional space for the passage (spine) that runs from Bowdoin to Hamilton Streets. This will add light and air to the properties fronting on Wayland Street. Lastly the properties fronting on Woolsey Street are directly adjacent to the publicly accessible open space. Therefore, the Commission finds the proposed modification is justified.*

(3) Street Frontage. *Pursuant to Planning Code Section 144, all entrances to off-street parking must be minimized to no more than one-third the width of the ground story along the front lot line. The Project is proposing garage doors at a width of 16 feet which is more than one-third the width of the lot. In order to keep a harmonious design that was compatible with the surrounding area, the use of individual garages was determined to be the best option for this Project. The addition of a common*

*subterranean garage was not feasible for the site and would have diminished the amount of open space and depth of soil for the landscaping. Therefore, the Commission finds the proposed modification is justified.*

- (4) Car Share. *The Planning Code establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of residential or office use. One car share space is required for any project with between 50-200 residential units. The car-share spaces must be made available to a certified car-share organization at the building site. The Project requires one off-street care share space for the residential use (62 dwelling units). As the proposed parking is all within the duplexes and is not part of a common garage, the off-street car share parking space was not feasible. The project sponsor proposed two on-street dedicated car share spaces near the publicly accessible open space. Therefore, the Commission finds the proposed modification is justified.*

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

- 1) Affirmatively promote applicable objectives and policies of the General Plan;

*The Project complies with the objectives and policies of the General Plan, as stated in Item No. 9 "General Plan Compliance."*

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

*Pursuant to Planning Code Section 151, 1.5 off-street parking spaces are principally permitted per dwelling unit. The Project will provide 62 dwelling units and 62 off-street parking spaces which is the less than the maximum number of principally permitted off-street parking spaces and is appropriate for the proposed residential occupancy.*

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

*The Project will provide an ample amount of usable open space. Approximately 14,894 square feet of private and 11,216 square feet of common usable open space in the form of rear yards and a mews. The Project will also provide a pedestrian walkway from Bowdoin Street to Hamilton with a connection to the center of the development as means to support pedestrian connectivity to the neighborhood. Furthermore, the Project will provide a 17,171 square foot publicly accessible open space at the corner of Woolsey and Hamilton Streets. This feature will provide a strong connection to the past agricultural use and will be a strong community benefit.*

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

*In this case, the density permitted in the Residential-House, Two-Family (RH-2) Zoning District less one unit would apply. Pursuant to Planning Code Section 209.1, the RH-2 Zoning District permits one dwelling unit per every 1,500 sq ft of lot area with the issuance of Conditional Use Authorization. The subject property is a 96,000 square foot block, and therefore is permitted up to 63 dwelling units pursuant to Planning Code Section 304, Planned Unit Development. The Project will provide 62 dwelling units, and therefore the Project will not be substantially equivalent to a reclassification of the subject property.*

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

*The Project does not include any commercial uses.*

- 6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

*The subject property is located within the RH-1 Zoning District and 40-X Height and Bulk District, and therefore is limited to a building height of 35 feet pursuant to Planning Code Section 261. The proposed residential buildings will be approximately 35 feet in height, and therefore comply with the applicable building height limit of 35 feet.*

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

*Not Applicable. The subject property is located within the RH-1 Zoning District and not within an NC Zoning District.*

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

*Not Applicable. The subject property is located within the RH-1 Zoning District and not within an NC Zoning District.*

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

*Not Applicable. The subject property is located within the RH-1 Zoning District and not within an RTO or NCT Zoning District.*



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

*The Project will provide street trees as deemed appropriate by the Director of Public Works pursuant to Article 16 of the Public Works Code.*

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

*The Project will provide landscaping and permeable surfaces as required by the Planning Code.*

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

**HOUSING ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

**IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.**

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

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

**OBJECTIVE 4**

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

Policy 4.1

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

Policy 4.5

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

**OBJECTIVE 11**

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

Policy 11.1

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 11.6

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

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

**TRANSPORTATION ELEMENT**

Objectives and Policies

**OBJECTIVE 23:**

**IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT AND SAFE MOVEMENT.**

Policy 23.5:

Establish and enforce a set of sidewalk zones that provides guidance for the location of all pedestrian and streetscape elements, maintains sufficient unobstructed width for passage of people, strollers and wheelchairs, consolidates raised elements in distinct areas to activate the pedestrian environment, and allows sufficient access to buildings, vehicles, and streetscape amenities.

POLICY 23.6

Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

**OBJECTIVE 24:**

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

Policy 24.2:

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

**OBJECTIVE 28:**

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

Policy 28.1:

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

Policy 28.3:

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

**OBJECTIVE 34:**

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

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

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

Policy 1.3

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

POLICY 1.5

Emphasize the special nature of each district through distinctive landscaping and other features.

*The Project is a low-scale residential development providing 62 new dwelling units in a residential area. The Project includes 12 on-site affordable housing units for ownership, which assist in meeting the City's affordable housing goals. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale, neighborhood fabric and historic use of the property as agricultural green houses. The Project provides for a high-quality designed exterior, which features a variety of materials, colors and textures. The Project will provide approximately 14,894 square feet of private and 11,216 square feet of common usable open space in the form of rear yards and a mews. The Project will also provide a pedestrian walkway from Bowdoin Street to Hamilton with a connection to the center of the development as means to*

*support pedestrian connectivity to the neighborhood. Furthermore, the project will provide a 17,171 square foot publicly accessible open space at the corner of Woolsey and Hamilton Streets.*

*The Project would include public benefits to the streetscape by the addition of four new sidewalk bulbouts (one at each corner of the site), add a new 11-foot-wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot-wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot-wide sidewalks. A total of approximately 33 street trees would be provided along the perimeter of the block. The Project is located along a Muni bus line 54-Felton, and is within walking distance of additional Muni bus lines, 29 Sunset, 56 Rutland, 8 Bayshore and 9 San Bruno. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.*

*On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

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

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

*The project site does not possess any neighborhood-serving retail uses. The Project provides 62 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.*

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

*The project site does not possess any existing housing. The Project would provide 62 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing 12 below-market rate dwelling units for ownership. Therefore, the Project will increase the stock of affordable housing units in the City.*

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

*The Project is located along a Muni bus line 54-Felton, and is within walking distance of the 29 Sunset, 56 Rutland, 8 Bayshore and 9 San Bruno. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from

displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project does not include commercial office development. Although the Project would remove a former agricultural use, the Project does provide new housing, which is a top priority for the City.*

- 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 constructed to conform to the structural and seismic safety requirements of the Building Code.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks. Although the Project would demolish some of the existing historic greenhouses, the Project would memorialize and retain two of the structures, if feasible, to pay homage to the history of the site.*

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

*The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.*

- 11. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

*The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.*

- 12.** 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.
- 13.** 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. 2017-012086CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 17, 2021 and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as “EXHIBIT C” and incorporated herein as part of this Motion by this reference thereto. All required improvement and mitigation measures identified in the FEIR and contained in the MMRP are included as Conditions of Approval.

**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 November 18, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: November 18, 2021

## EXHIBIT A

### Authorization

This authorization is for a Conditional Use for a Planned Unit Development (PUD) for the construction of 31 residential buildings with a total of 62 dwelling units, 62 off-street parking spaces, 93 Class 1 and 12 Class 2 bicycle-parking spaces, and square feet of private and common usable open space on an approximately 96,000 square foot block located at 770 Woolsey Street, Block 6055, Lot 001 pursuant to Planning Code Sections 209.1, 303, and 304 within the RH-1 Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated September 17, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2017-012086CUA and subject to conditions of approval reviewed and approved by the Commission on November 18, 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 November 18, 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](http://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](http://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](http://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](http://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](http://www.sfplanning.org)

- 6. Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

- 10. Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

- 11. Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street



improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

- 12. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. If transformer vaults are required for the Project they shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

- 13. 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 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

- 14. Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

- ~~**15. Landscaping, Permeability.** Pursuant to Planning Code Section 156, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 20% of the parking lot shall be surfaced with permeable materials and further indicating that parking lot landscaping, at a ratio of one tree, of a size comparable to that required for a street tree and of an approved species, for every 5 parking stalls, shall be provided. Permeable surfaces shall be graded with less than a 5% slope. 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 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*~~

## Parking and Traffic

**16-15. Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

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

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 628.652.7300, [www.sfplanning.org](http://www.sfplanning.org)*

**17-16. Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

**18-17. Car Share.** Pursuant to Planning Code Section 166, no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

**19-18. Bicycle Parking.** The Project shall provide no fewer than 62 Class 1 and 3 Class 2 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](http://www.sfplanning.org)*

**20-19. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than sixty-two (62) off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

**21-20. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Provisions

**22-21. Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

**23-22. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415.581.2335, [www.onestopSF.org](http://www.onestopSF.org)*

**24-23. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

**25-24. 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 628.652.7315 [www.sfplanning.org](http://www.sfplanning.org)*

**26-25. Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project shall comply with the requirements in place at the time of issuance of first construction document.

- A. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 20% of the proposed dwelling units as affordable to qualifying households. The Project contains 62 units; therefore, 12 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 12 affordable units on-site. If the number of market-rate units change, the number of required

affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- B. **Unit Mix.** The Project contains 28 two-bedroom, and 34 three-bedroom units; therefore, the required affordable unit mix is 5 two-bedroom, and 7 three-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- C. **Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 10% of the proposed dwelling units as affordable to qualifying households at a ownership rental rate of 80% of Area Median Income; 5% of the proposed dwelling units as affordable to qualifying households at a ownership rate of 105% of Area Median Income 5% of the proposed dwelling units as affordable to qualifying households at a ownership rate of 130% of Area Median Income. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- D. **Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6, the affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- E. **Notice of Special Restrictions.** *The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the architectural addenda.*

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500,*

*www.sfmohcd.org.*

- F. **Phasing.** *If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than XXXXX percent (XX%) of each phase's total number of dwelling units as on-site affordable units.*

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- G. **Duration.** *Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.*

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- H. **Expiration of the Inclusionary Rate.** *Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.*

- I. **Reduction of On-Site Units after Project Approval.** *Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.*

- J. **20% below market sales prices.** *Pursuant to PC Section 415.6, the maximum affordable sales price shall be no higher than 20% below market sales prices for the neighborhood within which the project is located, which shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall adjust the allowable rents and sales prices, and the eligible households for such units, accordingly, and such potential readjustment shall be a condition of approval upon project entitlement. The City shall review the updated data on neighborhood sales prices on an annual basis.*

- K. **Other Conditions.** *The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:*

*<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>*

*As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the*

*manual in effect at the time the subject units are made available for sale.*

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building floor plates; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Planning Code and Procedures Manual.*
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.*
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.*
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.*
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.*
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415 to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.*
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the*

*development project until the Planning Department notifies the Director of compliance. A Project's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.*

## Monitoring - After Entitlement

**27-26. 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](http://www.sfplanning.org)*

**28-27. 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](http://www.sfplanning.org)*

## Operation

**29-28. Sidewalk Maintenance.** The Project Sponsor shall maintain the ~~main~~ entrances to the buildings and all sidewalks abutting the subject property including the publically accessible open space 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.sfpbublicworks.org](http://www.sfpbublicworks.org)*

**30-29. 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](http://www.sfplanning.org)*



**31.30. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property. *For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

**32.31. Publicly Accessible Open Space Improvements.** The Project includes an approximately 17,170 square foot publicly accessible open space voluntarily proposed on the Site's southeast corner as shown in the approved plans attached as Exhibit B (the "Publicly Accessible Open Space"). As further detailed in the Project's MMRP attached as Exhibit C, the Publicly Accessible Open Space shall be improved with two reconstructed greenhouse structures and a reconstructed boiler house structure, the reconstruction of which shall not be required to comply with the Secretary's Standards for Historic Rehabilitation. Potential programming for the Publicly Accessible Open Space could include open air community event space in the reconstructed greenhouses, open lawn with flex space, seating areas, and/or areas for community members to grow and cultivate plants. Prior to or concurrent with the temporary certificate of occupancy for all dwelling units on the Site, the Project Sponsor shall have obtained a temporary certificate of occupancy for the two reconstructed greenhouses and reconstructed boiler house and shall otherwise have completed landscape improvements such that the Publicly Accessible Open Space is ready for use.

**33.32. Publicly Accessible Open Space Operation.** The Project Sponsor may, at its sole discretion, demise and sell the Publicly Accessible Open Space to a community 501(c)(3) nonprofit organization; however, in the event Project Sponsor retains ownership of the Publicly Accessible Open Space, the following conditions shall apply to the use, maintenance and operation of the Publicly Accessible Open Space, which shall be incorporated into Conditions Covenants and Restrictions recorded against title for the Site and become effective no later than the date on which the Project Sponsor obtains a certificate of occupancy for a dwelling unit on the Site:

- Management. Any homeowner or management organization formed to manage the remainder of the Site shall manage the Publicly Accessible Open Space as part of a common interest development.
- Use by Members of the Public. Except as otherwise set forth in these conditions of approval, the Publicly Accessible Open Space shall be offered, in perpetuity, for the use, enjoyment and benefit of members of the public for open space, recreational and/or community gardening uses only, including leisure, social activities, picnics, playgrounds, sports, and authorized community events.
- Reasonable Restrictions on Access for Community Gardening. To the extent that any portion of the Publicly Accessible Open Space is used for community gardening, Project Sponsor may reasonably restrict access to such community garden spaces to members of the general public, provided reasonable measures are in place to ensure that any member of the public may have the opportunity to participate in community gardening activities. The Project Sponsor may establish written and publicly available regulations for community gardening activities in the Publicly Accessible Open Space, including but not limited to reasonable provisions for allotment of garden plots, and use of shared tools and utilities. Such regulations may also include reasonable provisions for Project Sponsor to require liability waivers and impose reasonable cost recovery fees associated with the cost of utilities, repairs, maintenance, improvements and security for use of the community garden facilities.



- No Discrimination. Project Sponsor shall not discriminate against or segregate any person or group of persons, on account of race, color, religion, creed, national origin, gender, ancestry, sex, sexual orientation, age, disability, medical condition, marital status, or acquired immune deficiency syndrome, acquired or perceived, in the use, occupancy, tenure, or enjoyment of the Publicly Accessible Open Space.
- Maintenance Standard. Project Sponsor shall operate, manage and maintain the Publicly Accessible Open Space in a clean and safe condition in accordance with the anticipated and foreseeable use thereof.
- Temporary Closure of Publicly Accessible Open Space. Project Sponsor shall have the right to temporarily close any or all of the Publicly Accessible Open Space to general members of the public from time to time for one of the four following reasons. In each instance, such temporary closure shall continue for as long as Project Sponsor reasonably deems necessary to address the circumstances below.
  - *Emergency*. In the event of an emergency or danger to the public health or safety created from whatever cause (including, but not limited to, flood, storm, fire, earthquake, explosion, accident, criminal activity, riot, civil disturbances, civil unrest, unlawful assembly), Project Sponsor may temporarily close the Publicly Accessible Open Space (or affected portions thereof) in any manner deemed necessary or desirable to promote public safety, security, and the protection of persons and property.
  - *Maintenance and Repairs*. Project Sponsor may temporarily close the Publicly Accessible Open Space (or affected portions thereof) in order to make any repairs or perform any maintenance as Project Sponsor, in its reasonable discretion, deems necessary or desirable to repair, maintain, or operate the Publicly Accessible Open Space; provided such closure may not impede any required emergency vehicle access.
  - *Construction, Maintenance & Repair on Project Site*. Project Sponsor may from time-to-time use the Publicly Accessible Open Space for temporary construction staging necessary for initial construction of the Project and for on-going maintenance, repair and improvement to adjacent private improvements on the Site (during which time the Project Sponsor may reasonably restrict public access to some or all of the Publicly Accessible Open Space as necessary to ensure the safe and timely completion of such maintenance, repair or improvement work).
  - *Community and Recreation Events*. Project Sponsor shall have the right to temporarily restrict general public access to all or any portion of the Publicly Accessible Open Space in connection with the use of the Publicly Accessible Open Space (including the two greenhouse and boiler house structures and any flex lawn space) for a community or recreation event such as a group exercise event, nonprofit or political fundraisers, community or family picnics, weddings and neighborhood-scale concerts. Any such community or recreation event must comply with all applicable laws and is subject to any required approvals or permits from applicable City agencies with jurisdiction over such event. Prior to closing all or any portion of the Publicly Accessible Open Space, a notice of the closure shall be posted at the Publicly Accessible Open Space's boundary with Hamilton and Woolsey streets for a period of forty-eight (48) hours prior to the event. The Project Sponsor may establish written and publicly available regulations for scheduling use of the Publicly Accessible Open Space for a community or recreation event. Such regulations may

include reasonable provisions for Project Sponsor to impose insurance and indemnity requirements and cost recovery fees reasonably associated with the scheduled use, including but not limited to the provision of utilities, cleaning, and security.

- Hours of Operation. Except as otherwise stated herein, the Publicly Accessible Open Space shall, at a minimum, be open and accessible seven (7) days per week from 8 am until 6 pm. The Publicly Accessible Open Space's hours of operations shall be prominently posted on the Publicly Accessible Open Space.
- Security. Project Sponsor shall have the right to install permanent architectural features to serve as security devices, such as gates and fences, which may be closed and secured at times the Publicly Accessible Open Space is not open to the public. The Project Sponsor shall also have the right to install and operate security devices and maintain security personnel in and around the Publicly Accessible Open Space.
- Removal of Obstructions and Temporary Structures. The Project Sponsor shall have the right to remove and dispose of, in any lawful manner it deems appropriate, any object, including personal belongings or equipment, left, deposited, abandoned or adversely maintained in the Publicly Accessible Open Space.
- Reasonable Access, Use, and Safety Regulations. The Project Sponsor shall have the right to promulgate reasonable access, use, and safety regulations, including but not limited to prohibitions of smoking, consumption of drugs and alcohol, public intoxication, disturbing the peace, destructive behavior, improper emission, ejection or deposit of human body substances, littering and dumping, soliciting, willful obstruction of free passage, possession or use of weapons or fireworks, use or parking of unpermitted vehicles, posting of signs, fires, violation of noise regulations, and graffiti. Project Sponsor's regulations governing access, use, and safety may take into consideration that the Publicly Accessible Open Space is located immediately adjacent to residential uses located on the ground and first floors of the Site. Project Sponsor may adopt reasonable rules governing access and use (including regulation of noise) protective of the residential uses, independent of whether such use constitutes a public nuisance.
- Removal from Publicly Accessible Open Space. Project Sponsor shall have the right, but not the obligation, to use lawful means to effect the removal of any person who creates a public nuisance or otherwise violates the law or reasonable regulations allowed or set forth herein. Circumstances meriting removal include but are not limited to:
  - *Loitering.* Remaining, staying or loitering in the Publicly Accessible Open Space outside of the hours of operations.
  - *Public Intoxication.* Public intoxication by liquor, any drug or any "controlled substance" as that term is defined and described in the California Health and Safety code (including any combination thereof) that renders an individual in such a condition that he or she is unable to exercise care for his or her own safety or the safety of others or interferes with or obstructs or prevents the free use of the Publicly Accessible Open Space.
  - *Prohibited Use of Controlled Substance.* Consumption of an alcoholic beverage, any drug or controlled substance (as defined above) in contravention of the law or any reasonable regulations

allowed hereunder.



# EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION & ADOPTION OF CEQA FINDINGS

**HEARING DATE: November 18, 2021**

**Record No.:** 2017-012086CUA  
**Project Address:** 770 WOOLSEY STREET  
**Zoning:** RH-1 (Residential House- One Family) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 6055/001  
**Project Sponsor:** Eric Tao  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Property Owner:** 140 Partners, LLC  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Staff Contact:** Kimberly Durandet- (628) 652-7315  
[Kimberly.Durandet@sfgov.org](mailto:Kimberly.Durandet@sfgov.org)

**Recommendation:** Approval with Conditions / Adoption of Findings

## Project Description

The Project ("Project") includes demolition of the existing abandoned greenhouse structures and new construction of 31 three-story residential duplex buildings with a height of approximately 35 feet and a total Gross Floor Area of approximately 118,600 square feet with ground floor garage and storage spaces. The Project would construct a total of 62 dwelling units and includes 62 off-street vehicle parking spaces, 93 Class 1 and 12 Class 2 bicycle parking spaces. The Project will also provide approximately 43,300 square feet of open space consisting of approximately 14,900 square feet of private rear yards, approximately 11,200 square feet of common shared spaces for the residential units, and approximately 17,200 square feet will be provided as a publicly accessible open space at the corner of Woolsey and Hamilton Streets. As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible.

The Project would also add a new 11-foot wide sidewalk along Wayland Street and fill an existing trench to create

a new 10-foot wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey Streets would be replaced with 10-foot wide sidewalks and would add four new sidewalk bulbouts (one at each corner of the site). The Project would include 31 new curb cuts and provide approximately 28 on-street parking spaces surrounding the Project site. Two on-street car share spaces will be located on Hamilton Street near the proposed publicly accessible open space. A total of approximately 33 street trees would be provided along the perimeter of the block.

## Required Commission Action

The following is a summary of actions that the Commission must consider for the Project:

- 1) Adoption of findings under CEQA, including findings rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program (“MMRP”);
- 2) Approval of a Conditional Use Authorization for a Planned Unit Development (PUD), pursuant to Planning Code Sections 209.1, 303, and 304, for the new construction of 31 residential buildings with a total of 62 dwelling units, 62 off-street parking spaces, 93 Class 1 and 12 Class 2 bicycle-parking spaces, 14,900 square feet of private open space, 11,200 square feet of common open space, and approximately 17,200 square feet of publicly-accessible open space at the corner of Woolsey and Hamilton Streets on an approximately 96,000 square foot block within the RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District and grant modification to the Planning Code requirements for lot width (Section (Sec.) 121), rear yard (Sec. 134), street frontage (Sec. 144), and car share (Sec. 166).

## Issues and Other Considerations

- **Affordable Housing.** The Project Sponsor has submitted an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,” to satisfy the requirements of the Inclusionary Affordable Housing Program the applicant will provide affordable ownership units on site. A complete Environmental Application was submitted on September 15, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the on-site affordable housing is a rate of 20% or 12 units with a minimum of 10% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual.
- **Greenhouse Retention & Public Open Space.** As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible. Following off-site storage and treatment, as appropriate, the Project Sponsor would reclaim and repurpose the wood from the greenhouses as fencing around the publicly accessible open space and residential common open spaces. The project includes rebuilding of two greenhouse structures and boiler house structure and creation of a publicly accessible open space that could include event space, open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.
- **Public Comment & Outreach.** The Department has received no correspondence regarding the proposed project. However, the Department is aware of outreach efforts on the Project as mediated by Supervisor Ronen. The Project Sponsor has conducted community meetings and has been working with community groups throughout the project process. Below is a summary of their outreach efforts:

- **May 2017**—Neighborhood canvassing effort sharing original project plans to gather names and contact info of interested neighbors.
- **August 2017**—Project sponsor hosts community meeting at the Imperial Garden Restaurant in Portola.
- **April 2019**—Project sponsor hosts second community meeting at the Imperial Garden Restaurant in Portola.
- **Spring 2019 through Summer 2020**—Over ten small-group meetings held with community leaders, Friends of 770 Woolsey and Supervisor Ronen’s office.

## Environmental Review

The Department determined that an environmental impact report (“EIR”) was required for the Project. On August 26, 2020, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (“NOP”) for the Project. Publication of the NOP initiated a 30-day public review and comment period that ended on September 25, 2020.

On June 23, 2021, the Department published the Draft Environmental Impact Report (“DEIR”) including an Initial Study (“IS”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission (“Commission”) public hearing on the DEIR. On June 23, 2021, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on June 23, 2021. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on June 23, 2021.

On November 5, 2021, the Planning Department published a Responses to Comments document. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the DEIR review process, any additional information that became available, and the Responses to Comments document, all as required by law.

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maximize the use of a currently underdeveloped lot and construct a new residential development within close proximity to public transportation, commercial corridors, and jobs. The Project will provide 62 additional family sized dwelling units to the City’s housing stock on a suitable development lot and contribute 12 Affordable Housing units on site for ownership. The Project will also provide a use compatible with the RH-1 Zoning District and construct 31 residential buildings (or 62 dwelling units) that are compatible with the size, height, and architectural characteristics of the immediate residential neighborhood. The Project will substantially improve the public rights of way surrounding the site with new sidewalks, streetscape improvements and street trees. Furthermore, the Project will provide a large publicly accessible community open space. 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 –CEQA Findings
- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – MMRP (aka Attachment B CEQA)
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F – Inclusionary Affordable Housing Affidavit
- Exhibit G– Anti-Discriminatory Housing Affidavit
- Exhibit H– First Source Hiring Affidavit



## **PLANNING COMMISSION DRAFT MOTION**

**HEARING DATE: November 18, 2021**

**Record No.:** 2017-012086ENV  
**Project Address:** 770 WOOLSEY STREET  
**Zoning:** RH-1 (Residential House- One Family) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 6055/001  
**Project Sponsor:** Eric Tao, L37 Partners  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Property Owner:** 140 Partners, LLC  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Staff Contact:** Kimberly Durandet- (628) 652-7315  
Kimberly.Durandet@sfgov.org

ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO APPROVALS FOR THE PLANNED UNIT DEVELOPMENT PROJECT AT 770 WOOLSEY STREET TO DEMOLISH VARIOUS AGRICULTURAL STRUCTURES AND CONSTRUCT 62 RESIDENTIAL UNITS COMPRISED OF 31 3-STORY DUPLEXES (APPROXIMATELY 118,600 SQUARE FEET TOTAL); APPROXIMATELY 43,300 SQUARE FEET OF PRIVATE, COMMON, AND PUBLICLY ACCESSIBLE OPEN SPACE; 105 BICYCLE PARKING SPACES (93 CLASS 1, 12 CLASS 2); AND 62 VEHICULAR PARKING SPACES WITHIN THE RESIDENTIAL HOUSE, ONE-FAMILY (RH-1) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.



## **PREAMBLE**

On September 15, 2017, Jesse Herzog of AGI Avant Group, Inc. (now L37 Partners) (“Project Sponsor”) filed an Environmental Evaluation Application for the Project at 770 Woolsey Street (“Project”) with the San Francisco Planning Department (“Planning Department”). The application was deemed accepted on September 15, 2017 and assigned Case Number 2017-012086ENV. After that date, the Project Sponsor submitted to the Department development applications for conditional use authorization of a Planned Unit Development, under Planning Code Section 304. The conditional use application was accepted on February 8, 2019 and assigned Case Number 2017-012086CUA.

On August 26, 2020, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (“NOP”). Publication of the NOP initiated a 30-day public review and comment period that began on August 26, 2020 and ended on September 25, 2020. On June 23, 2021, the Department published the Draft Environmental Impact Report (“DEIR”), including an Initial Study (“IS”) and provided public notice in a newspaper of general circulation of the availability of the DEIR and IS for public review and comment and of the date and time of the San Francisco Planning Commission (“Planning Commission”) public hearing on the DEIR; this notice was mailed to the Department’s list of persons requesting such notice. Notices of availability of the DEIR and the date and time of the public hearing were posted near the Project site by the Project Sponsor on June 23, 2021.

On July 21, 2021, the Historic Preservation Commission (“HPC”) held a duly advertised public hearing to review and comment on the DEIR. On July 29, 2021, the Planning Commission held a duly advertised public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on August 9, 2021. The Department prepared responses to comments on environmental issues received during the 47-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected clerical errors in the DEIR.

On November 5, 2021, the Planning Department published a Responses to Comments document. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the DEIR review process, any additional information that became available, and the Responses to Comments document, all as required by law.

On November 18, 2021, the Planning Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. (“CEQA”), the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. (“CEQA Guidelines”), and Chapter 31 of the San Francisco Administrative Code. The FEIR was certified by the Commission on November 18, 2021 by adoption of Motion No. XXXXX.

On November 18, 2021, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the Planned Unit Development conditional use authorization. The Commission heard and considered the testimony presented to it at the public hearing and further considered written materials and oral testimony presented on behalf of the applicant, Department staff and other interested parties, and the record as a whole.

Pursuant to this Motion, the Commission hereby makes and adopts findings of fact and decisions regarding the Project description and objectives, significant impacts, significant and unavoidable impacts, mitigation measures and alternatives, and a statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to CEQA, particularly Section 21081 and 21081.5, the CEQA Guidelines, Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code, which findings are found Attachment A of this Motion. The Commission adopts these findings as required by CEQA, separate and apart from the Commission's certification of the Project's Final EIR, which the Commission certified under Motion No. XXXXX, prior to adopting these CEQA findings.

The Planning Department, Jonas P. Ionin, is the custodian of records; all pertinent documents are located in the File for Case No. 2017-012086PRJ, at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

This Commission has reviewed the entire record of this proceeding, the CEQA Findings, attached to this Motion as Attachment A, regarding the alternatives, mitigation measures, environmental impacts analyzed in the FEIR, overriding considerations for approving the Project, and the proposed Mitigation Monitoring and Reporting Program ("MMRP") included in the FEIR and attached as Attachment B, which material was made available to the public.

MOVED, that the Commission hereby adopts findings under CEQA, including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, and adopts the MMRP attached as Attachment B, based on the findings attached to this Motion as Attachment A, which are incorporated as though fully set forth in this Motion, and based on substantial evidence in the entire record of this proceeding.

I hereby certify that the foregoing Motion was ADOPTED by the Commission at its regular meeting on November 18, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

DATE: November 18, 2021

## ATTACHMENT A

### 770 Woolsey Street Project

#### California Environmental Quality Act Findings: Findings of Fact, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations

#### SAN FRANCISCO PLANNING COMMISSION

#### PREAMBLE

In determining to approve the 770 Woolsey Street Project ("Project") described in Section I, Project Description below, the San Francisco Planning Commission ("Commission") makes and adopts the following findings of fact and decisions regarding the significant and unavoidable impacts of the Project, and mitigation measures and alternatives, and adopts the statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), particularly Sections 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission adopts these findings in conjunction with the approval actions ("Approval Actions") described in Section I(c), below, as required by CEQA, separate and apart from the Commission's certification of the Project's Final Environmental Impact Report ("FEIR"), which the Commission certified prior to adopting these CEQA findings.

These findings are organized as follows:

- **Section I** provides a description of the Project that was analyzed in the FEIR, the environmental review process for the Project, the Approval Actions to be taken, and the location and custodian of the record.
- **Section II** identifies the Project's less-than-significant impacts that do not require mitigation.
- **Section III** identifies potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describes the disposition of the mitigation measures.
- **Section IV** identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to a less-than-significant level, and describes any applicable mitigation measures as well as the disposition of the mitigation measures.
- **Section V** evaluates the different Project alternatives and the legal, social, economic, technological, and/or other considerations that support approval of the Project and the rejection of the alternatives, or elements thereof.
- **Section VI** presents a statement of overriding considerations pursuant to CEQA Guidelines Section 15093 that sets forth specific reasons in support of the Commission's actions and its rejection of the alternatives not incorporated into the Project.

The Mitigation Monitoring and Reporting Program (“MMRP”) for the mitigation measures that have been proposed for adoption is attached with these findings as **Attachment B** to Planning Commission Motion No. YYYY. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP provides a table setting forth each mitigation measure listed in the FEIR that is required to reduce or avoid a significant adverse impact. Attachment B also specifies the agency responsible for implementation of each measure and establishes monitoring actions and a monitoring schedule. The full text of the mitigation measures is set forth in Attachment B.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the Draft Environmental Impact Report (“DEIR”) or Responses to Comments Document (“RTC”) are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings. Together, the DEIR and the RTC comprise the FEIR.

## SECTION I. Project Description and Procedural Background

### A. Project Description

The Project site (Assessor’s Block 6055, Lot 001) is a 2.2-acre site bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west. The Project is in the Portola neighborhood, located approximately 0.3 mile west of San Bruno Avenue, the primary retail corridor in the Portola neighborhood. The Project site is within the Residential House, One Family (RH-1) Zoning District, and a 40-X Height and Bulk District.

The Project site slopes from an elevation of approximately 145 feet above sea level at the northwest corner of the site (Bowdoin and Wayland streets) to an elevation of approximately 100 feet above sea level at the southeast corner of the site (Woolsey and Hamilton streets). The site is unpaved, with the perimeter of the site along Bowdoin and Wayland streets lacking a sidewalk.

The site contains existing structures related to the site’s previous agricultural use. The agricultural operations were discontinued in the 1990s and the site is not currently in use. The site includes two long rows of greenhouses (18 in total) arranged along a central, north-south pathway, and associated agricultural accessory structures. The east row contains 10 greenhouses (including two that have partially collapsed) lining the west side of Hamilton Street and the west row contains eight greenhouses (including three that have partially collapsed) lining the east side of Bowdoin Street. Of the greenhouses that have not collapsed or partially collapsed, all are in disrepair. The south end of the project site contains accessory buildings and structures, including a garage/storage building, a mixing shed, water storage and pressure tanks, a boiler house, a pesticide mixing tank, and hand-dug wells. The site contains a series of pipes that were used to convey water, steam, and pesticides to the greenhouses. There are several rose plants located within the greenhouses, which are presumed to have survived from the nursery business. The site is enclosed by a combination of building facades along Woolsey and Hamilton streets and a wooden fence along the rest of the perimeter.

The former agricultural use of the site was instituted in 1922 by the Garibaldi brothers. Initially, both the project site and the adjacent block to the east were used by the Garibaldi brothers for agricultural use; however, the

adjacent block to the east was developed with residential uses between 1922 and 1962. The Garibaldi brothers operated the Project site continuously until closing operations in the early 1990s. The 18 greenhouses were constructed at various times between 1921 and 1951, while the accessory structures described above were added at various times between 1925 and approximately the late 1960s.

L37 Partners (“Project Sponsor”) proposes to demolish the existing structures on the project site and construct 62 dwelling units, comprised of 31 duplexes, totaling approximately 118,600 square feet. Twelve of the units would be affordable housing units. The homes would be three stories and approximately 35 feet in height. The ground level of each duplex building would contain garage and/or storage space. The second and third levels would contain residential spaces consisting of two- and three-bedroom units. The Project would provide 62 parking spaces, 93 Class 1 bicycle parking spaces and 12 Class 2 bicycle parking spaces (62 Class 1 spaces and 12 Class 2 spaces are required by Code; however, the Project includes the additional spaces as part of its Transportation Demand Management plan).

The Project would provide a total of approximately 43,300 square feet of open space. Of that total amount, approximately 14,900 square feet would be private residential open space in the form of rear yards and courtyards, and shared gathering and circulation spaces accessible to residents only, while approximately 11,200 square feet of common space would be provided for residents in the form of shared courtyard spaces, a shared north-south open circulation space (the “spine”), as well as in east-west open spaces walkways (“mews”).

Finally, approximately 17,200 square feet of the site at the corner of Woolsey and Hamilton streets would be programmed as publicly accessible open space. The Project Sponsor proposes to rebuild the boiler house and two greenhouses (Greenhouse Number 1 and Number 2) in the original size and location as part of the open space. The boiler house would be approximately 35 feet long by 19 feet wide. Greenhouse Number 1 would be approximately 80 feet long by 33 feet wide, and Greenhouse Number 2 would be 120 feet long by 30 feet wide. As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible. Following off-site storage and treatment, as appropriate, the Project Sponsor would reclaim and repurpose the wood from the greenhouses as fencing around the publicly accessible open space and residential common open spaces, as feasible. As such, the reconstruction of the boiler house and two greenhouses would not meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties (the “Secretary’s Standards”). The publicly accessible open space could include event space, open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.

The Project would include four new sidewalk bulbouts (one at each corner of the site), add a new 11-foot wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot wide sidewalks. A total of approximately 33 street trees would be provided along the perimeter of the block. The Project would include 31 new curb cuts, (12 on Bowdoin Street, eight on Wayland and Hamilton streets and three on Woolsey Street). The Project would provide approximately 28 on-street parking spaces surrounding the Project site, as well as two on-street car share spaces on Hamilton Street near the proposed publicly accessible open space.

## B. Project Objectives

The FEIR discusses the Project Objectives identified by the Project Sponsor. The objectives are as follows:

- Develop a mixed-income residential development consistent with and maximizing housing density pursuant to the planning code within project site constraints and incorporating on-site affordable units.
- Replace an abandoned commercial cut-flower lot with residential uses and design consistent with the surrounding Portola neighborhood.
- Contribute to the city's housing goal as designated in the General Plan of maximizing housing potential on the project site.
- Provide public open space and replicate some site conditions to preserve elements of the historical uses.
- Provide adequate light and air to all housing units in the new development.
- Develop a project that is financially feasible and able to support the equity and debt returns as required by investors and lenders without public subsidy.

### C. Project Approvals

The Project requires review and approval by several local decision-making bodies, departments and agencies, including those set forth below.

#### *Actions by the San Francisco Planning Commission*

- Certification of the FEIR and adoption of findings under CEQA
- Conditional Use Authorization (Planning Code Sections 209.1, 303 and 304) for a Planned Unit Development (PUD), permitting development of more than one dwelling unit on lots in an RH-1 Zoning District (Section 209.1). Through the PUD, the Project is seeking modifications for not meeting the technical requirements of Planning Code Section 121 for minimum lot width and area, modification of the strict technical requirements for location and dimensions of required rear yards (Section 134), modification to driveway width and street frontage controls (Section 144), modification of technical requirements for car-share spaces to be included on street (Section 166).

#### *Actions by Other City Departments and State Agencies*

- Approval of demolition, grading, and site construction permits (Department of Building Inspection)
- Approval of nighttime construction noise permit (Department of Building Inspection)
- Subdivision approval to create 31 residential lots, one lot for publicly accessible open space, and lot(s) for common residential open space (e.g. for the "spine" and "mews") (Department of Public Works)
- If sidewalk(s) are used for construction staging and pedestrian walkways are constructed in the curb lane(s), approval of a street space permit (Department of Public Works)
- Street and sidewalk permits for modifications to public streets, sidewalks, or curb cuts, including the installation of street trees (Department of Public Works)
- Construction-related approvals, as applicable (SFMTA)

- Review and approval of any changes to sewer laterals, existing publicly owned fire hydrants, water service laterals, water meters, and/or water mains (SFPUC)
- Review and approval of the size and location of new fire, standard, and/or irrigation water service laterals (SFPUC)
- Review and approval of stormwater management approach and required stormwater control plan(s) in accordance with city's 2016 Stormwater Management Requirements and Design Guidelines (SFPUC)
- Review and approval of the project's landscape and irrigation plans per the Water Efficient Irrigation Ordinance and the SFPUC Rules and Regulations Regarding Water Service to Customers (SFPUC)
- Review and approval of a site mitigation plan, in accordance with San Francisco Health Code article 22A (San Francisco Department of Public Health)
- Review and approval of a construction dust control plan, in accordance with San Francisco Health Code article 22B (San Francisco Department of Public Health)

#### D. Environmental Review

On September 15, 2017, Project Sponsor filed an Environmental Evaluation Application for the Project. On August 26, 2020, the San Francisco Planning Department ("Department") published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting ("NOP"). Publication of the NOP initiated a 30-day public review and comment period that began on August 26, 2020 and ended on September 25, 2020. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on August 26, 2020.

On June 23, 2021, the Department published the DEIR, including an Initial Study ("IS"), and provided public notice in a newspaper of general circulation of the availability of the DEIR and IS for public review and comment and of the date and time of the Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and owners and occupants of buildings within a 300-foot radius of the project site. Notices of availability of the DEIR and the date and time of the public hearing were posted near the Project site by the Project Sponsor on June 23, 2021.

Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on June 23, 2021.

On July 21, 2021, the Historic Preservation Commission held a duly advertised public hearing to review and comment on the DEIR. On July 29, 2021, the Commission held a duly advertised public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on August 9, 2021.

The Department prepared responses to comments on environmental issues received during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected clerical errors in the DEIR.



This material was presented in a RTC document, published on November 5, 2021, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

The FEIR has been prepared by the Department. It consists of the DEIR, any consultations and comments received during the review process, any additional information that became available after publication of the DEIR, and the RTC document, all as required by law. The IS is included as Appendix B to the DEIR and is incorporated by reference thereto.

Project FEIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 49 South Van Ness Avenue, Suite 1400, and are part of the record before the Commission.

On November 18, 2021, the Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the Administrative Code. In certifying the FEIR, the Commission found that none of the comments on the DEIR triggered the need for recirculation of the EIR under CEQA Guidelines Section 15088.5. Nor does approval of the Project of the FEIR trigger the need for a supplemental or subsequent EIR under CEQA Guidelines Section 15162. The FEIR was certified by the Commission on November 18, 2021 by adoption of its Motion No. XXXXX.

#### **E. Content and Location of Record**

The record upon which all findings and determinations related to the adoption of the proposed Project are based includes the following:

- The FEIR, and all documents referenced in or relied upon by the FEIR, including the IS;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the FEIR, the proposed approvals and entitlements, the Project, and the alternatives set forth in the FEIR;
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and subconsultants who prepared the FEIR, or incorporated into reports presented by the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the Project or the FEIR;
- All applications, letters, testimony, and presentations presented to the City by the Project Sponsor and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Project and the FEIR;
- The MMRP; and
- All other documents comprising the record pursuant to Public Resources Code Section 21167.6(e).

The public hearing transcripts and audio files, a copy of all letters regarding the FEIR received during the public review period, the administrative record, including all studies, materials and background documentation for the



FEIR are located at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco. The Planning Department, Jonas P. Ionin, is the custodian of these documents and materials.

#### **F. Findings about Environmental Impacts and Mitigation Measures**

The following Sections II, III and IV set forth the Commission's findings about the FEIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Commission regarding the environmental impacts of the Project and the mitigation measures included as part of the FEIR and adopted by the Commission as part of the Project. To avoid duplication and redundancy, and because the Commission agrees with, and hereby adopts, the conclusions in the FEIR, these findings will not repeat the analysis and conclusions in the FEIR, but instead incorporate them by reference and rely upon them as substantial evidence supporting these findings.

In making these findings, the Commission has considered the opinions of the Department and other City staff and experts, other agencies, and members of the public. The Commission finds that (i) the determination of significance thresholds is a judgment decision within the discretion of the City and County of San Francisco; (ii) the significance thresholds used in the FEIR are supported by substantial evidence in the record, including the expert opinion of the FEIR preparers and City staff; and (iii) the significance thresholds used in the FEIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project. Thus, the Commission finds the significance determinations in the FEIR to be persuasive and hereby adopts them as its own.

These findings do not attempt to describe the full analysis of each environmental impact contained in the FEIR. Instead, a full explanation of these environmental findings and conclusions can be found in the FEIR, and these findings hereby incorporate by reference the discussion and analysis in the FEIR supporting the determination regarding the Project impacts and mitigation measures designed to address those impacts. In making these findings, the Commission ratifies, adopts and incorporates in these findings the determinations and conclusions of the FEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings, and relies upon them as substantial evidence supporting these findings.

As set forth below, the Commission adopts and incorporates the mitigation measures set forth in the FEIR and the attached MMRP, to reduce the significant impacts of the Project. Accordingly, in the event a mitigation measure recommended in the FEIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect a mitigation measure in the FEIR due to a clerical error, the language of the mitigation measure as set forth in the FEIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the FEIR.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the DEIR, RTC or IS in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

## SECTION II. IMPACTS OF THE PROJECT FOUND TO BE LESS THAN SIGNIFICANT AND THUS NOT REQUIRING MITIGATION

Under CEQA, no mitigation measures are required for impacts that are less than significant (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15126.4, subd. (a)(3), 15091.). Based on the evidence in the whole record of this proceeding, the Planning Commission finds that the Project will not result in any significant impacts in the following areas and that these impact areas therefore do not require mitigation. The statements below provide a brief summary of the analyses and explanations contained in the FEIR, and do not attempt to include all of the information that is provided in the FEIR. Such information can be found in FEIR Appendix B (Initial Study or IS), which is incorporated herein by this reference.

The IS determined that the Project would result in a less than significant impact or no impact for the following impact areas and, therefore, these impact areas were not included in the DEIR for further analysis, including those impacts that include a specific impact statement:

- Land Use and Planning – all impacts (IS, p. 11)
- Population and Housing – all impacts (IS, p. 13)
- Cultural Resources
  - Impact C-CR-2: The Project, in combination with cumulative projects, would not result in significant cumulative impacts on archeological resources and human remains (IS, p. 20)
- Tribal Cultural Resources
  - Impact C-TCR-1: The Project, in combination with cumulative projects, would not result in significant cumulative impacts to tribal cultural resources (IS, p. 22)
- Transportation and Circulation – all impacts (IS, p. 22)
- Noise
  - Impact NO-1: Construction activities associated with the Project would not result in a significant temporary increase in ambient noise levels in the project vicinity in excess of established standards (IS, p. 35)
  - Impact NO-2: Construction of the Project would not generate excessive groundborne noise or vibration levels (IS, p. 37)
  - Impact C-NO-1: The Project, in combination with cumulative projects, would result in less-than-significant cumulative impacts related to noise and vibration (IS, p. 39)
- Air Quality
  - Impact AQ-1: The Project would not conflict with or obstruct implementation of 2017 Clean Air Plan (IS, p. 45)
  - Impact AQ-2: The Project's construction activities would generate fugitive dust and criteria air pollutants, but would not result in a cumulatively considerable net increase of non-attainment criteria air pollutants within the air basin (IS, p. 46)
  - Impact AQ-4: The Project would generate toxic air contaminants, including diesel particulate matter, but not at levels that would expose sensitive receptors to substantial air pollutant concentrations (IS, p. 52)
  - Impact AQ-5: The Project would not create objectionable odors that would affect a substantial number of people (IS, p. 52)
- Greenhouse Gas Emissions – all impacts (IS, p. 53-56)
- Wind – all impacts (IS, p. 56-57)

- Shadow – all impacts (IS, p. 57-58)
- Recreation – all impacts (IS, p. 58-60)
- Utilities and Services Systems – all impacts (IS, p. 61-66)
- Public Services – all impacts (IS, p. 67-69)
- Biological Resources
  - Impact BI-2: The Project would not conflict with any local policies protecting biological resources, such as a tree preservation policy or ordinance (IS, p. 76)
  - Impact C-BI-1: The proposed project, in combination with cumulative projects, would not result in a significant cumulative impact related to biological resources (IS, p. 76)
- Geology and Soils
  - Impact GE-1: The Project would not exacerbate the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic ground shaking, liquefaction, seismically induced ground failure, or landslides (IS, p. 80)
  - Impact GE-2: The Project would not result in substantial loss of topsoil or erosion (IS, p. 81)
  - Impact GE-3: The Project site would not be located on a geologic unit or soil that is unstable, or that could become unstable as a result of the Project (IS, p. 82)
  - Impact GE-4: The Project would not create substantial risks to life or property as a result of being located on expansive soil (IS, p. 82)
  - Impact C-GE-1: The Project, in combination with cumulative projects, would not result in cumulative impacts on geology and soils or paleontological resources (IS, p. 85)
- Hydrology and Water Quality – all impacts (IS, p.86-90)
- Hazards and Hazardous Materials – all impacts (IS, p. 91-97)
- Mineral and Energy Resources – all impacts (IS, p. 98)
- Energy – all impacts (IS, p. 99-100)
- Agriculture and Forest Resources – all impacts (IS, p. 100-101)
- Wildfire – all impacts (IS, p. 101)

Note: Senate Bill (SB) 743 became effective on January 1, 2014. Among other things, SB 743 added Section 21099 to the Public Resources Code and eliminated the requirement to analyze aesthetics and parking impacts for certain urban infill projects under CEQA. The proposed Project meets the definition of a mixed-use residential project on an infill site within a transit priority area as specified by Public Resources Code Section 21099. Accordingly, the FEIR did not discuss the topic of aesthetics, which is no longer considered in determining the significance of the proposed Project's physical environmental effects under CEQA. The FEIR nonetheless provided visual simulations for informational purposes. Similarly, the FEIR included a discussion of parking for informational purposes. This information, however, did not relate to the significance determinations in the FEIR.

### SECTION III. FINDINGS OF POTENTIALLY SIGNIFICANT IMPACTS THAT CAN BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL THROUGH MITIGATION

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this Section III and in Section IV concern mitigation measures set forth in the DEIR to mitigate the potentially significant impacts of the Project. These mitigation measures are included in the MMRP. A copy of the MMRP is included as Attachment B to the Planning Commission Motion adopting these findings.

The Project Sponsor has agreed to implement the following mitigation measures to address the potential noise, air quality, cultural resources, and geology and soils impacts identified in the IS and/or FEIR. As authorized by CEQA Section 21081 and CEQA Guidelines Section 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the Planning Commission finds that, unless otherwise stated, the Project will be required to incorporate mitigation measures identified in the FEIR into the Project to mitigate or avoid significant or potentially significant environmental impacts. These mitigation measures will reduce or avoid the potentially significant impacts described in the FEIR, and the Commission finds that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City and County of San Francisco to implement or enforce.

Additionally, the required mitigation measures are fully enforceable and are included as conditions of approval in the Planned Unit Development Conditional Use Authorization under Planning Code Section 303 and 304, and also will be enforced through conditions of approval in any building permits issued for the Project by the San Francisco Department of Building Inspection. With the required mitigation measures, these Project impacts would be avoided or reduced to a less-than-significant level. The Planning Commission finds that the mitigation measures presented in the MMRP are feasible and shall be adopted as conditions of project approval.

#### Cultural Resources+

- **Impact CR-3:** The Project could cause a substantial adverse change in the significance of an archeological resource. With implementation of *Mitigation Measure M-CR-2: Archeological Testing*, Impact CR-3 is reduced to a less-than-significant level. (IS, p. 15)

Project construction requires subsurface excavation. Based on a reasonable presumption that archeological resources may be present within the Project site, the Project has the potential to disturb unknown archeological resources, and these impacts could be significant. Accordingly, to reduce potential impacts to significant archeological resources, the Project would implement *Mitigation Measure M-CR-2: Archeological Testing*, which would require the Project Sponsor to retain the services of an archeologist from the Department Qualified Archeological Consultants List to develop and implement an archeological testing program and, if appropriate, an archeological data recovery plan and other measures set forth in *Mitigation Measure M-CR-2: Archeological Testing*. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-CR-2* would reduce the potential impact to a less-than-significant level.

- **Impact CR-4:** The Project could disturb human remains, including those interred outside of formal cemeteries. With implementation of *Mitigation Measure M-CR-2: Archeological Testing*, Impact CR-4 is reduced to a less-than-significant level. (IS, p. 19)

The inadvertent exposure of previously unidentified human remains, including those interred outside of formal cemeteries, would be considered a significant impact. To reduce this impact to a less-than-significant level, the Project would comply with *Mitigation Measure M-CR-2: Archeological Testing*, which includes the procedures required to address, protect, and treat human remains should any be discovered during construction. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, with implementation of *Mitigation Measure M-CR-2*, the Project would have a less-than-significant impact related to the potential disturbance of human remains.

## Tribal Cultural Resources

- **Impact TCR-1:** The Project could cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074. With implementation of *Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program*, Impact TCR-1 is reduced to a less-than-significant level. (IS, p. 21)

Unknown resources may be encountered during construction that could be identified as tribal cultural resources at the time of discovery or at a later date. The Planning Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-TCR-1: Tribal Cultural Resources Archeological Resource Preservation Plan and/or Interpretive Program*, would reduce potential adverse effects on tribal cultural resources to a less-than-significant level by imposing a consultation process with tribal representatives for determining whether preservation in place through an archeological resource preservation plan would be feasible and effective and, if not, for implementation of a tribal cultural resources interpretation plan.

## Noise

- **Impact NO-3:** Operation of the Project could result in a substantial permanent increase in ambient noise levels in the Project vicinity in excess of applicable standards. With implementation of *Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations*, Impact NO-3 is reduced to a less-than-significant level. (IS, p. 38)

Fixed mechanical equipment installed as part of the Project (such as heating, ventilation and air condition equipment like condenser units) could cause existing ambient noise levels at adjacent existing residences by more than 5 dBA and result in a significant operational noise impact. Implementing *Mitigation Measure M-NO-3: Fixed Mechanical Equipment Noise Control for Building Operations*, will require, prior to approval of a building permit, that the Project Sponsor demonstrate to the Environmental Review Officer that proposed fixed mechanical equipment meets the noise limits specific in section 2909 of the city's noise ordinance. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, with implementation of *Mitigation Measure M-NO-3*, potential operational noise impacts would be reduced to a less-than-significant level.

## Air Quality

- **Impact AQ-3:** The Project's construction and operational activities could generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial air pollutant concentrations. With implementation of *Mitigation Measure M-AQ-3: Construction Air Quality*, Impact AQ-3 is reduced to a less-than-significant level. (IS, p. 48)

The Project would require construction activities over a 24-month period, which would result in short-term emissions of diesel particulate matter and other toxic air contaminants. Adjacent sensitive receptors that are downwind of Project construction activities are located in an area that already experiences poor air quality, meaning Project construction would generate additional air pollution affecting those nearby sensitive receptors and resulting in a significant impact. Implementing *Mitigation Measure M-AQ-3: Construction Air Quality*, will require the Project Sponsor's contractor to comply with specified engine type and operation requirements for Project

construction and requires preparation of a construction emissions minimization plan and submission of quarterly monitoring reports for the duration of construction activities. Implementation of these measures can be expected to reduce construction-period emissions by 89 to 94 percent. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-AQ-3* would reduce construction emission impacts on nearby sensitive receptors to a less-than-significant level.

- **Impact C-AQ-1:** The Project, in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, could contribute to cumulative health risk impacts on sensitive receptors. With implementation of *Mitigation Measure M-AQ-3: Construction Air Quality*, Impact C-AQ-2 is reduced to a less-than-significant level. (IS, p. 53)

Emissions from cumulative projects contribute to the region's adverse air quality on a cumulative basis. While no single project by itself would be sufficient in size to result in regional nonattainment of ambient air quality standards, cumulative contributions of individual projects can contribute to existing cumulative adverse air quality impacts. The project-level thresholds for criteria air pollutants are based on levels below which new sources are not anticipated to contribute to an air quality violation or result in a considerable net increase in criteria air pollutants, meaning the FEIR analyzed cumulative criteria air pollutants in its project-level discussion under impacts AQ-2 and AQ-3. Regarding cumulative health risks, the Project would add new construction-related sources of toxic air contaminants (e.g., construction-related vehicles trips) to an area of the City that does not experience poor air quality. The construction-related component would constitute a significant cumulative impact. However, implementation of *Mitigation Measure M-AQ-3: Construction Air Quality* can be expected to reduce construction-period emissions by as much as 94 percent. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-AQ-3* would reduce the Project's contribution to cumulative air quality impacts to a less-than-significant level.

## Biological Resources

- **Impact BI-1:** The Project could have a substantial adverse effect, either directly or indirectly through habitat modifications, on any special-status species and could interfere with the movement of native resident or wildlife species or with established native resident or migratory wildlife corridor, or impede the use of a native wildlife nursery site. With implementation of *Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory Birds and Buffer Areas* and *Mitigation Measure M-BI-1b: Avoidance and Minimization Measures for Bats*, Impact BI-1 is reduced to a less-than-significant level. (IS, p. 71)

The Project site's agricultural structures have been used since the 1990s; however, due to the developed nature of the site and the site's perimeter fencing, only common wildlife species and birds are expected to use the Project site and the site is not considered to serve as a native wildlife nursery or movement corridor for native or migratory wildlife. The Project site is located within 300 feet of an Urban Bird Refuge as designated by the Department, so the design of the Project facade and lighting requires specified compliance with planning code section 139 standards for bird-safe buildings. In addition, the Project site's landscaped areas could provide suitable habitat for nesting birds covered under the Migratory Bird Treaty Act and California Fish and Game Code and, if nesting birds are present, vegetation removal and construction-related activities associated with the Project could adversely affect bird breeding and nest behaviors at the Project site and immediate vicinity, as well as harm eggs or chicks present. Implementation of *Mitigation Measure M-BI-1a: Conduct Pre-construction Surveys for Nesting Migratory*



*Birds and Buffer Areas* will protect nesting birds and their nests during Project construction by limiting, as feasible, any Project activity involving demolition, ground disturbance, site grading, and/or vegetation trimming or removal to outside the nesting season of January 15 through August 15 or, if such activities cannot feasibly be limited to outside the nesting season, require a qualified wildlife biologist to conduct pre-construction nesting surveys within 14 days prior to the start of construction or demolition activities in areas of the Project site not previously disturbed by Project activities, as well as after any construction breaks of 14 days or more. If active nests are located during the survey, the qualified biologist shall determine and establish appropriate measures to protect the nest(s). In addition, removal or relocation of any inactive nests observed within or adjacent to the Project site at any time throughout the year shall be at the discretion of the qualified biologist in coordination with the Department. As such, the Planning Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-BI-1a* would reduce any potential significant impact on birds to a less-than-significant level.

Removal of the Project site's existing garage/storage and boiler house on the site could disturb one of several common or special-status bat species protected under the California Fish and Game Code. Implementation of *Mitigation Measure M-BI-1b: Avoidance and Minimization Measures for Bats* requires a qualified biologist experienced with bat surveying techniques to conduct a pre-construction habitat assessment of the Project site to characterize potential bat habitat and identify potentially active bat roost sites. Should the survey identify potential roosting habitat or active bat roosts, building demolition or removal of trees containing the potential habitat or active roost shall be limited to seasons not associated with maternity roosting or winter torpor (as that term is defined in the FEIR), approximately March 1 to April 15 and August 15 to October 15, as feasible. The biologist shall also conduct pre-construction surveys of the identified potential habitats or roosts no more than 14 days prior to building demolition or tree trimming/removal around those potential habitats or roosts. If the pre-construction survey identifies evidence of roosting, the qualified biologist shall determine and establish appropriate measures to protect the nest(s), based on the specific circumstances and species present, provided that under no circumstances shall active maternity roosts be disturbed until the roost disbands at the completion of the maternity roosting season or otherwise becomes inactive, as determined by the qualified biologist. As such, the Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, implementation of *Mitigation Measure M-BI-1b* would reduce any potential significant impact on bats to a less-than-significant level.

## Geology and Soils

- **Impact GE-5:** The Project could directly or indirectly destroy a unique paleontological resource or site or geologic feature. With implementation of *Mitigation Measure M-GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities* and *Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities*, Impact GE-5 would be less than significant (IS, p. 83)

The Project would involve excavation to a depth of five feet below ground surface in a vicinity with a moderate potential to yield fossils. Therefore, the Project could disturb paleontological resources if such resources are present within the Project site. *Mitigation Measure M-GE-5a: Worker Environmental Awareness Training During Ground Disturbing Construction Activities* would be implemented to ensure Project construction workers associated with ground-disturbing activities are trained on the contents of the Paleontological Resources Alert Sheet, to be provided by the Department's Environmental Review Officer, including immediate stop work

procedures. *Mitigation Measure M-GE-5b: Discovery of Unanticipated Paleontological Resources during Ground Disturbing Construction Activities* would ensure additional procedures to protect paleontological resources are implemented in the event of the discovery of an unanticipated paleontological resource during construction. The Commission finds that, for the reasons set forth in the FEIR and the entire administrative record, with implementation of *Mitigation Measures M-GE-5a* and *M-GE-5b*, the Project's paleontological impacts would be reduced to a less-than-significant level.

#### SECTION IV. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Commission finds that, where feasible, changes or alterations have been required, or incorporated into, the Project to reduce the significant environmental impacts as identified in the Final EIR. The Commission finds that the mitigation measures in the Final EIR and described below are appropriate, and that changes have been required in, or incorporated into, the Project, pursuant to Public Resources Code section 21002 and CEQA Guidelines Section 15091, that may lessen, but do not avoid (i.e., reduce to less-than-significant levels), the potentially significant environmental effects associated with implementation of the Project that are described below. Although all of the mitigation measures set forth in the MMRP, attached as **Exhibit B**, are hereby adopted, for the impact listed below, despite the implementation of feasible mitigation measures, the effects remain significant and unavoidable.

The Commission further finds based on the analysis contained within the FEIR, other considerations in the record, and the significance criteria identified in the FEIR, that feasible mitigation measures are not available to reduce the significant Project impact to a less-than-significant level, and thus the impact remains significant and unavoidable. The Commission also finds that, although measures were considered in the FEIR that could reduce some of the significant impact, the impact remains significant and unavoidable or potentially significant and unavoidable.

Thus, the following significant impact on the environment, as reflected in the FEIR, is unavoidable. But, as more fully explained in Section VI, below, under Public Resources Code Section 21081(a)(3) and (b), and CEQA Guidelines 15091(a)(3), 15092(b)(2)(B), and 15093, the Commission finds that, for the significant and unavoidable impact described below, the legal, environmental, economic, social, technological and other benefits of the Project override any remaining significant adverse impact of the Project. This finding is supported by substantial evidence in the record of this proceeding.

The FEIR identifies the following impact for which no feasible mitigation measures were identified that would reduce the impact to a less than significant level:

**Impacts to Cultural Resources – Impact CR-1:** The Project would cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5. (DEIR, Chapter 3)

The Project would demolish all 18 greenhouses, the garage/storage building and attached mixing shed, the boiler house, two hand-dug wells, the water pressure tank, the mixing tank, the irrigation system (above and below ground), the water storage tank, and the water drainage channel along the central pathway. Following site demolition, Greenhouses 1 and 2, as well as the boiler house, would be reconstructed in their original size and location within the publicly accessible open space, using materials from the existing building on the project site as feasible; however, the reconstruction would not necessarily be completed consistent with the Secretary's



Standards, as the exact design and programmatic elements for the greenhouses and boiler house have yet to be determined. While some character-defining features of the Project site would remain or be relocated, the significant majority of the site's character-defining features conveying the site's historical significance with regard to the Italian farming community, the Portola neighborhood and the site serving as a rare surviving property type that was once common in the Portola and Excelsior neighborhoods of San Francisco would be eliminated. As such, the Project would materially impair the significance of a historical resource, as defined in CEQA Guidelines Section 15064.5(b). No feasible mitigation measures were identified that would reduce this impact to a less than significant level after consideration of several potential mitigation measures.

- *Mitigation Measure M-CR-1a: Documentation of Historical Resources.* Prior to the issuance of any demolition permit, an architectural historian and professional videographer shall prepare written, photographic and videographic documentation of identified historic resources existing on the site, subject to review and approval by the Planning Department (DEIR, p. 3.A-22);
- *Mitigation Measure M-CR-1b: Salvage Plan.* Prior to the issuance of any demolition permit that would remove character-defining features or demolish historic architectural resources on the project site, a qualified architectural historian or historic architect shall prepare a salvage plan for review and approval by Planning Department staff. The Project Sponsor shall make good faith effort to salvage materials of historical interest for utilization as part of the interpretative program and for reconstruction of the boiler house, greenhouses 1 and 2, and fencing (DEIR, p. 3.A-23);
- *Mitigation Measure M-CR-1c: Interpretive Program.* The Project Sponsor shall facilitate development of an interpretive program regarding history of project site, including a planning department-reviewed plan for proposed reconstruction of greenhouses 1 and 2 and the boiler house. The detailed content, media, and other characteristics of such an interpretive program, including a maintenance plan, shall be coordinated with the retention of the surviving rose plants (Mitigation Measure M-CR-1d) and approved by planning department staff prior to issuance of a temporary certificate of occupancy. (DEIR, p. 3.A-24); *and*
- *Mitigation Measure M-CR-1d: Retention Rose Plants.* Prior to the issuance of any demolition permit, the Project Sponsor shall prepare a planning department-approved relocation and care plan for the surviving rose plants located within and around the greenhouses. This plan shall be prepared by a qualified horticultural expert or other landscape professional knowledgeable in the transplant and care of roses. (DEIR, p. 3.A-24)

The Commission finds that, for the reasons set forth in the FEIR, although implementation of *Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, and M-CR-1d* would reduce the cultural resources impact of demolition of the existing agricultural structures on the Project site, this impact would nevertheless remain significant and unavoidable. As described in detail in the discussion of preservation and partial preservation alternatives in Section V below, the preservation alternatives were determined to be infeasible per CEQA Guidelines Section 15091(a)(3). Therefore, this impact would be significant and unavoidable even with identified mitigation.

## SECTION V. Evaluation of Project Alternatives

### A. Alternatives Analyzed in the FEIR

This section describes the FEIR alternatives and the reasons for rejecting the alternatives as infeasible. CEQA mandates that an environmental impact report evaluate a reasonable range of alternatives to a project or the

project location that would feasibly attain most of the project's basic objectives, but that would avoid or substantially lessen any identified significant adverse environmental effects of the project. An environmental impact report is not required to consider every conceivable alternative to a proposed project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. CEQA requires that every environmental impact report also evaluate a "No Project" alternative. Alternatives provide a basis of comparison to the Project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the project.

The Department considered a range of alternatives to the Project in Chapter 5 of the FEIR. The FEIR analyzed the No Project Alternative (Alternative A), the Full Preservation Alternative (Alternative B), and the Partial Preservation Alternative (Alternative C). Each alternative is discussed and analyzed in these findings, in addition to being analyzed in Chapter 5 of the FEIR.

The Commission certifies that it has independently reviewed and considered the information on the alternatives provided in the FEIR and in the record. The FEIR reflects the Commission's and the City's independent judgment as to the alternatives.

The Commission finds that the Project provides the best balance between satisfaction of Project objectives and mitigation of environmental impacts to the extent feasible, as described and analyzed in the FEIR.

## **B. Evaluation of Project Alternatives**

CEQA provides that alternatives analyzed in an environmental impact report may be rejected if "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible ... the project alternatives identified in the EIR." (CEQA Guidelines § 15091(a)(3).) The Commission has reviewed each of the alternatives to the Project as described in the FEIR that would reduce or avoid the impacts of the Project and finds that there is substantial evidence in the record, including evidence of specific economic, legal, social, technological and other considerations that make these Alternatives infeasible, for the reasons set forth below. In making these determinations, the Commission is aware that CEQA defines "feasibility" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." (CEQA Guidelines § 15364.) The Commission is also aware that under CEQA case law the concept of "feasibility" encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project, and (ii) the question of whether an alternative is "desirable" from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

The following alternatives were fully considered and compared in the FEIR:

### **1. No Project Alternative (Alternative A)**

Under the No Project Alternative, the Project Site would foreseeably remain in its existing condition. The structures on the Project site and its character-defining features would be retained. The No Project Alternative has been identified as the overall environmentally superior alternative. The No Project Alternative would reduce the

impacts of the project because no new development would occur. None of the significant and unavoidable impacts associated with the project would occur. The No Project Alternative would have less-than-significant impacts or no impacts on topics determined in the Final EIR or initial study to be either less than significant or less than significant with mitigation under the project, and would not require mitigation measures.

This alternative would not preclude development of another project on the project site, should such a proposal be put forth by the Project Sponsor or another entity.

The Commission rejects the No Project Alternative as infeasible because it would not meet the Project Objectives, as described in Section 5.C.1 and Table 5-1 of the FEIR, or the City's policy objectives for reasons including, but not limited to, the following:

- 1) The No Project Alternative would not meet any of the Project Sponsor's or City's objectives;
- 2) The No Project Alternative would be inconsistent with key goals of the General Plan with respect to housing production. With no construction of new housing created on the Project site, the No Project Alternative would not increase the City's housing stock of either market rate or affordable housing, would not create new job opportunities for construction workers, and would not expand the City's property tax base.
- 3) The No Project Alternative would leave the Project site physically unchanged, and thus would not achieve any of the objectives regarding the redevelopment of a large underutilized site, creation of the maximum number of new residential dwelling units (including housing for families with children), and provision of publicly accessible open space.

For these reasons, the Commission rejects the No Project Alternative because it would not meet the basic objectives of the Project and, therefore, is not a feasible alternative.

## **2. Proposed Project Full Preservation Alternative (Alternative B)**

Under the Full Preservation Alternative (Alternative B), 24 dwelling units would be constructed on the northwest portion of the Project site, fronting Bowdoin and Wayland streets. Construction of the 24 dwelling units would require the demolition of greenhouses 12 through 18; however, the majority of the otherwise character-defining features on the remainder of the Project site, including 11 greenhouses and the other individual buildings and structures would be retained and rehabilitated in accordance with the Secretary's Standards, with a total of approximately 1.45 acres being converted into publicly accessible open space (with potential programming similar to that proposed in the Project's publicly accessible open space). Similar to the Project, surviving rose plants would be preserved and replanted on the Project site.

The height of the dwelling units would be the same as the Project (approximately 35 feet), as would be the unit layout (12 duplexes, with a curb cut providing access to a garage in each duplex structure). The amount of Class 1 and Class 2 bicycle parking would be proportional to the Project's (*i.e.*, compliant with the planning code, with additional bicycle parking provided as part of Alternative B's transportation demand management plan). The Full Preservation Alternative would include three on-site affordable dwelling units (the on-site amount required by the planning code for projects proposing fewer than 25 units). As such, while the Full Preservation would include 61%

less overall housing than the Project (24 units compared to 62 units), it would include 75% less affordable housing than the Project (three units compared to 12 units).

Though the Full Preservation Alternative would demolish seven of the existing greenhouses, thereby altering the historical resource's overall layout and replacing some of the character-defining features of the Project site with new construction, the character of the historical resource would remain evident. Further, by rehabilitating all existing structures except seven of the greenhouses, the Full Preservation Alternative would not introduce conjectural features or architectural elements from other building in a way that could create a false sense of historical development. Though programming for the rehabilitated structures would not be the same as the structures' historic use, the publicly accessible nature of the potential programming would be a compatible use with the historic agricultural uses on the site, such as a community garden space. Further, the layout of the 12 new residential duplexes would be consistent with the existing footprints of greenhouses 12 through 18, while introducing a clearly differentiated and contemporary design. Notably, three of the seven greenhouses that would be demolished have already partially collapsed, minimizing the impact of the new housing in terms of demolishing existing historic structures with evident character-defining features. Therefore, unlike the Project, the Full Preservation Alternative would not result in a significant and unavoidable impact related to the demolition of a historical resource. Only *Mitigation Measure M-CR-1d: Retention of Rose Plants* would be required for the Full Preservation Alternative, to ensure the surviving rose plants are protected and replanted (i.e., *Mitigation Measures M-CR-1a, M-CR-2b, and M-CR-1c* would not be necessary).

A discussion of other environmental impacts under the Full Preservation Alternative in comparison to the Project is contained in FEIR Section 5.C.2. In summary, the construction and operational impacts of Alternative B under each of the Initial Study environmental topics would be similar to those of the proposed project but reduced due to reduced development intensity, reduced excavation and ground-disturbing activity and reduced residential density. However, all mitigation measures except Mitigation Measures M-CR-1a through M-CR-1c, as described above, would still apply to Alternative B.

The Commission rejects Alternative B because, even though it would eliminate the significant and unavoidable impact of the Project, it would not meet the Project Objectives, as described in FEIR Table 5-1 and Section 5.C.2, or the City's policy objectives, or would meet those objectives to a lesser extent than the Project, for reasons including, but not limited to, the following:

- 1) Alternative B would limit the Project to 24 units, whereas the Project would provide 62 units to the City's housing stock (approximately 61% less new housing than proposed by the Project) and maximize the creation of new residential units in a manner consistent with the pattern of development in the surrounding Portola neighborhood on a currently abandoned commercial lot.
- 2) Alternative B would also reduce the Project's provision of on-site below-market-rate units under the City's Inclusionary Housing Program by 75%, in that the Project would include 12 on-site below-market rate units, whereas Alternative B would only include three on-site below-market rate units.
- 3) Alternative B would not further the City's housing policies to create more housing, particularly affordable housing opportunities to the same extent as the Project.

- 4) Alternative B would not further the City's housing policies to create more housing suitable for families with children (*i.e.*, multi-bedroom units), to the same extent as the Project.
- 5) A peer-reviewed<sup>1</sup> financial feasibility analysis prepared by the Project Sponsor<sup>2</sup> and available as part of the case record demonstrates supports that Alternative B would not generate any investment return and rather would result in significant financial losses, supporting that it would be infeasible to obtain construction financing for Alternative B.

For the foregoing reasons, the Planning Commission rejects Alternative B as infeasible.

### 3. Partial Preservation Alternative (Alternative C)

Under the Partial Preservation Alternative (Alternative C), 40 dwelling units would be constructed on the northern portion of the Project site (requiring demolition of the majority of existing greenhouses on the Project site). The character-defining features at the south end of the Project site, including six greenhouses and the non-greenhouse buildings and structures, would be retained and rehabilitated in accordance with the Secretary of the Interior's Standards. A total of approximately 0.9 acre would be converted into publicly accessible open space with potential programming similar to that proposed in the Project's publicly accessible open space. Similar to the Project, surviving rose plants would be preserved and replanted on the Project site.

The height of the dwelling units would be the same as the Project (approximately 35 feet), as would be the unit layout (20 duplexes, with a curb cut providing access to a garage in each duplex structure). The amount of Class 1 and Class 2 bicycle parking would be proportional to the Project's (*i.e.*, compliant with the planning code, with additional bicycle parking provided as part of Alternative C's transportation demand management plan). The Partial Preservation Alternative would include eight on-site affordable dwelling units, meaning the Partial Preservation would include approximately 34% less overall housing, including 33% fewer on-site below-market rate units.

Though the Partial Preservation Alternative would retain more character-defining features than the Project, it would still result in a significant alteration to the historic site. The majority of the existing greenhouses would be demolished and the characteristic spatial organization of the contributing buildings and structures would be only partially retained, resulting in a substantial change to the distinctive materials, features, and special relationships that characterize the existing historic site. In particular, the overall scale of the historic nursery and distinctive repetitive massing of the gable-roofed greenhouses would be significantly diminished through the demolition of the majority of the greenhouses along Hamilton Street. As such, the Partial Preservation Alternative would still cause material impairment to the existing historical resource, resulting in an impact that would be significant and unavoidable, although to a lesser extent than the Project. The same mitigation measures as the Project (*i.e.*, *Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c, and M-CR-1d*) would be applicable.

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<sup>1</sup> Century Urban, Strategic Real Estate Advisory Services, "770 Woolsey- Economic Analysis with Historic Preservation" (November 8, 2021).

<sup>2</sup> 140 Partners LLC, "Construction Proforma Summary Full Preservation Alternatives B (24 Units) & C (40 Units)- 770 Woolsey PUD" (October 8, 2021).

A discussion of other environmental impacts under the Full Preservation Alternative in comparison to the Project is contained in FEIR Section 5.C.3. In summary, the construction and operational impacts of Alternative C under each of the Initial Study environmental topics would be similar to those of the proposed project but reduced due to reduced development intensity, reduced excavation and ground-disturbing activity and reduced residential density. However, all mitigation measures, including Mitigation Measures M-CR-1a through M-CR-1d, as described above, would still apply to Alternative C.

The Commission rejects Alternative C because it would not eliminate the significant and unavoidable impact of the Project, and it would not meet the Project Objectives, as described in FEIR Table 5-1 and Section 5.C.3, or the City's policy objectives, or would meet those objectives to a lesser extent than the Project, for reasons including, but not limited to, the following:

- 1) Alternative C would limit the Project to 40 units, whereas the Project would provide 62 units to the City's housing stock and maximize the creation of new residential units in a manner consistent with the pattern of development in the surrounding Portola neighborhood on a currently abandoned commercial agricultural lot.
- 2) Alternative C would also reduce the Project's provision of on-site below-market-rate units under the City's Inclusionary Housing Program in that the Project would include 12 on-site below-market rate units, whereas Alternative C would only include eight on-site below-market rate units.
- 3) Alternative C would not further the City's housing policies to create more housing, particularly affordable housing opportunities to the same extent as the Project.
- 4) Alternative C would not further the City's housing policies to create more housing suitable for families with children (*i.e.*, multi-bedroom units) to the same extent as the Project.
- 5) A peer-reviewed financial feasibility analysis prepared by the Project Sponsor and available as part of the case record demonstrates that Alternative C would not be reasonably predicted to generate a sufficient investment rate of return, supporting that it would be infeasible to obtain construction financing for Alternative C.

For the foregoing reasons, the Commission rejects Alternative C as infeasible.

## VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Commission finds that, notwithstanding the imposition of all feasible mitigation measures, one impact related to cultural resources will remain significant and unavoidable. Pursuant to CEQA section 21081 and CEQA Guidelines Section 15093, the Commission hereby finds, after consideration of the FEIR and the evidence in the record, that each of the specific overriding economic, legal, social, technological and other benefits of the Project as set forth below independently and collectively outweighs this significant and unavoidable impact and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Commission determines that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the Final EIR and the preceding findings,

which are incorporated by reference into this Section, and in the documents found in the administrative record, as described in Section I.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Commission specifically finds that there are significant benefits of the Project to support approval of the Project in spite of the unavoidable significant impact, and therefore makes this Statement of Overriding Considerations. The Commission further finds that, as part of the process of obtaining Project approvals, significant effects on the environment from implementation of the Project have been eliminated or substantially lessened where feasible. All mitigation measures identified in the FEIR and MMRP are adopted as part of the Approval Actions described in Section I, above.

Furthermore, the Commission determines that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific individual and collective overriding economic, technological, legal, social, and other considerations. In addition, the Project provides additional benefits as described in the reasons for rejecting alternatives in Section V, which are incorporated herein by reference.

The Project will have the following benefits:

1. The Project would add 62 dwelling units (28 2-bedroom units, and 34 3-bedroom units) to the City's housing stock on a currently underutilized site. The City's policy objective as expressed in Policy 1.1 of the Housing Element of the General Plan is to increase the housing stock whenever possible to address a shortage of housing in the City.
2. The Project further promotes the objectives and policies of the General Plan by providing types of dwelling units that will serve families with children in a neighborhood well suited for families with children.
3. The Project would bring additional housing into a neighborhood that is served by public transit.
4. The Project would not displace any housing because the existing structures on the project site are commercial agricultural structures no longer in use.
5. The Project would increase the stock of permanently affordable housing, by complying with the requirements of Planning Code section 415 and providing 12 on-site below-market rate units as part of the Project. The 12 on-site below-market rate units provide a type of housing suitable for families with children, addressing an important need.
6. The Project would construct a desirable new publicly accessible open space that incorporates two rebuilt greenhouses and the boiler room that celebrates the history of the project site.
7. The Project would promote the objectives and policies of the General Plan by replacing the existing underdeveloped and former commercial agricultural use (unused since 1990) with the maximum amount of residential uses permitted under the planning code, while also providing a new publicly accessible open space on a site currently closed to the public. This new development will greatly enhance the character of the existing neighborhood. In addition, the Project would have sidewalks on all street frontages and active street frontages, which would improve pedestrian and neighborhood safety. These



changes would enhance the attractiveness of the site for pedestrians and bring this site into conformity with principles of good urban design.

8. The Project would construct a development that is in keeping with the scale, massing and density of other structures in the immediate vicinity, and with that envisioned for the site under the planning code and General Plan.
9. The Project will substantially increase the assessed value of the Project site, resulting in corresponding increases in tax revenue to the City.
10. The Project provides approximately 93 Class 1 secure indoor bicycle parking spaces and 12 Class 2 sidewalk bicycle rack spaces, both in excess of the number required by the planning code. Further, the Project proposes a suitable amount of new vehicular parking (one space per dwelling unit), whereas a significant amount more parking is allowed under the planning code. This desirable mix of vehicular and bicycle parking will encourage residents and visitors to access the site (including its new publicly accessible open space) by non-automotive means when practicable.
11. The Project promotes a number of City urban design and transportation policies, including enhancing pedestrian safety via implementation of new bulbouts; providing street trees, landscaping, seating, bike racks and other street furniture for public use and enjoyment; widening and/or creating new sidewalks, using high-quality materials; and activating the street frontage on a long-abandoned and largely dilapidated site.
12. The Conditions of Approval for the Project include all the mitigation measures set forth in the FEIR to mitigate the Project's potentially significant impacts identified in the Initial Study to a less-than-significant level.
13. The Project will create temporary construction jobs. These jobs will provide employment opportunities for San Francisco residents and provide additional payroll tax revenue to the City, providing direct and indirect economic benefits to the City.

Having considered the above, the Commission finds that the benefits of the Project outweigh the unavoidable adverse environmental effects identified in the FEIR, and that those adverse environmental effects are therefore acceptable.





# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: November 18, 2021**

**Record No.:** 2017-012086CUA  
**Project Address:** 770 WOOLSEY STREET  
**Zoning:** RH-1 (Residential House- One Family) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 6055/001  
**Project Sponsor:** Eric Tao  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Property Owner:** 140 Partners, LLC  
988 Market Street, Suite 400  
San Francisco, CA 94102  
**Staff Contact:** Kimberly Durandet- (628) 652-7315  
Kimberly.durandet@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION FOR A PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO PLANNING CODE SECTION 209.1, 303, AND 304 FOR THE DEMOLITION OF THE EXISTING ABANDONED GREENHOUSE STRUCTURES ON THE SITE AND NEW CONSTRUCTION OF 31 THREE-STORY RESIDENTIAL DUPLEX BUILDINGS WITH A TOTAL OF 62 DWELLING UNITS AT A HEIGHT OF APPROXIMATELY 35 FEET AND A TOTAL GROSS FLOOR AREA OF APPROXIMATELY 118,600 SQUARE FEET INCLUDING GROUND FLOOR GARAGE AND STORAGE SPACES. THE PROJECT INCLUDES 62 OFF-STREET VEHICLE PARKING SPACES, 93 CLASS 1 AND 12 CLASS 2 BICYCLE PARKING SPACES. THE PROJECT WILL ALSO PROVIDE APPROXIMATELY 43,300 SQUARE FEET OF OPEN SPACE WHICH INCLUDES APPROXIMATELY 17,200 SQUARE FEET OF PUBLICLY ACCESSIBLE OPEN SPACE AT THE CORNER OF WOOLSEY AND HAMILTON STREETS. THE PROJECT IS LOCATED AT 770 WOOLSEY STREET, LOT 001 IN ASSESSOR'S BLOCK 6055, WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT. THE PLANNED UNIT DEVELOPMENT IS SEEKING TO MAXIMIZE RESIDENTIAL DENSITY ON THE SITE AND INCLUDES THE FOLLOWING REQUEST FOR MODIFICATIONS: 1) LOT WIDTH (SECTION 121), 2) REARYARD (SECTION 134), 3) STREET FRONTAGE (SECTION 144), 4) CAR SHARE (SECTION 166).

## PREAMBLE

On September 15, 2017, Jesse Herzog of AGI Avant Group, Inc. (now L37 Partners) (“Project Sponsor”) filed an Environmental Evaluation Application for the Project at 770 Woolsey Street (“Project”) with the San Francisco Planning Department (“Planning Department”). The application was deemed accepted on September 15, 2017 and assigned Case Number 2017-012086ENV.

After that date, the Project Sponsor submitted to the Department development applications for Conditional Use Authorization of a Planned Unit Development, under Planning Code Sections 209.1, 303 and 304 and a Transportation Demand Management Application which were accepted on February 8, 2019 and assigned Case Numbers 2017-012086CUA and 2017-012086TDM, respectively.

The Department determined that an environmental impact report (“EIR”) was required for the Project. On August 26, 2020, the Department published a Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting (“NOP”) for the Project. Publication of the NOP initiated a 30-day public review and comment period that ended on September 25, 2020.

On June 23, 2021, the Department published the Draft Environmental Impact Report (“DEIR”) including an Initial Study (“IS”) and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission (“Commission”) public hearing on the DEIR. On June 23, 2021, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse. A notice of completion was filed with the State Secretary of Resources via the State Clearinghouse on June 23, 2021. Notices of availability of the DEIR and the date and time of the public hearing were posted near the project site by the Project Sponsor on June 23, 2021.

On July 21, 2021, the Historic Preservation Commission (“HPC”) held a duly advertised public hearing to review and comment on the DEIR.

On July 29, 2021, the Planning Commission held a duly advertised public hearing on the DEIR, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on August 9, 2021. The Department prepared responses to comments on environmental issues received during the 47-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period and corrected clerical errors in the DEIR.

On November 5, 2021, the Planning Department published a Responses to Comments document. A Final Environmental Impact Report (hereinafter “FEIR”) has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the DEIR review process, any additional information that became available, and the Responses to Comments document, all as required by law.

The Commission reviewed and considered the FEIR for the Project and found the FEIR to be adequate, accurate, and objective, thus reflecting the independent analysis and judgment of the Department and the Commission,

and that the summary of comments and responses contained no significant revisions to the Draft EIR and approved the FEIR for the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

The City and County of San Francisco, acting through the Department, fulfilled all procedural requirements of the California Environmental Quality Act, the State CEQA Guidelines, and Chapter 31.

On November 18, 2021 the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Applications Nos.2017-012086CUA and 2017-012086ENV to certify the FEIR and consider approval for the project and CEQA Findings.s.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-012086UA 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. No.2017-012086CUA, 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 (“Project”) includes demolition of the existing abandoned greenhouse structures and new construction of 31 three-story residential duplex buildings with a height of approximately 35 feet and a total Gross Floor Area of approximately 118,600 square feet with ground floor garage and storage spaces. The Project would construct a total of 62 dwelling units with a mix of 28 two-bedroom units and 34 three-bedroom units. Of the 62 dwelling units, 12 units will be provided as on-site affordable dwelling units. The Project includes 62 off-street vehicle parking spaces, 93 Class 1 and 12 Class 2 bicycle parking spaces. The Project will also provide approximately 43,300 square feet of open space. Of that total amount, approximately 14,900 square feet will be private rear yards, approximately 11,200 square feet will be common shared spaces for the residential units, and approximately 17,200 square feet will be provided as a publicly accessible open space at the corner of Woolsey and Hamilton Streets. As part of demolition, the Project Sponsor would salvage materials from the original boiler house and greenhouses as feasible. Following off-site storage and treatment, as appropriate, the Project Sponsor would reclaim and repurpose the wood from the greenhouses as fencing around the publicly accessible open space and residential common open spaces. The publicly accessible open space could include event space, open lawn with flex space, seating areas, and areas for community members to grow and cultivate plants.

The Project would also add a new 11-foot wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot wide sidewalks and would add four new sidewalk bulbouts (one at each corner of the site). The Project would include 31 new curb cuts, (12 on Bowdoin Street, eight on Wayland and Hamilton streets each and three on Woolsey Street) and provide approximately 28 on-street parking spaces surrounding the Project site. Two on-street car share spaces will be located on Hamilton Street near the proposed publicly accessible open space. A total of approximately 33 street trees would be provided along the perimeter of the block.

- 3. Site Description and Present Use.** The Project site (Assessor’s Block 6055, Lot 001) is a 96,000 square feet (2.2-acre) site bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west. The Project site slopes from an elevation of approximately 145 feet above sea level at the northwest corner of the site (Bowdoin and Wayland streets) to an elevation of approximately 100 feet above sea level at the southeast corner of the site (Woolsey and Hamilton streets). The site is unpaved, with the perimeter of the site along Bowdoin and Wayland streets lacking a sidewalk. The site contains existing structures related to the site’s previous agricultural use. The agricultural operations were discontinued in the 1990s and the site is not currently in use. The site includes two long rows of greenhouses (18 in total). The east row contains 10 greenhouses (including two that have partially collapsed) lining the west side of Hamilton Street and the west row contains eight greenhouses (including three that have partially collapsed) lining the east side of Bowdoin Street. Of the greenhouses that have not collapsed or partially collapsed, all are in disrepair. The south end of the project site contains

accessory buildings and structures, including a garage/storage building, a mixing shed, water storage and pressure tanks, a boiler house, a pesticide mixing tank, and hand-dug wells. The site contains a series of pipes that were used to convey water, steam, and pesticides to the greenhouses. There are several rose plants located within the greenhouses, which are presumed to have survived from the nursery business. The site is enclosed by a combination of building facades along Woolsey and Hamilton streets and a wooden fence along the rest of the perimeter.

- 4. Surrounding Properties and Neighborhood.** The Project is in the Portola neighborhood, located approximately 0.3 mile west of San Bruno Avenue, the primary retail corridor in the Portola neighborhood. The Project site is located within the Residential House, One Family (RH-1) Zoning District, and a 40-X Height and Bulk District. Other zoning districts in the vicinity of the project site include: P (Public), RH-2 (Residential House-Two Family), and the San Bruno Avenue NC (Neighborhood Commercial) Zoning District. The project site is bounded by two-story, single-family residential development to the north, east, and south. The University Mound Reservoir consists of two 10-acre water basins and is located adjacent to the west side of the project site (Bowdoin Street). The University Mound Reservoir is owned and operated by the San Francisco Public Utilities Commission (SFPUC) and bounded by University Street to the west, Felton Street to the north, Bowdoin Street to the east, and Woolsey Street to the south. The project site is located approximately 0.25 mile east of John McLaren Park, a 310-acre park owned and operated by the San Francisco Recreation and Park Department consisting of playgrounds, trails, picnic areas and game courts, a golf course, and natural areas.
- 5. Public Outreach and Comments.** The Department has received no correspondence regarding the proposed project. However, the Department is aware of outreach efforts on the Project as mediated by Supervisor Ronen. The Project Sponsor has conducted community meetings and has been working with community groups throughout the project process. Below is a summary of their outreach efforts:

  - **May 2017**—Neighborhood canvassing effort sharing original project plans to gather names and contact info of interested neighbors.
  - **August 2017**—Project sponsor hosts community meeting at the Imperial Garden Restaurant in Portola.
  - **April 2019**—Project sponsor hosts second community meeting at the Imperial Garden Restaurant in Portola.
  - **Spring 2019 through Summer 2020**—Over ten small-group meetings held with community leaders, Friends of 770 Woolsey and Supervisor Ronen’s office.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

  - A. Use and Dwelling Unit Density (Sections 207 and 209.1).** Pursuant to Planning Code Sections 207 and 209.1, properties within the RH-1 Zoning District are principally permitted to contain one dwelling unit per lot area or conditionally permitted to contain one dwelling unit per 3,000 square feet of lot area with no more than three units per lot. However, pursuant to Planning Code Section 304, Planned Unit Development (PUD) allows for a residential density that is equal to the density of the zoning district

immediately above the development parcel's underlying zoning, less one unit. In this case, the density permitted in the Residential-House, Two- Family (RH-2) Zoning District less one unit would apply. Pursuant to Planning Code Section 209.1, the RH-2 Zoning District permits one dwelling unit per every 1,500 sq ft of lot area with the issuance of Conditional Use Authorization.

*The subject property is a 96,000 square foot lot, and therefore is permitted up to 63 dwelling units pursuant to Planning Code Section 304, Planned Unit Development. The Project is proposing 62 dwelling units. The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."*

- B. Minimum Lot Width (Section 121).** The Planning Code requires that properties within all zoning districts other than RH-1(D) have a minimum lot width of 25 feet.

*The Project proposes to subdivide the block into parcels that are slightly less than 25 feet in width (approximately 24 feet) and therefore is seeking a modification from the minimum lot width requirement under the Planned Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."*

- C. Front Setback (Section 132).** The Planning Code requires that properties within the RH-1 Zoning District maintain a front setback equal to the average of adjacent properties' front setbacks, but in no case shall the required setback be greater than 15 feet. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

*As there are no existing conditions to average, the Project is not required to provide front setbacks. However, the Project is proposing front setbacks which vary in depth. The Project will provide landscaping equal to 20 percent and permeable surfaces equal to 50 percent of the property's front setback area.*

- D. Rear Yard (Section 134).** The Planning Code requires that properties within the RH-1 Zoning District that filed a development application prior to January 15, 2019, maintain a minimum rear yard equal to 25 percent of the lot's depth, but in no case less than 15 feet.

*The subject property is an approximately 96,000 square foot, regular shaped lot that is required to provide a rear yard equal to 25 percent of the lot's depth, an area that is approximately 24,000 square feet in size and parallel to the rear property lines of the subject property. The Project will construct 17 buildings within the subject property's required rear yard. The Project will create individual lots with varying depths--the smallest is 73 feet which would require a rear yard of 18 feet 3 inches while the largest is 110 feet which would require a rear yard of 26 feet 3 inches. The Project is providing rear yards that vary from approximately 15-18 feet and therefore is seeking a modification from the rear yard requirement under the Planned Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."*

- E. Usable Open Space (Section 135).** The Planning Code requires that each dwelling unit within the RH-

1 Zoning District possess at a minimum 300 square feet of private usable open space or at minimum 400 square feet of common usable open space.

*The Project will comply with this requirement. 34 dwelling units will provide access to a minimum 300 square feet of private usable open space and 28 dwelling units will provide access to a minimum 400 square feet of common usable open space. Furthermore, the Project will be providing a publicly accessible open space at the corner of Woolsey and Hamilton Streets.*

- F. **Streetscape and Pedestrian Improvements (Section 138.1).** The Planning Code requires that projects located on a site greater than one-half acre provide streetscape improvements consistent with the Better Streets Plan. Under Section 138.1(c).

*The Project Sponsor shall comply with this requirement. The Project would include four new sidewalk bulbouts (one at each corner of the site), add a new 11-foot-wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot-wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot-wide sidewalks. A total of approximately 33 street trees would be provided along the perimeter of the block. The Project would include 31 new curb cuts, (12 on Bowdoin Street, eight on Wayland and Hamilton streets and three on Woolsey Street). The Project would provide approximately 28 on-street parking spaces surrounding the Project site, as well as two car share spaces on Hamilton Street near the proposed publicly accessible open space. The Project would also not result in any new bus stops or changes to existing bus stops in the vicinity of the project site.*

- G. **Standards for Bird-Safe Buildings (Section 139).** The Planning Code outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

*The Project Site is located near an Urban Bird Refuge as defined in Section 139. As such, the Project will include location and feature-related standards. Therefore, the Project complies with Section 139.*

- H. **Dwelling Unit Exposure (Section 140).** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: an open area which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor, a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

*The Project will comply with requirement for all dwelling units. The dwelling units that are on the interior of the block will face a mews that is at least 25 feet in width in addition to their proposed rear yards.*

- I. **Street Frontages (Section 144).** The Planning Code requires that all entrances to off-street parking be minimized to no more than one-third the width of the ground story along the front lot line.

*The Project proposes new garage doors at a width of 16 feet which is more than one-third the width of the lot and therefore is seeking a modification from the street frontage requirement under the Planned*



*Unit Development (PUD). The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."*

- J. **Off-Street Parking (Section 151).** The Planning Code does not require off-street auto parking spaces. However, each dwelling unit is principally permitted to contain at 1.5 off-street parking spaces.

*The Project will comply with this requirement. A total of 62 dwelling units and 62 off-street parking spaces are proposed, below the maximum number of principally permitted off-street parking spaces of 93.*

- K. **Residential Bicycle Parking (Section 155.1, 155.2).** The Planning Code requires that one Class 1 bicycle parking space be provided for each dwelling unit (62 required). The Planning Code requires that one Class 2 bicycle parking space be provided per 20 dwelling units (3 required). The Class 1 bicycle parking space shall be located in a secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

*The subject building will provide a 93 Class 1 bicycle parking spaces, each dwelling unit will have access to at least one bicycle parking space. The project is providing 12 Class 2 parking spaces in the public right of way. Therefore, the Project complies with this requirement.*

- L. **Car Sharing (Section 166).** The Planning Code establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of residential or office use. One car share space is required for any project with between 50-200 residential units. The car-share spaces must be made available to a certified car-share organization at the building site or within 800 feet of it.

*The Project requires one off-street care share space for the residential use (62 dwelling units). The Project does not include an off-street car-share space and is seeking a modification from the off-street car share requirement under the Planned Unit Development (PUD). The Project proposes to provide two on-street car share spaces at the building site. The additional criteria specified in Section 304(d) have been incorporated as findings of this motion. See Item No. 8, "Planned Unit Development Findings."*

- M. **Transportation Demand Management (TDM) Plan (Section 169).** The Planning Code requires applicable projects to finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit.

*The Project submitted a completed Environmental Evaluation Application on September 15, 2017. Therefore, the Project must achieve 75% of the point target (18) established in the TDM Program Standards, resulting in a required target of 13.5 points. As currently proposed, the Project will achieve a total of 17 points through the following TDM measures:*

- *Bicycle Parking (Option C)*
- *Bicycle Repair Station*
- *Car-share Parking (Option B)*
- *Family TDM Package*
- *Improve Walking Conditions (Option A)*



- *Multimodal Wayfinding Signage*
- *Tailored Transportation Marketing Services (Option C)*
- *On-Site Affordable Housing*
- *Unbundled Parking (Location B)*

*Therefore, the Project complies with Section 169.*

- N. **Dwelling Unit Mix (Section 207.7).** The Planning Code requires that no less than 25% of the total number of proposed dwelling units shall contain at least two bedrooms and that no less than 10% of the total number of proposed dwelling units shall contain at least three bedrooms. Any fraction resulting from this calculation shall be rounded to the nearest whole number of dwelling units and units counted towards the three-bedroom requirement may also count towards the requirement for units with two or more bedrooms.

*The Project will provide the following dwelling unit mix: 28 two-bedroom units (45%) and 34 three-bedroom units (55%). With 100% of the dwelling units containing at least two bedrooms, the Project meets the dwelling unit mix requirement. Therefore, the Project complies with Section 207.7.*

- O. **Building Height (Sections 260 and 261).** Pursuant to the Planning Code, the subject property is limited to a building height of 35 feet in height.

*The Project will comply with this requirement. The proposed residential buildings will measure no more than 35 feet in height.*

- P. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units.

*The Project includes a Gross Floor Area of approximately 118,565 square feet of new residential use associated with the new construction of 62 dwelling units. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.*

- Q. **Residential Child-Care Impact fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

*The Project includes a Gross Floor Area of approximately 118,565 square feet of new residential use associated with the new construction of 62 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.*

- R. **Inclusionary Affordable Housing Program (Section 415).** The Planning Code sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the

property, and the date that the project submitted a complete Project Application.

*The Project Sponsor has submitted an "Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415," to satisfy the requirements of the Inclusionary Affordable Housing Program the applicant will provide affordable units on site. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Environmental Application was submitted on September 15, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the on-site affordable housing is a rate of 20% or 12 units with a minimum of 10% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual.*

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

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

*The Project will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underdeveloped lot and will provide 62 additional dwelling units to the City's housing stock on a suitable development lot. Furthermore, the Project will provide a use compatible with the RH-1 Zoning District and construct 31 residential buildings that are compatible with the size, height, and architectural characteristics of the immediate residential neighborhood. The Project meets the Residential Design Guidelines and is architecturally appropriate with the surrounding neighborhood. Most of surrounding buildings are modest single-family buildings under 40 feet in height, similar to the proposed residential buildings in the proposed Project.*

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

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

*The Project will develop housing on an approximately 96,000 square foot block that has been underutilized and abandoned as an agricultural use. The Project occupies the block bounded by Woolsey, Bowdoin, Wayland and Hamilton Streets and organizes new residences along the perimeter with a pedestrian alley off of Woolsey Street. The Project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The development will be compatible with the immediate residential neighborhood and designed to reflect the overall neighborhood context. The configuration of the development with a publicly accessible open space will add to the health and well-being of those residing in the neighborhood.*

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

*The Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of both off- and on-street parking spaces. The Project would include thirty-one new curb cuts, (twelve on Bowdoin Street, eight on Wayland and Hamilton streets and three on Woolsey Street) to provide access to a total of sixty-two off-street parking spaces, at minimum one space for each new dwelling unit. The number of available on-street parking spaces is expected to be approximately twenty-eight and two car share spaces. Additionally, the Project site is served by public transit. The subject property is located along the 54 bus line.*

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

*The Project will comply with the City's requirements to minimize noise, glare, dust, odors, or other harmful emissions.*

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

*The Project will provide common and private usable open space, pedestrian walkways, landscaping, permeable surfaces, and trees at the development site. A landscape architect will ensure that the appropriate landscaping and trees are incorporated into the development's design. Appropriate lighting, signage, fencing, and buffers are incorporated into the design that will enhance privacy and help transition between the immediate neighborhood and proposed development. Additionally, the Project will configure the development to provide access to and screen all off-street parking spaces appropriately.*

- 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 including modifications granted through the Planned Unit Development Authorization and is consistent with objectives and policies of the General Plan, as detailed below.*

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

*The Project is consistent with the stated purpose of the RH-1 (Residential-House, One Family) Zoning District in that the intended use will be a compatible residential use and the proposed residential buildings will be consistent with the characteristics of the listed Zoning District.*

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

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

A. **Modifications.** The Project requests modifications from Planning Code Sections 121 (lot width), 134 (rear yard), 144 (street frontage) and 166 (car share). Each modification is discussed below.

(1) Lot Width. *Planning Code Section 121 requires that properties within all zoning districts other than RH-1(D) have a minimum lot width of 25 feet. The Project proposes to subdivide the block into parcels that are slightly less than 25 feet in width (approximately 24 feet 6 inches). This is a minor reduction in lot size and still provides the scale and rhythm of the surrounding residential development of the area. Therefore, the Commission finds the proposed modification is justified.*

(2) Rear Yard. *Planning Code Section 134 requires that properties within the RH-1 Zoning District that filed a development application prior to January 15, 2019, maintain a minimum rear yard equal to 25 percent of the lot's depth, but in no case less than 15 feet. The subject property is an approximately 96,000 square foot, regular shaped block that is required to provide a rear yard equal to 25 percent of the lot's depth, an area that is approximately 24,000 square feet in size and parallel to the rear property lines of the subject property. The Project will construct 17 building within the subject property's required rear yard. The Project will create individual lots of varying depths the smallest is 73 feet which would require a rear yard of 18 feet 3 inches and the largest is 110 feet which would require a rear yard of 26 feet 3 inches. The Project is providing rear yards that vary from approximately 15-18 feet. All rear yards are at least the minimum 15 feet, with 17 lots abutting the common open space mews while not specifically counted as the rear yard adds to the light and air that these dwellings units will benefit. There is also additional space for the passage (spine) that runs from Bowdoin to Hamilton Streets. This will add light and air to the properties fronting on Wayland Street. Lastly the properties fronting on Woolsey Street are directly adjacent to the publicly accessible open space. Therefore, the Commission finds the proposed modification is justified.*

(3) Street Frontage. *Pursuant to Planning Code Section 144, all entrances to off-street parking must be minimized to no more than one-third the width of the ground story along the front lot line. The Project is proposing garage doors at a width of 16 feet which is more than one-third the width of the lot. In order to keep a harmonious design that was compatible with the surrounding area, the use of individual garages was determined to be the best option for this Project. The addition of a common subterranean garage was not feasible for the site and would have diminished the amount of open space and depth of soil for the landscaping. Therefore, the Commission finds the proposed modification is justified.*

(4) Car Share. *The Planning Code establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of residential or office use. One car share space is required for any project with between 50-200 residential units. The car-share spaces must be made available to a certified car-share organization at the building site. The Project requires one off-street care share space for the residential use (62 dwelling units). As the proposed parking is all within the duplexes and is not part of a common garage, the off-street car*

*share parking space was not feasible. The project sponsor proposed two on-street dedicated car share spaces near the publicly accessible open space. Therefore, the Commission finds the proposed modification is justified.*

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

- 1) Affirmatively promote applicable objectives and policies of the General Plan;

*The Project complies with the objectives and policies of the General Plan, as stated in Item No. 9 "General Plan Compliance."*

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

*Pursuant to Planning Code Section 151, 1.5 off-street parking spaces are principally permitted per dwelling unit. The Project will provide 62 dwelling units and 62 off-street parking spaces which is the less than the maximum number of principally permitted off-street parking spaces and is appropriate for the proposed residential occupancy.*

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

*The Project will provide an ample amount of usable open space. Approximately 14,894 square feet of private and 11,216 square feet of common usable open space in the form of rear yards and a mews. The Project will also provide a pedestrian walkway from Bowdoin Street to Hamilton with a connection to the center of the development as means to support pedestrian connectivity to the neighborhood. Furthermore, the Project will provide a 17,171 square foot publicly accessible open space at the corner of Woolsey and Hamilton Streets. This feature will provide a strong connection to the past agricultural use and will be a strong community benefit.*

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

*In this case, the density permitted in the Residential-House, Two-Family (RH-2) Zoning District less one unit would apply. Pursuant to Planning Code Section 209.1, the RH-2 Zoning District permits one dwelling unit per every 1,500 sq ft of lot area with the issuance of Conditional Use Authorization. The subject property is a 96,000 square foot block, and therefore is permitted up to 63 dwelling units pursuant to Planning Code Section 304, Planned Unit Development. The Project will provide 62 dwelling units, and therefore the Project will not be substantially equivalent to a reclassification of the subject property.*

- 5) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code,

and in RTO Districts include Commercial Uses only according to the provisions of Section 231 of this Code;

*The Project does not include any commercial uses.*

- 6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

*The subject property is located within the RH-1 Zoning District and 40-X Height and Bulk District, and therefore is limited to a building height of 35 feet pursuant to Planning Code Section 261. The proposed residential buildings will be approximately 35 feet in height, and therefore comply with the applicable building height limit of 35 feet.*

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

*Not Applicable. The subject property is located within the RH-1 Zoning District and not within an NC Zoning District.*

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

*Not Applicable. The subject property is located within the RH-1 Zoning District and not within an NC Zoning District.*

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

*Not Applicable. The subject property is located within the RH-1 Zoning District and not within an RTO or NCT Zoning District.*

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

*The Project will provide street trees as deemed appropriate by the Director of Public Works pursuant to Article 16 of the Public Works Code.*

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

*The Project will provide landscaping and permeable surfaces as required by the Planning Code.*

**9. General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and

Policies of the General Plan:

**HOUSING ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

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

**OBJECTIVE 4**

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

Policy 4.1

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

Policy 4.5

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

**OBJECTIVE 11**

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

Policy 11.1

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 11.6

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

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

**TRANSPORTATION ELEMENT**

Objectives and Policies

**OBJECTIVE 23:**

**IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT AND SAFE MOVEMENT.**

Policy 23.5:

Establish and enforce a set of sidewalk zones that provides guidance for the location of all pedestrian and streetscape elements, maintains sufficient unobstructed width for passage of people, strollers and wheelchairs, consolidates raised elements in distinct areas to activate the pedestrian environment, and allows sufficient access to buildings, vehicles, and streetscape amenities.

POLICY 23.6

Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

**OBJECTIVE 24:**

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

Policy 24.2:

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

**OBJECTIVE 28:**

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

Policy 28.1:

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



Policy 28.3:

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

**OBJECTIVE 34:**

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

Policy 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

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

Policy 1.3

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

POLICY 1.5

Emphasize the special nature of each district through distinctive landscaping and other features.

*The Project is a low-scale residential development providing 62 new dwelling units in a residential area. The Project includes 12 on-site affordable housing units for ownership, which assist in meeting the City's affordable housing goals. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale, neighborhood fabric and historic use of the property as agricultural green houses. The Project provides for a high-quality designed exterior, which features a variety of materials, colors and textures. The Project will provide approximately 14,894 square feet of private and 11,216 square feet of common usable open space in the form of rear yards and a mews. The Project will also provide a pedestrian walkway from Bowdoin Street to Hamilton with a connection to the center of the development as means to support pedestrian connectivity to the neighborhood. Furthermore, the project will provide a 17,171 square foot publicly accessible open space at the corner of Woolsey and Hamilton Streets.*

*The Project would include public benefits to the streetscape by the addition of four new sidewalk bulbouts (one at each corner of the site), add a new 11-foot-wide sidewalk along Wayland Street and fill an existing trench to create a new 10-foot-wide sidewalk along Bowdoin Street. The existing sidewalks on Hamilton and Woolsey streets would be replaced with 10-foot-wide sidewalks. A total of approximately 33 street trees would be provided along the perimeter of the block. The Project is located along a Muni bus line 54-Felton, and is within walking distance of additional Muni bus lines, 29 Sunset, 56 Rutland, 8 Bayshore and 9 San*

*Bruno. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.*

*On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

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

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

*The project site does not possess any neighborhood-serving retail uses. The Project provides 62 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.*

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

*The project site does not possess any existing housing. The Project would provide 62 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing 12 below-market rate dwelling units for ownership. Therefore, the Project will increase the stock of affordable housing units in the City.*

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

*The Project is located along a Muni bus line 54-Felton, and is within walking distance of the 29 Sunset, 56 Rutland, 8 Bayshore and 9 San Bruno. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.*

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

*The Project does not include commercial office development. Although the Project would remove a former agricultural use, the Project does provide new housing, which is a top priority for the City.*

- 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 constructed to conform to the structural and seismic safety requirements of the Building Code.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks. Although the Project would demolish some of the existing historic greenhouses, the Project would memorialize and retain two of the structures, if feasible, to pay homage to the history of the site.*

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

*The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.*

- 11. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

*The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.*

- 12.** 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.
- 13.** 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. 2017-012086CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 17, 2021 and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as “EXHIBIT C” and incorporated herein as part of this Motion by this reference thereto. All required improvement and mitigation measures identified in the FEIR and contained in the MMRP are included as Conditions of Approval.

**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 November 18, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: November 18, 2021

## EXHIBIT A

### Authorization

This authorization is for a Conditional Use for a Planned Unit Development (PUD) for the construction of 31 residential buildings with a total of 62 dwelling units, 62 off-street parking spaces, 93 Class 1 and 12 Class 2 bicycle-parking spaces, and square feet of private and common usable open space on an approximately 96,000 square foot block located at 770 Woolsey Street, Block 6055, Lot 001 pursuant to Planning Code Sections 209.1, 303, and 304 within the RH-1 Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated September 17, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2017-012086CUA and subject to conditions of approval reviewed and approved by the Commission on November 18, 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 November 18, 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](http://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](http://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](http://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](http://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](http://www.sfplanning.org)

- 6. Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

- 10. Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

- 11. Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street

improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

- 12. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. If transformer vaults are required for the Project they shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

- 13. 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 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

- 14. Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

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

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco



for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 628.652.7300, [www.sfplanning.org](http://www.sfplanning.org)*

- 16. Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 17. Car Share.** Pursuant to Planning Code Section 166, no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 18. Bicycle Parking.** The Project shall provide no fewer than 62 Class 1 and 3 Class 2 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](http://www.sfplanning.org)*

- 19. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than sixty-two (62) off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 20. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,*

[www.sfplanning.org](http://www.sfplanning.org)

## Provisions

**21. Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

**22. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415.581.2335, [www.onestopSF.org](http://www.onestopSF.org)*

**23. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7315, [www.sfplanning.org](http://www.sfplanning.org)*

**24. 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 628.652.7315 [www.sfplanning.org](http://www.sfplanning.org)*

**25. Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project shall comply with the requirements in place at the time of issuance of first construction document.

A. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 20% of the proposed dwelling units as affordable to qualifying households. The Project contains 62 units; therefore, 12 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 12 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

B. **Unit Mix.** The Project contains 28 two-bedroom, and 34 three-bedroom units; therefore, the required affordable unit mix is 5 two-bedroom, and 7 three-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in

consultation with MOHCD.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org)*

- C. **Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 10% of the proposed dwelling units as affordable to qualifying households at a ownership rate of 80% of Area Median Income; 5% of the proposed dwelling units as affordable to qualifying households at a ownership rate of 105% of Area Median Income 5% of the proposed dwelling units as affordable to qualifying households at a ownership rate of 130% of Area Median Income. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- D. **Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6, the affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- E. **Notice of Special Restrictions.** *The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the architectural addenda.*

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- F. **Phasing.** *If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than XXXXX percent (XX%) of each phase's total number of dwelling units as on-site affordable units.*

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- G. **Duration.** *Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.*

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- H. **Expiration of the Inclusionary Rate.** *Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.*
- I. **Reduction of On-Site Units after Project Approval.** *Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.*
- J. **20% below market sales prices.** *Pursuant to PC Section 415.6, the maximum affordable sales price shall be no higher than 20% below market sales prices for the neighborhood within which the project is located, which shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall adjust the allowable rents and sales prices, and the eligible households for such units, accordingly, and such potential readjustment shall be a condition of approval upon project entitlement. The City shall review the updated data on neighborhood sales prices on an annual basis.*
- K. **Other Conditions.** *The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:*

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>

*As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.*

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- a. *The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building floor plates; and (3) be of comparable overall quality,*

*construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Planning Code and Procedures Manual.*

- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.*
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.*
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.*
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.*
- f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415 to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.*
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.*

## **Monitoring - After Entitlement**

**26. 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](http://www.sfplanning.org)*

- 27. 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](http://www.sfplanning.org)*

## Operation

- 28. Sidewalk Maintenance.** The Project Sponsor shall maintain the entrances to the buildings and all sidewalks abutting the subject property including the publicly accessible open space 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](http://www.sfpublicworks.org)*

- 29. 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](http://www.sfplanning.org)*

- 30. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property. *For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 31. Publicly Accessible Open Space Improvements.** The Project includes an approximately 17,170 square foot publicly accessible open space voluntarily proposed on the Site's southeast corner as shown in the approved plans attached as Exhibit B (the "Publicly Accessible Open Space"). As further detailed in the Project's MMRP attached as Exhibit C, the Publicly Accessible Open Space shall be improved with two reconstructed greenhouse structures and a reconstructed boiler house structure, the reconstruction of which shall not be

required to comply with the Secretary's Standards for Historic Rehabilitation. Potential programming for the Publicly Accessible Open Space could include open air community event space in the reconstructed greenhouses, open lawn with flex space, seating areas, and/or areas for community members to grow and cultivate plants. Prior to or concurrent with the temporary certificate of occupancy for all dwelling units on the Site, the Project Sponsor shall have obtained a temporary certificate of occupancy for the two reconstructed greenhouses and reconstructed boiler house and shall otherwise have completed landscape improvements such that the Publicly Accessible Open Space is ready for use.

**32. Publicly Accessible Open Space Operation.** The Project Sponsor may, at its sole discretion, demise and sell the Publicly Accessible Open Space to a community 501(c)(3) nonprofit organization; however, in the event Project Sponsor retains ownership of the Publicly Accessible Open Space, the following conditions shall apply to the use, maintenance and operation of the Publicly Accessible Open Space, which shall be incorporated into Conditions Covenants and Restrictions recorded against title for the Site and become effective no later than the date on which the Project Sponsor obtains a certificate of occupancy for a dwelling unit on the Site:

- Management. Any homeowner or management organization formed to manage the remainder of the Site shall manage the Publicly Accessible Open Space as part of a common interest development.
- Use by Members of the Public. Except as otherwise set forth in these conditions of approval, the Publicly Accessible Open Space shall be offered, in perpetuity, for the use, enjoyment and benefit of members of the public for open space, recreational and/or community gardening uses only, including leisure, social activities, picnics, playgrounds, sports, and authorized community events.
- Reasonable Restrictions on Access for Community Gardening. To the extent that any portion of the Publicly Accessible Open Space is used for community gardening, Project Sponsor may reasonably restrict access to such community garden spaces to members of the general public, provided reasonable measures are in place to ensure that any member of the public may have the opportunity to participate in community gardening activities. The Project Sponsor may establish written and publicly available regulations for community gardening activities in the Publicly Accessible Open Space, including but not limited to reasonable provisions for allotment of garden plots, and use of shared tools and utilities. Such regulations may also include reasonable provisions for Project Sponsor to require liability waivers and impose reasonable cost recovery fees associated with the cost of utilities, repairs, maintenance, improvements and security for use of the community garden facilities.
- No Discrimination. Project Sponsor shall not discriminate against or segregate any person or group of persons, on account of race, color, religion, creed, national origin, gender, ancestry, sex, sexual orientation, age, disability, medical condition, marital status, or acquired immune deficiency syndrome, acquired or perceived, in the use, occupancy, tenure, or enjoyment of the Publicly Accessible Open Space.
- Maintenance Standard. Project Sponsor shall operate, manage and maintain the Publicly Accessible Open Space in a clean and safe condition in accordance with the anticipated and foreseeable use thereof.
- Temporary Closure of Publicly Accessible Open Space. Project Sponsor shall have the right to temporarily close any or all of the Publicly Accessible Open Space to general members of the public from time to time



for one of the four following reasons. In each instance, such temporary closure shall continue for as long as Project Sponsor reasonably deems necessary to address the circumstances below.

- *Emergency.* In the event of an emergency or danger to the public health or safety created from whatever cause (including, but not limited to, flood, storm, fire, earthquake, explosion, accident, criminal activity, riot, civil disturbances, civil unrest, unlawful assembly), Project Sponsor may temporarily close the Publicly Accessible Open Space (or affected portions thereof) in any manner deemed necessary or desirable to promote public safety, security, and the protection of persons and property.
  - *Maintenance and Repairs.* Project Sponsor may temporarily close the Publicly Accessible Open Space (or affected portions thereof) in order to make any repairs or perform any maintenance as Project Sponsor, in its reasonable discretion, deems necessary or desirable to repair, maintain, or operate the Publicly Accessible Open Space; provided such closure may not impede any required emergency vehicle access.
  - *Construction, Maintenance & Repair on Project Site.* Project Sponsor may from time-to-time use the Publicly Accessible Open Space for temporary construction staging necessary for initial construction of the Project and for on-going maintenance, repair and improvement to adjacent private improvements on the Site (during which time the Project Sponsor may reasonably restrict public access to some or all of the Publicly Accessible Open Space as necessary to ensure the safe and timely completion of such maintenance, repair or improvement work).
  - *Community and Recreation Events.* Project Sponsor shall have the right to temporarily restrict general public access to all or any portion of the Publicly Accessible Open Space in connection with the use of the Publicly Accessible Open Space (including the two greenhouse and boiler house structures and any flex lawn space) for a community or recreation event such as a group exercise event, nonprofit or political fundraisers, community or family picnics, weddings and neighborhood-scale concerts. Any such community or recreation event must comply with all applicable laws and is subject to any required approvals or permits from applicable City agencies with jurisdiction over such event. Prior to closing all or any portion of the Publicly Accessible Open Space, a notice of the closure shall be posted at the Publicly Accessible Open Space's boundary with Hamilton and Woolsey streets for a period of forty-eight (48) hours prior to the event. The Project Sponsor may establish written and publicly available regulations for scheduling use of the Publicly Accessible Open Space for a community or recreation event. Such regulations may include reasonable provisions for Project Sponsor to impose insurance and indemnity requirements and cost recovery fees reasonably associated with the scheduled use, including but not limited to the provision of utilities, cleaning, and security.
- Hours of Operation. Except as otherwise stated herein, the Publicly Accessible Open Space shall, at a minimum, be open and accessible seven (7) days per week from 8 am until 6 pm. The Publicly Accessible Open Space's hours of operations shall be prominently posted on the Publicly Accessible Open Space.
  - Security. Project Sponsor shall have the right to install permanent architectural features to serve as security devices, such as gates and fences, which may be closed and secured at times the Publicly



Accessible Open Space is not open to the public. The Project Sponsor shall also have the right to install and operate security devices and maintain security personnel in and around the Publicly Accessible Open Space.

- Removal of Obstructions and Temporary Structures. The Project Sponsor shall have the right to remove and dispose of, in any lawful manner it deems appropriate, any object, including personal belongings or equipment, left, deposited, abandoned or adversely maintained in the Publicly Accessible Open Space.
- Reasonable Access, Use, and Safety Regulations. The Project Sponsor shall have the right to promulgate reasonable access, use, and safety regulations, including but not limited to prohibitions of smoking, consumption of drugs and alcohol, public intoxication, disturbing the peace, destructive behavior, improper emission, ejection or deposit of human body substances, littering and dumping, soliciting, willful obstruction of free passage, possession or use of weapons or fireworks, use or parking of unpermitted vehicles, posting of signs, fires, violation of noise regulations, and graffiti. Project Sponsor's regulations governing access, use, and safety may take into consideration that the Publicly Accessible Open Space is located immediately adjacent to residential uses located on the ground and first floors of the Site. Project Sponsor may adopt reasonable rules governing access and use (including regulation of noise) protective of the residential uses, independent of whether such use constitutes a public nuisance.
- Removal from Publicly Accessible Open Space. Project Sponsor shall have the right, but not the obligation, to use lawful means to effect the removal of any person who creates a public nuisance or otherwise violates the law or reasonable regulations allowed or set forth herein. Circumstances meriting removal include but are not limited to:
  - *Loitering.* Remaining, staying or loitering in the Publicly Accessible Open Space outside of the hours of operations.
  - *Public Intoxication.* Public intoxication by liquor, any drug or any "controlled substance" as that term is defined and described in the California Health and Safety code (including any combination thereof) that renders an individual in such a condition that he or she is unable to exercise care for his or her own safety or the safety of others or interferes with or obstructs or prevents the free use of the Publicly Accessible Open Space.
  - *Prohibited Use of Controlled Substance.* Consumption of an alcoholic beverage, any drug or controlled substance (as defined above) in contravention of the law or any reasonable regulations allowed hereunder.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 560 Brannan St - memo with supplemental documents to commissioners  
**Date:** Thursday, November 18, 2021 10:04:15 AM  
**Attachments:** [560 Brannan - Memo to the Planning Commission.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Liang, Xinyu (CPC)" <xinyu.liang@sfgov.org>  
**Date:** Wednesday, November 17, 2021 at 5:59 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY  
<CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** Richard Sucre <richard.sucre@sfgov.org>  
**Subject:** 560 Brannan St - memo with supplemental documents to commissioners

Hi Jonas,

Can you forward this attached document to the Commissioners? This is for the item tomorrow at 560 Brannan Street.

Thanks!

**Xinyu Liang, AICP, Acting Principal Planner**  
**Southeast Team, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: (628)652-7316 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)



# MEMO TO THE PLANNING COMMISSION

**HEARING DATE: November 18, 2021**

November 17, 2021

**Case Number:** 2019-013276ENX  
**Project Address:** 560 Brannan Street  
**Zoning:** MUG (Mixed Use General) Zoning District  
130-CS and 45-X Height and Bulk District  
Central SoMa Special Use District (SUD)  
**Block/Lot:** 3777/044  
**Project Sponsor:** Colum Regan  
482 Bryant Street  
San Francisco, CA 94107  
**Staff Contact:** Xinyu Liang – (628) 642-7316  
[Xinyu.Liang@sfgov.org](mailto:Xinyu.Liang@sfgov.org)

## Background

The Project proposes 120 dwelling units. The Planning Code requires 9,600 square feet of private residential open space, or 6,480 square feet of publicly accessible open space, or a combination thereof. The initial Project will only provide approximately 2,815 square feet of code-compliant private open space and 1,616 square feet of non-compliant private open space. The Project is seeking a usable open space waiver under the State Density Bonus Law.

## Current Proposal

The Project Sponsor voluntarily provides an additional 1,808 square feet of common open space on site.

## Attachments:

Memo from the Project Sponsor with plans  
Draft Large Project Authorization Motion (revised)



MEMO 11/17/21

Xinyu Liang  
xinyu.liang@sfgov.org  
Current Planning Division  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Dear Xinyu,

The Project at 560 Brannan is seeking a waiver for open space with the use of the State Density Bonus. As the Project Sponsors, we have decided to add 1800 sqft of voluntary common open space via a roof deck to increase the livability of the units that currently have no access to onsite open space. Please see attached plan.

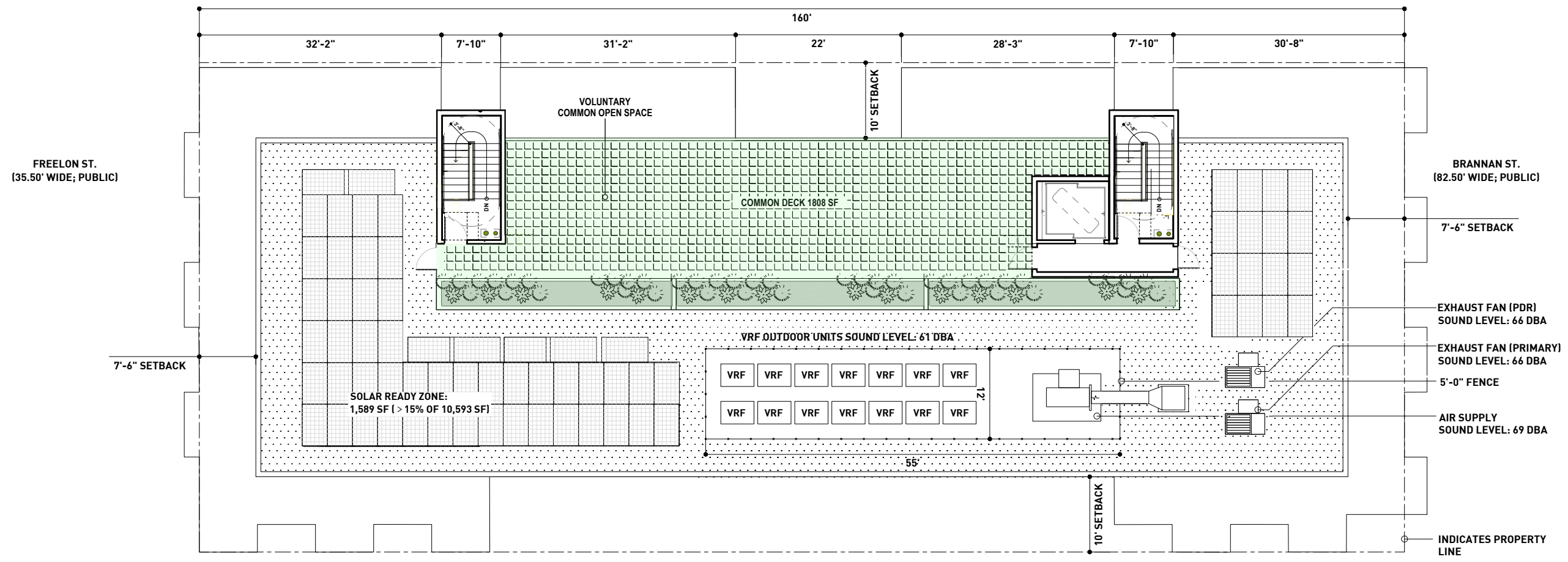
Regards

Colum Regan

A handwritten signature in black ink, appearing to read 'Colum Regan', with a long horizontal stroke extending to the right.

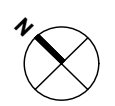
415 964 6169  
Colum@aralonproperties.com

*482 Bryant Street  
San Francisco, CA 94107*



**OPEN SPACES SUMMARY**

Code-compliant Usable Open Spaces (UOS) per PC Sec. 135 and 840 provided	2815 SF
Non-code-compliant Open Spaces provided	1616 SF
Voluntary Common Open Spaces provided	1808 SF
<b>Total Open Spaces provided</b>	<b>6239 SF</b>
Unit with code-compliant open spaces (80sf/unit)	10 units
Unit with non-code-compliant open spaces (e.g. mini balconies)	33 units





# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: November 18, 2021**

**Record No.:** 2019-013276ENX  
**Project Address:** 560 Brannan Street  
**Zoning:** MUG (Mixed Use General) Zoning District  
130-CS and 45-X Height and Bulk District  
Central SoMa Special Use District (SUD)  
**Block/Lot:** 3777/044  
**Project Sponsor:** Colum Regan  
482 Bryant Street  
San Francisco, CA 94107  
**Property Owner:** 560 Brannan Street, LLC  
482 Bryant Street  
San Francisco, CA 94107  
**Staff Contact:** Xinyu Liang – (628) 642-7316  
Xinyu.Liang@sfgov.org

ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE (PC) SECTION 329 AND MAKING FINDINGS OF ELIGIBILITY FOR THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS, PURSUANT TO PLANNING CODE SECTION 206.6, FOR A PROJECT PROPOSING DEMOLITION OF A TWO-STORY, 15,672 SQUARE-FOOT PRODUCTION, DISTRIBUTION AND REPAIR (PDR) BUILDING AND NEW CONSTRUCTION OF A NINE-STORY, MIXED-USE BUILDING WITH APPROXIMATELY 80,520 SQUARE FEET OF RESIDENTIAL USE WITH A TOTAL OF 120 DWELLING UNITS, 5,745 SQUARE FEET OF GROUND FLOOR PDR USE, AND 107 CLASS 1 AND 8 CLASS 2 BICYCLE PARKING SPACES, UTILIZING THE STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTION 65915) AND RECEIVING WAIVERS FOR: SETBACK AND STREETWALL (PC SECTION 132.4), RESIDENTIAL OPEN SPACE (PC SECTIONS 135 AND 823), PERMITTED OBSTRUCTION (PC SECTION 136), DWELLING UNIT EXPOSURE (PC SECTIONS 140 AND 249.78), PDR REPLACEMENT (PC SECTIONS 202.8 AND 249.78), LOT COVERAGE (PC SECTION 249.78), HEIGHT (PC SECTION 260), AND NARROW STREET (PC SECTION 261.1), AS WELL AS INCENTIVES/CONCESSIONS FOR: LIVING ROOF (PC SECTIONS 149 AND 249.78) AND GROUND FLOOR CEILING HEIGHT (PC SECTIONS 145.1 AND 249.78), LOCATED AT 560 BRANNAN STREET, ASSESSOR BLOCK 3777, LOT 044 WITHIN THE MUG (MIXED USE GENERAL) ZONING DISTRICT, CENTRAL SOMA SPECIAL USE DISTRICT AND 130-CS AND 45-X HEIGHT AND BULK DISTRICTS, AND AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On June 12, 2020, Colum Regan of Aralon Properties on behalf of 560 Brannan Street, LLC (hereinafter "Project Sponsor") filed Application No. 2019-013276ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new nine-story, mixed-use residential building with 120 dwelling units and approximately 5,745 square feet of ground-floor PDR use (hereinafter "Project") at 560 Brannan Street, Block 3777 Lot 044 (hereinafter "Project Site").

The environmental effects of the Project were fully reviewed under the Final Environmental Impact Report for the Central SoMa Plan (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on May 10, 2018, by Motion No. 20182, certified by the San Francisco Planning 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 San Francisco Planning Commission has reviewed the EIR, which has been available for this Commission's review as well as public review.

The Central SoMa Plan EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of 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, the Commission adopted CEQA findings in its Resolution No. 20183 and 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.

On November 8, 2021, the Department determined that the Project did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3, as set forth in the Memorandum dated November 8, 2021 and contained in the Application file. The Commission concurs in this determination. The Project is consistent with the adopted zoning controls in the Central SoMa Area 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. The file for this Project, including the Central SoMa Area Plan EIR

and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (“MMRP”) setting forth mitigation measures that were identified in the Central SoMa Plan EIR that are applicable to the Project. These mitigation measures are set forth in their entirety in the MMRP attached to the Motion as EXHIBIT C.

On November 18, 2021, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2019-013276ENX.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-013276ENX 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 Large Project Authorization as requested in Application No. 2019-013276ENX, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:



## FINDINGS

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes demolition of a two-story, 15,672 square-foot PDR building and new construction of a nine-story, mixed-use building with approximately 80,520 square feet of residential use for a total of 120 dwelling units and 5,745 square feet of ground-floor PDR use. The Project would provide 107 Class 1 and 8 Class 2 bicycle parking spaces. No off-street parking spaces will be proposed.
- 3. Site Description and Present Use.** The Project is located on a mid-block through-lot between Brannan and Freelon Street. The lot is 10,397 square feet, which has approximately 65-foot frontage along Brannan Street and Freelon Street separately. The Project Site contains an existing two-story, 15,672-square-foot PDR building with seven off-street parking spaces, previously occupied by Range Networks. The building has been vacant since 2020.
- 4. Surrounding Properties and Neighborhood.** The Project site is located in the South of Market Neighborhood, within the MUG Zoning District and Central SoMa Special Use District. The SoMa neighborhood is a high-density 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. Immediately west of the Project Site at 598 Brannan Street is a Central SoMa Key Site, which proposes to construct three 10-to-13-story mixed-use office buildings, containing a mix of office, institutional, commercial, and PDR uses. This development will also provide a total of approximately 19,336 square feet of Privately-Owned Publicly Accessible Open Space (“POPOS”). The Project Site is adjacent to one of the POPOS proposed at 598 Brannan Street. Immediate south of the Project Site across Brannan Street at 88 Bluxome is another Central SoMa Key Site, which proposes to demolish the existing Bay Club SF Tennis Building and construct three new mixed-use buildings over a podium, containing a mix of office, recreation, retail, and PDR uses. Immediately north of the site along Freelon Street are one- to two-story industrial and office buildings. East of the site is a variety of commercial, mixed-use, and residential buildings. Single-family residences that range from two- to three-stories in height are located along both sides of Freelon Street.

The project site is also located in the SoMa Filipino Cultural Heritage District, which was adopted by the Board of Supervisors in April 2016. The Filipino Cultural Heritage District encompasses the area between 2nd Street, 11th Street, Market Street, and Brannan Street. This district has been recognized as the home to the largest concentrations of Filipinos in San Francisco and as the cultural center of the regional Filipino community.

- 5. Public Outreach and Comments.** The Department has not received any public correspondence expressing support for, or opposition to the Project. A neighborhood Pre-Application Meeting was held virtually on April 27th, 2020, and phone calls were scheduled with the neighborhood on April 22nd, 2020. The Project Sponsor has been in communication with the SOMA Pilipinas on the proposal. Additionally, the Project Sponsor is also working with Tishman Speyer at 598 Brannan Street on coordination of

construction and streetscape design.

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

**A. Permitted Uses in the MUG Zoning District.** Planning Code Section 840 states that Residential and Light Manufacturing uses are principally permitted within the MUG Zoning District.

*The Project would include Residential and Light Manufacturing uses, which are principally permitted within the MUG Zoning District; therefore, the Project complies with Planning Code Section 840.*

**B. Setbacks, Streetwall Articulation, and Tower Separation.** Planning Code Section 132.4 outlines setback, streetwall articulation, and tower separation controls in the Central SoMa SUD. Section 132.4(d)(1) requires that buildings within the Central SoMa SUD be built to the street-or alley-facing property line up to 65 feet in height, subject to the controls of Section 261.1 with certain exceptions including: to the extent necessary to accommodate any setback required by the Planning Code; or for building façade architectural articulation and modulation up to a maximum depth of 8 feet. Mid-rise buildings shall provide a 15-foot setback above a height of 85 feet, extending at least 60 percent of the frontage length at all street- and alley-facing property lines, and for the entire frontage along interior property lines.

*The Project is not fully compliant with this requirement and only provides 7 feet 6 inches setback back along Brannan and Freelon Streets and a 10 foot setback from portions of the interior property line adjacent to 598 Brannan Street. The Project requires a Waiver under State Density Bonus Law (See Below).*

**C. Residential Usable Open Space in the Eastern Neighborhoods.** Within the MUG Zoning District, Planning Code Sections 135 and 840 require a minimum of 80 square feet of private open space or 54 square feet if it is publicly accessible. Private useable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq ft is located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq ft if located on open ground, a terrace or the surface of an inner or outer court. Common useable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 sq ft.

*The Project proposes 120 dwelling units and therefore, 9,600 square feet of private residential open space, or 6,480 square feet of publicly accessible open space, or a combination thereof ~~is~~ is required. The Project will only provide approximately 2,815 square feet of private open spaces, 1808 square feet of non-compliant common private ~~open spaces, and 1616 square feet of non-compliant open spaces~~ on the balconies and therefore requires a waiver under State Density Bonus Law (See Below).*

**D. Permitted Obstructions.** Per Planning Code Section 136(c)(2), a bay window is limited to a maximum projection of 3 feet over streets and alleys and the maximum length of each bay window or balcony shall be 15 feet at the line establishing the required open area, and shall be reduced in proportion to the distance from such line by means of 45 degree angles drawn inward from the ends of such 15-foot dimension, reaching a maximum of nine feet along a line parallel to and at a distance of three feet from the line establishing the required open area. The minimum horizontal separation between bay

windows, shall be two feet at the line establishing the required open area and each bay window shall also be horizontally separated from interior lot lines by not less than one foot at the line establishing the required open area.

*The Project proposes a bay window design that exceeds the size and pattern limitations of Planning Code Section 136(c)(2) and therefore requires a waiver under State Density Bonus Law (See Below).*

- E. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 establishes a number of requirements for the improvement of public rights-of-way associated with development projects. Projects that are on a lot greater than half an acre, include more than 50,000 square feet of new construction, containing 150 feet of total lot frontage on one or more publicly-accessible rights-of-way, or has a frontage that encompasses the entire block face between the nearest two intersections, must provide streetscape and pedestrian improvements. Development projects are required to conform to the Better Streets Plan to the maximum extent feasible. Features such as widened sidewalks, street trees, lighting, and street furniture are required. In addition, one street tree is required for each 20 feet of frontage of the Property along every street and alley, connected by a soil-filled trench parallel to the curb.

*The Project Sponsor has worked extensively with Streetscape Design Advisory Team (SDAT) and other City Agencies to create a streetscape plan that meets the Better Streets Plan. The Project includes sidewalk and street improvements on Brannan and Freelon Streets. New accessible sidewalk ramps, bike racks, and street trees will be installed. The Project also includes extending the Brannan Street sidewalk from 10 feet to 15 feet along the Project frontage. The proposed Better Streets Plan also includes 4 new street trees. Therefore, the Project complies with Planning Code Section 138.1.*

- F. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards. Section 139 outlines façade-related hazards to birds throughout the City, which apply to certain freestanding glass walls and other building elements that have unbroken glazed segments that are 24 square feet and larger in size. New construction with glazed building elements such as free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops shall treat 100% of the glazing with bird-safe glazing treatments to reduce the potential impacts to bird mortality.

*The Project site is not located within nor is it in close proximity to an Urban Bird Refuge. However, the Project will meet the requirements of feature-related standards. If the Project's glass balconies are larger than 24 feet in size, they will be treated with feature-related bird-safe glazing treatments.*

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley at least 20-ft wide, side yard or rear yard must be at least 25 ft in width, or an open area (either an inner court or a space between separate buildings on the same lot) must be no less than 25 ft in every horizontal dimension for the floor at which the dwelling unit is located.

*The Project contains a total of 120 dwelling units. The Project contains 88 dwelling units that do not provide code-compliant exposure since these units face onto a non-compliant open area less than 25 feet in every horizontal dimension. Therefore, the Project requires a waiver under State Density Bonus Law (See Below).*

- H. **Rooftop Screening.** In EN Mixed-Use Districts, Section 141 requires that rooftop mechanical equipment and appurtenances used in the operation or maintenance of a building be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of the building. Minor features not exceeding one foot in height shall be exempted from this regulation.

*The rooftop mechanical equipment and appurtenances used in the operation or maintenance of the Project buildings will be fully screened. Therefore, the Project complies with Planning Code Section 141.*

- I. **Parking and Loading Entrances.** Under the street frontage controls of Planning Code Section 145.1(c)(2), no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street may be devoted to parking and loading ingress or egress.

*The Project's off-street loading access is intentionally located on secondary Freelon Street with a frontage less than 20 feet. Therefore, the Project complies with Planning Code Section 145.1.*

- J. **Active Uses.** Per Planning Code Sections 145.1 and 249.78(c)(1), with the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, active uses—i.e. uses which by their nature do not require non-transparent walls facing a public street—must be located within the first 25 feet of building depth on the ground floor and 15 feet on floors above facing a street at least 30 feet in width. Lobbies are considered active, so long as they are not longer than 40 feet or 25% of the building's frontage, whichever is larger. Residential and PDR uses are identified as active uses.

*Except for allowable loading access, building egress, access to mechanical systems, and lobbies meeting the Planning Code's size limitations, the Project will provide active ground floor PDR use along all subject street frontages. Therefore, the Project meets the requirements of Planning Code Sections 145.1. and 249.78(c)(1).*

- K. **Ground Floor Heights.** Planning Code Sections 145.1(c)(4) and 249.78(d)(10) require that all ground floor spaces in the CMUO Districts have a ground floor ceiling height of 14 feet for the first 25 feet of lot frontage on a street. PDR space that is subject to the requirements of Section 202.8 or 249.78 (Central SoMa SUD) shall have a minimum floor-to-floor ceiling height of 17 feet.

*The Project proposes a 12 feet 6 inches floor-to-floor height on the ground floor, and therefore requests*

*a waiver under State Density Bonus Law (See Below).*

- L. **Transparency and Fenestration.** Per Planning Code Sections 145.1(c)(6) and 249.78(c)(1)(F), building frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building. In the Central SoMa SUD, street frontages greater than 50 linear feet with active PDR uses must be fenestrated with transparent windows and doorways for no less than 30% of the street frontage at the ground level and allow visibility into the building. The use of dark or mirrored glass does not count towards the required transparent area.

*The Project meets all requirements for transparency and fenestration of building frontages.*

- M. **Shadows on Publicly-Accessible Open Spaces.** Planning Code Section 147 states that new buildings in the EN Mixed Use Districts exceeding 50 feet in height must be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site, to reduce substantial shadow impacts on public plazas and other publicly-accessible spaces other than those under the jurisdiction of the Recreation and Parks Department. The following factors shall be taken into account: (1) the amount of area shadowed; (2) the duration of the shadow; and (3) the importance of sunlight to the type of open space being shadowed.

*A shadow analysis determined that the Project has no shadow impacts on public plazas or POPOS, as detailed in the Community Plan Exemption (CPE) prepared for the Project, which is incorporated herein by reference. Therefore, Project complies with Section 147.*

- N. **Solar and Living Roof Requirements in the Central SoMa SUD.** Per Planning Code Sections 149 and 249.78(d)(4), solar and living roof requirements apply to lots of at least 5,000 square feet within the Central SoMa SUD where the proposed building constitutes a Large or Small Development Project under the Stormwater Management Ordinance and is 160 feet or less. Under Public Works Code Section 147.1, a Large Development Project is “any construction activity that will result in the creation and/or replacement of 5,000 square feet or more of impervious surface, measured cumulatively, that is located on a property that discharges or will discharge Stormwater to the City’s Separate or Combined Sewer System.” For such projects, at least 50% of the roof area must be covered by one or more Living Roofs. Such projects must also comply with Green Building Code Section 5.201.1.2., which requires that 15% of all roof area up to 160 feet be covered with solar photovoltaic systems and/or solar thermal systems. Finally, these projects must commit to sourcing electricity from 100% greenhouse gas-free sources. Projects with multiple buildings may locate the required elements of this section on any rooftops within the project, so long as an equivalent amount of square footage is provided.

*The Project will only comply with the City’s Green Building Code by providing 15% of the roof area covered with solar photovoltaic systems and/or solar thermal systems. The Project will not provide a living roof and seeks an incentive under State Density Bonus Law (See Below).*

- O. **Off-Street Freight Loading.** Per Planning Code Section 152.1, in the EN Mixed Use Districts, no loading spaces are required for PDR uses below 10,000 OFA and no loading spaces are required for Residential

use below 100,000 OFA.

*The Project includes approximately 80,520 square feet of residential use and 5,745 square feet of ground-floor PDR use. Therefore, an off-street freight loading space is not required. The Project voluntarily provides 1 off-street freight loading space on Freelon Street frontage.*

- P. **Parking Dimensions.** Per Planning Code Section 154(b), every required off-street freight loading space must have a minimum length of 35 feet, a minimum width of 12 feet, and a minimum vertical clearance including entry and exit of 14 feet. However, the first such required loading space for any use may have a minimum width of 10 feet, a minimum length of 25 feet, and a minimum vertical clearance of 12 feet.

*The Project is providing one off-street loading space, meeting the off-street freight loading dimension requirements under Section 154(b).*

- Q. **Curb Cut Restrictions.** Planning Code Section 155(r) does not permit curb cuts along Brannan Street between 2nd to 6th Streets.

*The Project solely proposes a curb cut along Freelon Street in compliance with Section 155(r).*

- R. **Bicycle Parking.** Planning Code Section 155.2 establishes bicycle parking requirements for new developments, depending on use. For Residential use, a building containing more than 100 dwelling units is required to provide 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100 as well as 1 Class 2 bicycle parking space per 20 units. For Light Manufacturing use, 1 Class 1 space is required for every 12,000 square feet for Occupied Floor Area with a minimal requirement of 2 Class 1 spaces and a minimum of 2 Class 2 bicycle parking spaces.

*The Project includes approximately 80,520 square feet of residential use and 5,745 square feet of ground-floor PDR use, which requires 107 Class 1 and 8 Class 2 bicycle parking spaces. The Project proposes 107 Class 1 and 8 Class 2 bicycle parking spaces; therefore, complies with Section 155.2.*

- S. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 10 points for the Residential use.

*As currently proposed, the Project will achieve its target through the following TDM measures:*

- *Bicycle Parking (Option A)*
- *On-Site Affordable Housing (Option B)*
- *Parking Supply (Option K)*

- T. **PDR Requirement.** Per Planning Code Section 202.8, in the areas that, as of July 1, 2016, are zoned SALL, the replacement space shall include one square foot of PDR, Institutional Community, or Arts Activities use for each square foot of the use proposed for conversion.



*The Project Site was previously located in SALL Zoning District and is required to replace 100% of the existing PDR use on site. The Project will provide only 37% (5,745 square feet) of PDR replacement and seek a waiver under State Density Bonus Law (See Below).*

- U. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

*The Project contains 65 studios, 7 one-bedroom, and 48 two-bedroom units. 45% of the dwelling units in the Project contain two or more bedrooms; therefore, the Project complies with this requirement.*

- V. **Central SoMa SUD, Renewable Energy.** Under Section 249.78(d)(5), all projects shall commit, as a condition of approval, to fulfilling all on-site electricity demands through any combination of on-site generation of 100% greenhouse gas-free electricity and purchase of electricity from 100% greenhouse gas-free sources for a period of not less than 25 years from the issuance of entitlement.

*The Project is required to source electricity from 100% greenhouse gas-free sources, pursuant to this code section. The Project is required to comply with the renewable energy requirements as a condition of approval (See Exhibit A).*

- W. **Lot Coverage.** Under Section 249.78(d)(6), the rear yard requirements of Section 134 of this Code shall not apply. Lot coverage is limited to 80 percent at all levels containing residential uses, except that on levels that include only lobbies and circulation areas and on levels in which all residential uses, including circulation areas, are within 40 horizontal feet from a property line fronting a street or alley, up to 100 percent lot coverage may occur. The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to subsections (1) through (23) of Section 136(c) of this Code. Where there is a pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.

*The Project occupies 100% of the lot and seeks a waiver under State Density Bonus Law (See Below).*

- X. **Central SoMa SUD, Controls for Wind Comfort and Hazards.** Per Section 249.78(d)(9), projects in the Central SoMa SUD that are over 85 feet in height may not result in wind speeds that exceed the Comfort Level at any location unless an exception is granted. "Comfort Level" means ground-level equivalent wind speeds of 11 miles per hour in areas of substantial pedestrian use and seven miles per hour in public seating areas between 7:00 a.m. and 6:00 p.m. when occurring for more than 15 percent of the time year-round. Further, projects may not cause a Substantial Increase in wind speed at any location where the existing or resulting wind speed exceeds the Comfort Level. "Substantial Increase" means an increase in wind speeds of more than six miles per hour for more than 15 percent of the time year-round. Lastly, projects shall not result in net new locations with an exceedance of the One-Hour Hazard Criterion, defined as a ground-level equivalent wind speed of 26 miles per hour for more than one hour per year per test location.

*The Project's wind study determined that it will not result in new test locations exceeding the standards set forth in Section 249.78(d)(9) under the comfort criterion. The Project will not result in any exceedances of the hazard criterion.*

- Y. **Height.** Per Planning Code Section 260, the portion of the lot fronting Freelon Street is zoned 45-X, which allows for a maximum height of 45 feet, excluding certain features listed in Section 260.

*The Project is 96 feet tall and seeks a height waiver for the Freelon frontage portion of the building above 45 feet under State Density Bonus Law (See Below).*

- Z. **Narrow Street.** Per Planning Code Section 261.1, Freelon Street is an East-West Narrow Street and requires a 45-degree sun access plane taken from the North property line.

*The Project proposes no setback and will penetrate the sun access plane and is therefore seeking a waiver under State Density Bonus Law (See Below).*

- AA. **Bulk Limits.** Planning Code Section 270(h) applies Apparent Mass Reduction standard to the portion of the lot fronting Brannan Street that is zoned 130-CS. The Code states that projects on the northwest side of a Major Street within a 130-CS Height and Bulk District are required to provide a minimum of 50% of AMR at 85 feet and above. Bulk Limits do not apply to Freelon Street frontage as it is within a 45-X Height and Bulk District.

*The Project has been designed to be evaluated pursuant to the Mid-Rise building bulk control and provides a 66% Apparent Mass Reduction on Brannan Street frontage; therefore complies with the bulk requirements under Section 270(h).*

- BB. **Transportation Sustainability Fee (“TSF”) (Section 411A).** The TSF applies to the construction of a new non-residential use in excess of 8,000 gross square feet and to new construction of a PDR use in excess of 1,500 gross square feet.

*The Project Sponsor will comply with this Section by paying the applicable TSF fee to the city.*

- CC. **Residential Child-Care Impact Fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

*The Project includes new construction of 120 dwelling units and shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.*

- DD. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Sections 415.3 and 419.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on June 12, 2020; therefore, pursuant to Planning Code Section 415.3, the Inclusionary Affordable Housing Program requirement for the On-Site Affordable Housing Alternative is to provide 20.5% of the proposed base density units as affordable.

Pursuant to Planning Code Section 415.5, the Project may pay the Affordable Housing Fee (“Fee”). This



Fee is made payable to the Department of Building Inspection (“DBI”) for use by the Mayor’s Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. The applicable fee rate is 30%.

In addition, under the State Density Bonus Law, Government Code section 65915 et seq, a project is entitled to a density bonus, concessions and incentives, and waivers of development standards only if it provides on-site affordable units. Projects that include on-site units to qualify for a density bonus under the State Law may also be able to satisfy all or part of the Affordable Housing Fee requirement, by receiving a “credit” for the on-site units provided. This “credit” is calculated in accordance with Planning Code Section 415.5(g)(1)(D), referred to as the Combination Alternative. The Combination Alternative allows projects to satisfy the Inclusionary Housing requirement through a combination of payment of the fee and provision of on-site units.

*The Project Sponsor has demonstrated that the Project is eligible for the Combination Alternative under Planning Code Section 415.5, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program. In order for the Project Sponsor to be eligible for the Combination Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on September 16, 2021. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on June 12, 2020; therefore, pursuant to Planning Code Section 415.5, the Inclusionary Affordable Housing Program requirement for the on-site Affordable Housing Alternative is to provide 20.5% of the total proposed dwelling units in the Base Project as affordable for rental projects over 25 units, and the Inclusionary Fee rate is 30%. The Project Sponsor will fulfill this requirement by providing the 18 affordable units on-site, 10 of which are provided at 50% area medium income to qualify for a 35% density bonus. The inclusionary housing fee will apply to the remainder of the Inclusionary obligation.*

- EE. **Eastern Neighborhoods Infrastructure Impact Fee.** Planning Code Section 423 outlines the requirements for the Eastern Neighborhoods Infrastructure Impact Fee, which applies to all new construction within the Eastern Neighborhoods Plan Area.

*The Project is located within the Eastern Neighborhoods Plan Area, and would result in new construction. The Project is subject to Eastern Neighborhoods Infrastructure Impact Fee requirements, as outlined in Section 423.*

- FF. **Central SoMa Community Services Facilities Fee (Section 432).** The proposed Central SoMa Community Facilities Fee would apply to any project within the Central SoMa SUD that is in any Central SoMa fee tier and would construct more than 800 square feet.

*The Property is located in the Central SoMa SUD and is constructing more than 800 square feet, thus subject to this fee. The Project Sponsor will pay the applicable Central SoMa Community Services Facilities Fee.*

**GG. Central SoMa Infrastructure Impact Fee (Section 433).** The Central SoMa Infrastructure Impact Fee would generally apply to new construction or an addition of space in excess of 800 gross square feet within the Central SoMa SUD.

*The Property is classified as Central SoMa Infrastructure Tier A and C, and therefore is subject to the Central SoMa Infrastructure Impact Fee.*

**7. Large Project Authorization Design Review in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. **Overall building mass and scale.** *The Project's mass and scale are appropriate for the surrounding context. The existing SoMa neighborhood is a high-density 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. The Project's massing has been designed to respect the scale and character of the evolving Central SoMa neighborhood, including the development of nearby towers on other Key Sites as contemplated under the Central SoMa Area Plan. Immediately west of the Project Site at 598 Brannan Street is a Central SoMa Key Site, which proposes to construct three 10-to-13-story mixed-use buildings. The Project is designed as a nine-story, 96-foot tall, residential development with ground floor PDR space. The cumulative street frontage along both Brannan Street and Freelon Street is less than 200 feet and thus, no mass or scale breaks are required or proposed.*
- B. **Architectural treatments, facade design and building materials.** *The Project's architectural treatments, façade design, and building materials include: a board-formed concrete base with a dark bronze anodized aluminum window system on the base and a white cementitious paneling system with an aluminum window system above. The Project is contemporary in its character and utilizes contrasting materials to break up the façade and provide a pedestrian scale. Overall, the Project offers high-quality architectural treatment, which provides for a unique and expressive design that is consistent and compatible with the buildings in the surrounding neighborhood.*
- C. **The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access.** *The Project's ground floor is designed predominantly for PDR use with a small residential lobby on Brannan Street and a loading entrance on Freelon Street frontage. The lobby for the residential use is minimal in size. The at-grade off-street loading is accessed from Freelon Street, a secondary street where vehicular access is not prohibited. Along Brannan Street, new vehicular entrances are prohibited along Brannan Street between 2nd to 6th Streets per Planning Code Section 155(r) due to the dedicated bike lane.*

- D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site. *The Project provides private open spaces for some of the units and common open space on the roof. The Project is also seeking a usable open space waiver for the amount of usable open space that does not meet code requirements.*
- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2. *The Project is not required to provide a code-complying mid-block alley pursuant to Planning Code Section 270.2.*
- F. **Streetscape and other public improvements, including tree planting, street furniture, and lighting.** *Per Planning Code Section 138.1, the Project includes new streetscape elements, such as a widened sidewalk, lighting, bike racks, and new street trees. Specifically, the streetscape along Brannan Street provides for a widened 15-foot sidewalk with new street trees, bike racks, and pedestrian-scaled light fixtures. The Freelon Street streetscape provides for a minimum 7-foot sidewalk. These improvements would vastly improve the public realm and surrounding streetscape.*
- G. **Circulation, including streets, alleys and mid-block pedestrian pathways.** *The Project provides ample circulation in and around the project site through the streetscape improvement. Loading access is limited to the secondary street, Freelon Street.*
- H. **Bulk limits.** *On Brannan Street frontage, the Project is on the northwest side of a Major Street within the 130-CS Height and Bulk District, which requires a minimum of 50% of Apparent Mass Reduction at 85 feet and above. The Project proposes a 66% reduction. On Freelon Street frontage, the Project is within an 'X' Bulk District, which does not restrict bulk.*
- I. **Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.** *The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.*

- 8. State Density Bonus Law.** Per California Government Code Section 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law. Pursuant to Planning Code Section 206.6, this Project is an Individually Requested State Density Bonus Project and must meet applicable findings. The State Law permits a 50 percent density bonus if at least 15 percent of the “Base Project” units are affordable to very low-income households (as defined in California Health and Safety Code section 50105). The “Base Project” includes the amount of residential development that could occur on the project site as of right without modifications to the physical aspects of the Planning Code (ex. open space, dwelling unit exposure, etc.). Under the State Density Bonus Law, the Project Sponsor is entitled to a specified number of concessions or incentives, as well as waivers for any development standard that would physically preclude construction of the project at the proposed density and with the concessions or incentives.

*The Project is providing 20.5% of units in the Base Project as affordable to low, moderate, and middle-income households. 11% of the units will be affordable to Very Low Income at 50% area median income (AMI) and is therefore entitled to a 35% bonus under State Law. The project has also requested two Incentives and Concessions from: Living Roof (Sec. 149 and 249.78) and Ground Floor Ceiling Height (Sec.145.1 and 249.78).*

**9. Individually Requested State Density Bonus Required Findings.** Before approving an application for a Density Bonus, Incentive, Concession, or Waiver, for any Individually Requested State Density Bonus Project, the Planning Commission shall make the following findings as applicable pursuant to Planning Code Section 206.6:

- A. The Housing Project is eligible for the Individually Requested State Density Bonus Program.

*The Project is eligible for the Individually Requested Density Bonus Program in that it consists of five or more residential units; is not seeking or receiving a density or development bonus under Section Planning Code Section 207; is subject to a recorded covenant that restricts affordable housing units, including but not limited to inclusionary housing units, at minimum levels as provided in Table 206.6A; does not demolish rent controlled units; and is not located in the RH-1 or RH-2 Zoning District. The Project is providing 20.5% of units in the Base Project as affordable to low, moderate, and middle-income households. 11% of the units will be affordable to Very Low Income at 50% area median income (AMI) and is therefore entitled to a 35% density bonus under California Government Code Section 65915-65918.*

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

*The Project seeks an incentive and concession for the Living Roof requirement. Under Planning Code Sections 149 and 249.78, the Project is required to provide a living roof area equal to 50% of the roof area. The Project will not provide a living roof. The Project Sponsor states that constructing a living roof would increase the cost of constructing the roof surface and structural support. As such, a Concession from the Central SoMa living roof requirements of the Planning Code decreases the cost of constructing the Project.*

- *The Project also seeks an incentive and concession for the Ground Floor Ceiling Height requirement. Under Planning Code Sections 145.1 and 249.78, the Project is required to provide a minimum internal floor-to-floor height of 17 feet for PDR space. The Project proposes a ground floor height of 12 feet 6 inches. Compliance with this requirement would push the Project into high-rise construction. High-rise fire, life, and safety requirements come at a significant cost premium, due to the requirements of the California Building Code, which include fire-service access, smoke proofing, emergency communication systems, emergency standby power, and fire pumps. The Project is therefore seeking a concession and incentive to build the permitted bonus density while keeping the overall height of the Project below the threshold that would trigger high-rise construction standards under the Building Code. Additionally, according to the Project Sponsor, the Project is intended to use post tension concrete construction method to have extra thin 7-inch floor slabs, which will allow for an 11 feet 11 inches floor to ceiling on the ground floor and a 12 feet clearance for loading area.*
- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

*The Project is seeking waivers to the development standards for: Setback and Streetwall (Sec. 132.4),*

*Residential Open Space (Sec. 135 and 823), Permitted Obstruction (Sec. 136), Dwelling Unit Exposure (Sec. 140 and 249.78), PDR Replacement (Sec. 202.8 and 249.78), Lot Coverage (Sec. 249.78), Height (Sec. 260), and Narrow Street and Alley (Sec. 261.1), which are necessary to construct the Project at the proposed density. The Project provides a total residential floor area equal to the square footage afforded to a base project (one which complies with all development standards), plus the 35% residential floor area bonus afforded under the Individually Requested State Density Bonus Program. The additional floor area is obtained by providing less setback and dwelling unit exposure, reducing usable open space, PDR replacement, increasing the lot coverage, the total height of the building, and the size of bay windows as permitted obstructions, as well as penetrating the sun access plane.*

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

*The Project does not include a donation of land, and this is not the basis for the Density Bonus.*

- E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all requirements included in Government Code Section 65915(h) have been met.

*The Project does not include a Child Care Facility, and this is not the basis for the Density Bonus.*

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

*The Project includes 5,745 square feet of PDR use at the ground floor and is principally permitted in the MUG Zoning District. As it is principally permitted in the MUG Zoning District, this does not constitute a Concession or Incentive under Government Code Section 65915(k)(2).*

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

#### **HOUSING ELEMENT**

##### **Objectives and Policies**

##### **OBJECTIVE 1**

**IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.**

##### **Policy 1.1**

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.6

Consider greater flexibility in number and size of units within established building envelopes in community-based planning processes, especially if it can increase the number of affordable units in multi-family structures.

Policy 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional, or other single use development projects.

Policy 1.10

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

**OBJECTIVE 4**

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

Policy 4.4

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

Policy 4.6

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

**OBJECTIVE 11**

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

Policy 11.1

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 11.6

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

Policy 11.8

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

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

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

Policy 1.3

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

**CENTRAL SOMA PLAN**

Objectives and Policies

**OBJECTIVE 2.3:**

**ENSURE THAT AT LEAST 33 PERCENT OF NEW HOUSING IS AFFORDABLE TO VERY LOW, LOW, AND MODERATE INCOME HOUSEHOLDS**

**Policy 2.3.3:**

Ensure that affordable housing generated by the Central SoMa Plan stays in the neighborhood.

**OBJECTIVE 2.5:**

**SUPPORT HOUSING FOR A DIVERSITY OF HOUSEHOLD SIZES AND TENURES**



**Policy 2.5.1:**

Continue requiring family-sized units.

**OBJECTIVE 3.3:**

ENSURE THE REMOVAL OF PROTECTIVE ZONING DOES NOT RESULT IN A LOSS OF PDR IN THE PLAN AREA

**Policy 3.3.2:**

Limit conversion of PDR space in formerly industrial districts.

**OBJECTIVE 4.1:**

PROVIDE A SAFE, CONVENIENT, AND ATTRACTIVE WALKING ENVIRONMENT ON ALL THE STREETS IN THE PLAN AREA.

**Policy 4.1.1:**

Ensure streets throughout the Plan Area are designed in accordance with the City's Vision Zero Policy.

**Policy 4.1.2:**

Ensure sidewalks on major streets meet Better Streets Plan standards.

**Policy 4.1.8:**

Ensure safe and convenient conditions on narrow streets and alleys for people walking.

**Policy 4.1.9:**

Ensure there are street trees and street furnishings on sidewalks wherever possible, in keeping with the Better Streets Plan.

**OBJECTIVE 4.4:**

ENCOURAGE MODE SHIFT AWAY FROM PRIVATE AUTOMOBILE USAGE.

**Policy 4.4.1:**

Limit the amount of parking in new development.

**Policy 4.4.2:**

Utilize Transportation Demand Management strategies to encourage alternatives to the private automobile.

**OBJECTIVE 4.5:**

ACCOMMODATE REGIONAL, THROUGH, AND DELIVERY TRAFFIC WHERE NECESSARY, BUT MITIGATE THE IMPACTS OF SUCH TRAFFIC ON LOCAL LIVABILITY AND CIRCULATION

**Policy 4.5.2:**

Design buildings to accommodate delivery of people and goods with a minimum of conflict.



**OBJECTIVE 6.2:**

**MINIMIZE GREENHOUSE GAS EMISSIONS**

**Policy 6.2.1:**

Maximize energy efficiency in the built environments.

**Policy 6.2.2:**

Maximize onsite renewable energy generation.

**Policy 6.2.3:**

Satisfy 100 percent of electricity demand using greenhouse gas-free power supplies.

**OBJECTIVE 8.1:**

**ENSURE THAT THE GROUND FLOORS OF BUILDING CONTRIBUTE TO THE ACTIVATION, SAFETY, AND DYNAMISM OF THE NEIGHBORHOOD.**

**Policy 8.1.1:**

Require that ground floor uses actively engage the street.

**Policy 8.1.2:**

Design building frontages and public open spaces with furnishings and amenities to engage a mixed-use neighborhood.

**Policy 8.1.3:**

Ensure buildings are built up to the sidewalk edge.

**Policy 8.1.4:**

Minimize parking and loading entrances.

**OBJECTIVE 8.4:**

**ENSURE THAT NARROW STREETS AND ALLEYS MAINTAIN THEIR INTIMATENESS AND SENSE OF OPENNESS TO THE SKY**

**Policy 8.4.1:**

Require new buildings facing alleys and narrow streets to step back at the upper stories.

**OBJECTIVE 8.6:**

**PROMOTE HIGH QUALITY ARCHITECTURE THAT ENHANCES THE NEIGHBORHOOD**

**Policy 8.6.1:**

Conform to the City's Urban Design Guidelines.

**Policy 8.6.2:**

Promote innovative and contextually-appropriate design.

**Policy 8.63:**

Design the upper floors to be deferential to the “urban room”.

**Policy 8.6.5:**

Ensure large projects integrate with the existing urban fabric and provide a varied character.

*The Project is consistent with the Central SoMa Area Plan and the Objectives and Policies of the General Plan, in that the Project is a high-density residential development, providing 120 new dwelling units in a mixed-use area. The Project includes on-site affordable housing units for rent, which assist in meeting the City’s affordable housing goals. The Project is also in proximity to ample public transportation. The Project also includes the demolition of 15,672 sq ft of PDR space, which is encouraged to be retained within the Central SoMa area, as it provides for blue-collar jobs, assist in diversifying the neighborhood economy, and add cultural diversity to the neighborhood. However, the Project will provide 5,745 square feet of PDR replacement on the ground floor and includes a significant amount of housing, including on-site BMR units as well as a diversity of housing types (from small studio to larger two-bedroom units). Overall, the Project features an appropriate use encouraged by the Area Plan for this location. The Project introduces a contemporary architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric. The Project provides for a high-quality designed exterior, which features a variety of materials, colors, and textures, including integrated colored cementitious paneling, aluminum punched window systems, ground floor board-formed concrete with an aluminum metal paneling system. The Project will improve the public right of way with new streetscape elements, such as a widened sidewalk, lighting, bike racks, and new street trees.*

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

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

*The project site does not possess any neighborhood-serving retail uses. The Project provides 120 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.*

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

*The project site does not possess any existing housing. The Project would provide 120 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project does not currently possess any existing affordable housing. The Project will comply with*

*the City's Inclusionary Housing Program by providing 18 below-market rate dwelling units for rent. Therefore, the Project will increase the stock of affordable housing units in the City.*

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

*The Project Site is served by nearby public transportation options, including but not limited to the Muni Lines 12, 14X, 27, 30, 45, 47,8, 81X, 82X, 83X, 8AX, 8BX, E, KT, N, as well as the Caltrain station. The Central Subway is currently under construction is a block away from the Project site. The Project also provides sufficient bicycle parking for the proposed uses.*

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

*The Project does not include commercial office development. Although the Project would demolish the existing PDR use onsite, the Project does provide new housing, which is a top priority for the City. The Project also incorporates new PDR use, thus assisting in diversifying the neighborhood character.*

- 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 constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

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

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

*The Project will not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission.*

- 12. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

*The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.*

- 13.** 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.
- 14.** The Commission hereby finds that approval of the Large Project 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 Large Project Authorization Application No. 2019-013276ENX** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated October 5, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Section 329 Large Project 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 November 18, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

# EXHIBIT A

## Authorization

This authorization is for Large Project Authorization for new construction of a nine-story, mixed-use building with approximately 80,520 square feet of residential use for a total of 120 dwelling units and 5,745 square feet of ground floor PDR use, located at 560 Brannan Street on Block 3777, Lot 044, pursuant to Planning Code Section 329, within the MUG Zoning District and 130-CS Height and Bulk District; in general conformance with plans, dated **October 5, 2021**, and stamped “EXHIBIT B” included in the docket for Record No. 2019-013276ENX and subject to conditions of approval reviewed and approved by the Commission on November 18, 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 November 18, 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 Large Project 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](http://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](http://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](http://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](http://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](http://www.sfplanning.org)

- 6. Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

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

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

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*



- 11. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works confirms that the Project will use the existing sidewalk vaults below the Brannan Street sidewalk. The Project sponsor shall work directly with Public Works to obtain any needed permits. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, [www.sfpublicworks.org](http://www.sfpublicworks.org)*

- 12. Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

*For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, [www.sfmta.org](http://www.sfmta.org)*

- 13. Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, [www.sfdph.org](http://www.sfdph.org)*

- 14. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

- 15. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

- 16. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

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

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

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 628.652.7340, [www.sfplanning.org](http://www.sfplanning.org)*

- 18. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 115 bicycle parking spaces (105 Class 1 and 6 Class 2 spaces for the residential portion of the Project and 2 Class 1 and 2 Class 2 spaces for the PDR portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 19. Off-Street Loading.** Pursuant to Planning Code Section 152, off-street loading space is not required but the Project will voluntarily provide 1 off-street loading space.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 20. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,*

[www.sfplanning.org](http://www.sfplanning.org)

## Provisions

**21. Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

**22. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415.581.2335, [www.onestopSF.org](http://www.onestopSF.org)*

**23. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

**24. 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 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

**25. 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 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

**26. Central SoMa Community Services Facilities Fee.** The Project is subject to the Central SoMa Community Services Facilities Fee, as applicable, pursuant to Planning Code Section 432.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

**27. Central SoMa SUD, Renewable Energy Requirements.** The Project shall fulfill all on-site electricity demands through any combination of on-site generation of 100% greenhouse gas-free electricity and purchase of electricity from 100% greenhouse gas-free sources for a period of not less than 25 years in compliance with Planning Code Section 249.78(d)(5).

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7600,*

[www.sfplanning.org](http://www.sfplanning.org)

## **Inclusionary Affordable Housing Program**

The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

**28. State Density Bonus Regulatory Agreement.** Recipients of development bonuses under this Section 206.6 shall enter into a Regulatory Agreement with the City, as follows.

- A. The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.
- B. Following execution of the agreement by all parties, the completed Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Housing Project.
- C. The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.
- D. The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:
  - i. The total number of dwelling units approved for the Housing Project, including the number of restricted affordable units;
  - ii. A description of the household income group to be accommodated by the restricted affordable units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the Procedures Manual, the project sponsor must commit to completing a market survey of the area before marketing restricted affordable units;
  - iii. The location, dwelling unit sizes (in square feet), and number of bedrooms of restricted affordable units;
  - iv. Term of use restrictions for the life of the project;
  - v. A schedule for completion and occupancy of restricted affordable units;
  - vi. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
  - vii. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement); and
  - viii. Other provisions to ensure implementation and compliance with Section 206.6.

*For information about compliance, contact the Case Planner, Planning Department at (628)652-7600, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

**29. Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 20.5% of the base project dwelling units as affordable to qualifying households. The Project contains 120 units; therefore, 89 dwelling units are associated with the base project and 18 dwelling units are to be provided as affordable units on-site. The Project Sponsor will fulfill this requirement by providing the 18 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

**30. Unit Mix.** The Project contains 65 studios, 7 one-bedroom, and 48 two-bedroom units; therefore, the required affordable unit mix is 10 studios, 1 one-bedroom, and 7 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

**31. Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 20.5% of the proposed dwelling units as affordable to qualifying households. At least 12% must be affordable to low-income households, at least 4.25% must be affordable to moderate income households, and at least 4.25% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

**32. Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage

applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- 33. Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units, The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- 34. Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- 35. Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- 36. Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- 37. Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- 38. 20% below market rents.** Pursuant to PC Section 415.6, the maximum affordable rents shall be no higher than 20% below market rents for the neighborhood within which the project is located, which shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall adjust the allowable rents, and the eligible households for such units, accordingly, and such potential readjustment shall be a condition of approval upon project entitlement. The City shall review the updated data on neighborhood rents and sales prices on an annual basis
- 39. Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

*For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, [www.sfplanning.org](http://www.sfplanning.org) or the Mayor's Office of Housing and Community Development at (415) 701-5500, [www.sfmohcd.org](http://www.sfmohcd.org).*

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 12% of the units affordable to low-income households, 4.25% to moderate-income households, and the remaining 4.25% of the units affordable to middle-income households such as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.



- c. The affordable units that satisfy both the Density Bonus Law and the Inclusionary Affordable Housing Program shall be rented to very low-income households, as defined as households earning 50% of AMI in the California Health and Safety Code Section 50105 and/or California Government Code Sections 65915-65918, the State Density Bonus Law. The income table used to determine the rent and income levels for the Density Bonus units shall be the table required by the State Density Bonus Law. If the resultant rent or income levels at 50% of AMI under the table required by the State Density Bonus Law are higher than the rent and income levels at 55% of AMI under the Inclusionary Affordable Housing Program, the rent and incomes levels shall default to the maximum allowable rent and income levels for affordable units under the Inclusionary Affordable Housing Program. After such Density Bonus Law units have been rented for a term of 55 years, the subsequent rent and income levels of such units may be adjusted to (55) percent of Area Median Income under the Inclusionary Affordable Housing Program, using income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco," and shall remain affordable for the remainder of the life of the Project. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. The remaining units being offered for rent shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; and (iii) subleasing are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- d. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- e. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- f. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable.



## Monitoring - After Entitlement

**40. 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](http://www.sfplanning.org)*

**41. Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

**42. 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](http://www.sfplanning.org)*

## Operation

**43. 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](http://www.sfpublicworks.org)*

**44. 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](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:57:23 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Please please please support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[SFPC meeting 11.18.2021 agenda support.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Ross Bernet <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, November 18, 2021 10:38 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

This impacts the entire Bay Area!

Lets make San Francisco a world class affordable city for all. This will be hard for some, and it's not without it challenges, but there absolutely zero doubt we need more housing. Would it be better if they were all 100% affordable? yes of course. But there is zero zero doubt even market rate housing is a good thing!

Many many many thanks for considering this!

Ross Bernet

Ross Bernet

[ross.bernet@gmail.com](mailto:ross.bernet@gmail.com)

2919 Benvenue Avenue

Berkeley, California 94705

**From:** [Jessica Finkel](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:53:22 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Jessica Finkel  
jffinkel@gmail.com  
460 Monterey Blvd, Apt 205  
San Francisco, California 94131

**From:** [Armand Domalewski](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Please please please support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:51:42 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

We are in a crisis of historic proportions, and this is literally the least we can do to address it.

Armand Domalewski  
armanddomalewski@gmail.com  
2346 Taraval Street  
San Francisco, California 94115

**From:** [Reilly Villanueva](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:50:01 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

I myself live in a fourplex in San Francisco and I love that it allows more people to live closer to businesses and bus lines that they frequently use. More people should get the chance to live in wonderfully walkable neighborhoods!

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Reilly Villanueva  
reillyhv@gmail.com

San Francisco, California 94110

**From:** [colinfculligan@gmail.com](mailto:colinfculligan@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:48:24 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

[colinfculligan@gmail.com](mailto:colinfculligan@gmail.com)

,



**From:** [Dennis Hong](#)  
**To:** [CPC-Commissions Secretary](#); [Board of Supervisors, \(BOS\)](#)  
**Cc:** [Laura Foote](#); [Merlone, Audrey \(CPC\)](#); [Breed, Mayor London \(MYR\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** SFPC meeting 11.18.2021 agenda support  
**Date:** Thursday, November 18, 2021 10:47:43 AM

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

Good morning Honorable Commissioners, Dennis here. This morning I just became aware of the two items below items on your agenda. I trust this email will make the meeting in time and I hope that you too will support these two items. As usual, I appreciate you letting me to add my comments here. I'm sorry I will not be able to attend this meeting but will do my best to remotely chime in.

I'm a native of San Francisco, retired now and live in District 7.

So lets get started; In my opinion and my rambling email here, this is a complex issue and we have been kicking the can sort of speak down the road for too long. There has been a lot of work done behind the scenes by everyone and I see it its does a fairly good job with this issue. I do not believe there will ever be a one size fits all, but this is darn good start by SF Board of Supervisors.

### **Agenda items;**

10. 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.

11. 2021-010762PCA (A. MERLONE: (628) 652-7534) FOUR-UNIT DENSITY EXCEPTION FOR RESIDENTIAL DISTRICTS [BOARD FILE NO. 210866] – Planning Code Amendment– Ordinance amending the Planning Code to provide a density limit exception to permit up to four dwelling units per lot 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 necessity, convenience, and welfare under Planning Code, Section 302.

**From:** [Katrina Swanson](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:47:40 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Katrina Swanson  
[kkswanie@gmail.com](mailto:kkswanie@gmail.com)

San Francisco, California 94122

**From:** [Alan Billingsley](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:42:49 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Alan Billingsley  
alanbillingsley215@gmail.com  
215 Eureka Street  
San Francisco, California 94114

**From:** [Andrea Davis](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:40:07 AM

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Commission Commission Secretary,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Andrea Davis  
mlledavis@gmail.com

San Francisco, California 94122

**From:** [Justin Truong](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:39:55 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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5. Create good paying jobs

Please pass this legislation immediately!

Justin Truong  
[justintruong56@gmail.com](mailto:justintruong56@gmail.com)

San Francisco, California 94112

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:40:28 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Ethan Bold <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, November 18, 2021 10:24 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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

Commission Commission Secretary,

These are my words:

We have a housing crisis in this city. We need more housing of every type.

Please support this legislation to allow denser housing without any affordability requirements.

Thank you,  
Ethan Bold  
1450 Grove St  
D5 resident

—

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Ethan Bold  
[ebold@me.com](mailto:ebold@me.com)

San Francisco, California 94117

**From:** [Richard Ash](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:36:26 AM

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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 Members of the San Francisco Board of Supervisors,

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5. Create good paying jobs

Please pass this legislation immediately!

Best,  
Richard

Richard Ash  
[r.ash8347@gmail.com](mailto:r.ash8347@gmail.com)

San Francisco, California 94110



**From:** [Joan Weaver](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:33:28 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Joan Weaver  
weaver.joanie@gmail.com

San Francisco, California 94129

**From:** [Peter Fenczik](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:32:03 AM

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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 Members of the San Francisco Board of Supervisors,

We need more housing. To get more housing we have to allow more to be built. The demand is high, it is time to get supply in line with that demand.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Peter Fenczik  
372pete@gmail.com

San Francisco, California 94110-5911

**From:** [Fred von Lohmann](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:31:01 AM

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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 Members of the San Francisco Board of Supervisors,

As a San Francisco resident for more than 20 years, I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Fred von Lohmann  
[fred@vonlohmann.com](mailto:fred@vonlohmann.com)  
22 Eureka Street  
San Francisco, California 94114

**From:** [Brad Bulger](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:30:22 AM

---

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 Members of the San Francisco Board of Supervisors,

The single most effective thing a city can do to mitigate and adapt to climate change is to fix its housing policy, to allow denser, walkable living. Especially in moderate climate zones like San Francisco, we have a moral obligation to make it possible for more people to live here.

Supervisor Mandleman's proposal is a step in the right direction. Unlike some other proposals, it would truly lead to real housing really happening. Don't just support the concept, support the practice. Please pass this proposal.

Then maybe start thinking about adding passivehaus standards to the city's building codes for (at least!) new construction...

Brad Bulger  
brad@bulgermail.com

San Francisco, California 94103

**From:** [Linda Yang](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:29:23 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Linda Yang  
lly0233@gmail.com

San Francisco, California 94114

**From:** [Heather Stewart](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:26:38 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Zoning must change in San Francisco to allow non-landowners an opportunity to find a more affordable place to live. Fourplexes will increase the volume of housing, help undo decades of discriminatory housing policy, and build community. Passing this legislation will help so many San Franciscans have more choice and opportunity to find a place to live.

As a voter, SF resident, and renter, this issue of lack of housing is near and dear to my heart, having grappled with our expensive and low-choice housing market when I was starting out and housing costs were 50% of my income. It's incredibly frustrating and defeating to not have an affordable place to live and I hope you'll vote in support of this measure to help boost housing stock and make San Francisco a more inclusive and welcoming place.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Heather Stewart  
heatherlstewart87@gmail.com

San Francisco, California 94107

**From:** [Colleen Beach](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments  
**Date:** Thursday, November 18, 2021 10:26:34 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you to urge you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Please pass this legislation!

Colleen Beach  
colleenbeach@gmail.com

San Francisco, California 94127

**From:** [Cynthia Gregory](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:25:09 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Cynthia Gregory  
[cynthia.e.gregory@gmail.com](mailto:cynthia.e.gregory@gmail.com)

San Francisco, California 94131



**From:** [Hazel O'Neil](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:38:11 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

We live in a CITY. It really baffles me that it's currently illegal to build multifamily housing in so many parts of the city. I have been frustrated and concerned with the recent 8-3 rejection of converting the Nordstrom parking lot to family-friendly homes, and I know many other voters are too. Supporting Sup. Mandelman's legislation to legalize apartments would be a great step to show that you are serious about housing, equity, and climate action.

Sincerely,  
Hazel O'Neil  
5700 California St, # 10 (a legal apartment)

Hazel O'Neil  
oneil.hazel@gmail.com  
600 34th avenue, apt 6  
San Francisco, California 94121

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:19:20 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
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[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Debojyoti Ghosh <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, November 18, 2021 9:44 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
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4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

Debojyoti Ghosh

[debojyoti.ghosh@gmail.com](mailto:debojyoti.ghosh@gmail.com)

132 Lexington St

San Francisco, California 94110

**From:** [Eric Nytko](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:04:04 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Eric Nytko  
[enytko@gmail.com](mailto:enytko@gmail.com)

San Francisco, California 94114

**From:** [Gregory Goldgof](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:03:24 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Gregory Goldgof  
ggoldgof@gmail.com

San Francisco, California 94131

**From:** [Scot Conner](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:01:09 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Scot Conner  
[scot.conner@berkeley.edu](mailto:scot.conner@berkeley.edu)

San Francisco, California 94123

**From:** [Close Travis](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:58:40 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Close Travis  
[tclose@schneiderwallace.com](mailto:tclose@schneiderwallace.com)

Emeryville, California 94608

**From:** [Dmitriy Kernasovskiy](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:49:36 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Dmitriy Kernasovskiy  
dmitriyk@gmail.com

San Francisco, California 94117



**From:** [Robin Pam](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:45:50 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Robin Pam  
[rsvprobin@gmail.com](mailto:rsvprobin@gmail.com)

San Francisco, California 94127

**From:** [Sean Golden](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:45:08 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Sean Golden  
spgolden@gmail.com  
685 43rd St  
Oakland, California 94608

**From:** [Michael Dean Michel](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:09:07 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Michael Dean Michel  
[michaeldmcghee007@gmail.com](mailto:michaeldmcghee007@gmail.com)

Menifee, California 92584

**From:** [ron\\_hirsch](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 10:11:36 AM

---

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 Members of the San Francisco Board of Supervisors,

Please pass the legislation presented by Supervisor Rafael Mandelman to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

I live in the Outer Richmond, and it's crazy that the neighborhood has so many single family houses when there is a housing crisis, and when other neighborhoods are more dense. We should increase density in the outer Richmond and Sunset, especially. And when more people are there, I'm hoping we will have more and better retail business opening, and that Muni will increase service, too.

This housing proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Thank you in advance,

Ron Hirsch

Homeowner in San Francisco since 1997, AND a supporter of denser housing!

ron\_hirsch  
ronretail@icloud.com

San Francisco, California 94121-3202

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:45:39 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
San Francisco Property Information Map

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

From: [carly.mccaffrey@kp.org](mailto:carly.mccaffrey@kp.org) <[carly.mccaffrey@kp.org](mailto:carly.mccaffrey@kp.org)>  
Sent: Thursday, November 18, 2021 8:47 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs
6. Keep San Francisco the spunky home to all kinds of people that it still (sort of) is!

Please pass this legislation immediately!

[carly.mccaffrey@kp.org](mailto:carly.mccaffrey@kp.org)

>  
<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3h4/5qpwiqqjQOeKJVbtcOe7cg/ho.gif>>

**From:** Alanna Zrimsek  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:30:05 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Please act in accordance with the needs of our citizens, responders, seniors, educators and support workers who need safe housing in San Francisco now and as soon as possible...

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Alanna Zrimsek  
azrimsek@att.net

San Francisco, California 94109

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3h4/vcXFsvCdSzS6kvE3j6iHvw/ho.gif>>

**From:** Lisa Anderson  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:08:26 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Lisa Anderson  
landerson57@comcast.net

San Francisco, California 94127

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3h4/IohUe4UfQZWcFuAPdmCpMg/ho.gif>>



**From:** Tomas Carradero  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:52:30 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Tomas Carradero  
tomas.carradero@warriorlife.net

San Jose, California 95119

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3h4/Ymb5kEVLS0qCr-QQaNixtw/ho.gif>>

**From:** Riley Avron  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:50:29 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Riley Avron  
ravron@posteo.net

San Francisco, California 94102

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3h4/Spi3zIChQiK8BJ9-DTsSGQ/ho.gif>>

**From:** Joshua Price  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:50:00 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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On a more personal note, the only reason I can afford to live in San Francisco right now is because I moved during the pandemic when rents were depressed. I don't know if I can remain in SF, where I work, after my lease is up in May. I believe allowing for fourplexes and upzoning in general will allow for more people like me to live in this city, which has become massively unaffordable to ordinary folks due to the limited amount of current housing supply.

Please pass this legislation immediately!

Joshua Price  
jprice@berkeley.edu

San Francisco, California 94105

<<https://u1584542.ct.sendgrid.net/ss/o/sKxQ9Tusut-gXiwfMaIEaQ/3h4/Itx1q8P6Tpmhg5NnNyX3uQ/ho.gif>>

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:43:26 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Elliot Schwartz <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, November 18, 2021 9:34 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Elliot Schwartz

[elliott.schwartz@gmail.com](mailto:elliott.schwartz@gmail.com)

San Francisco, California 94107

**From:** [Valerie Balcom](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:41:59 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Valerie Balcom  
[vqbalcom@gmail.com](mailto:vqbalcom@gmail.com)

San Francisco, California 94114

**From:** [Elizabeth Miller](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:41:20 AM

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Commission Commission Secretary,

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Please pass this legislation immediately!

Elizabeth Miller  
[dancewithliz@gmail.com](mailto:dancewithliz@gmail.com)

San Francisco, California 94109

**From:** [Jeff Miller](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:37:19 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Jeff Miller  
jmiller491@gmail.com

San Francisco, California 94122



**From:** [Baron Willeford](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:37:07 AM

---

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Commission Commission Secretary,

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Please pass this legislation immediately!

Baron Willeford  
baron.willeford@gmail.com

San Francisco, California 94102

**From:** [Mike Borozdin](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:36:07 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Mike Borozdin  
nolongemails@gmail.com

San Francisco, California 94110

**From:** [Matt Kamenski](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:35:23 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Matt Kamenski  
[matt.kamenski@gmail.com](mailto:matt.kamenski@gmail.com)

San Francisco, California 94131



3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

David Snyder

[dsnyder@gmail.com](mailto:dsnyder@gmail.com)

San Francisco, California 94122

**From:** [Rosii Floreak](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Please support apartments all over the city!!  
**Date:** Thursday, November 18, 2021 9:33:58 AM

---

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Commission Commission Secretary,

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Please pass this legislation immediately!

Rosii Floreak  
[rosii.floreak@gmail.com](mailto:rosii.floreak@gmail.com)

San Francisco, California 94114

**From:** [Daniel Kilduff](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:32:09 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

We have a supply problem. it is so simple. please do what you can to increase housing supply in the city and region. this plan to legalize up to four units on every residential lot is a fine start.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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Please pass this legislation immediately!

Daniel Kilduff  
[daniel.kilduff@gmail.com](mailto:daniel.kilduff@gmail.com)

San Francisco, California 94117

**From:** [Kevin Meehan](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:32:04 AM

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Please pass this legislation immediately!

Kevin Meehan  
[kmmeehan24@gmail.com](mailto:kmmeehan24@gmail.com)

Saratoga, California 94110



**From:** [Brandon Powell](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:31:31 AM

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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 Members of the San Francisco Board of Supervisors,

Moving to San Francisco 22 years ago transformed my life. The cost of housing has increased so much since then that I would not be able to afford to do the same today. Everyone should have the opportunity that I had.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Brandon Powell  
brandonpowell@mac.com

San Francisco, California 94110

**From:** [Stephen Zerfas](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:30:49 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Stephen Zerfas  
[stephen.zerfas@gmail.com](mailto:stephen.zerfas@gmail.com)

San Francisco, California 94114

**From:** [n.a.kouchekinia@gmail.com](mailto:n.a.kouchekinia@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:30:18 AM

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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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Please pass this legislation immediately!

[n.a.kouchekinia@gmail.com](mailto:n.a.kouchekinia@gmail.com)

,

**From:** [mja712@gmail.com](mailto:mja712@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:29:56 AM

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

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Please pass this legislation immediately!

[mja712@gmail.com](mailto:mja712@gmail.com)

,

**From:** [Sarah Willmer](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:23:42 AM

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Please pass this legislation immediately!

Sarah Willmer  
swillmer@studio-sw.com  
3850 23rd Street  
San Francisco, California 94114

**From:** [Pooja Muddasani](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:19:05 AM

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Please pass this legislation immediately!

Pooja Muddasani  
muddpooja97@gmail.com

San Francisco, California 94103

**From:** [Cathy Asmus](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:17:53 AM

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Commission Commission Secretary,

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Please pass this legislation immediately!

Cathy Asmus  
[cathyasmus@gmail.com](mailto:cathyasmus@gmail.com)

San Francisco, California 94122

**From:** [Sarah Boudreau](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:16:57 AM

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Commission Commission Secretary,

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Please pass this legislation immediately!

Sarah Boudreau  
boudreau.sarah.m@gmail.com  
1520 Greenwich Street, Apartment 11  
San Francisco, California 94121



**From:** [laurenareiser@gmail.com](mailto:laurenareiser@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:14:09 AM

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Commission Commission Secretary,

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Please pass this legislation immediately!

[laurenareiser@gmail.com](mailto:laurenareiser@gmail.com)

,

**From:** [Jason Friedman](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Legalize Apartment Buildings Everywhere  
**Date:** Thursday, November 18, 2021 9:12:15 AM

---

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 Members of the San Francisco Board of Supervisors,

I live in in Fairmont Heights and have seen the way developers have taken advantage of restrictive zoning to build monstrous homes on spec--projects that sometimes don't reach fruition and remain blights on the neighborhood. And even when they do get built, they're usually investment homes that stay empty most of the time. Certainly a nice apartment building that actually gets built and provides homes for multiple families is better than this. I'm a homeowner and don't see why an apartment building would have any effect on my property values at all. And it'd be great to have more of a mix of people in the neighborhood, not just gazillionaires who can afford a house these days.

So I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Jason Friedman  
jf3900@gmail.com

San Francisco, California 94131

**From:** [Hai Nguyen](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:12:09 AM

---

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Please pass this legislation immediately!

Hai Nguyen  
haidai@gmail.com

San Francisco, California 94114

**From:** [Annie Hsia](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:09:11 AM

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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 Members of the San Francisco Board of Supervisors,

Besides the form letter below which you probably have received by the thousands by now, I want to tell you why I support this legislation. As a first generation immigrant, I long ago fell in love with the culture, diversity, and ethos of San Francisco. I somehow managed to find residence here and now, after many years of trying, am a homeowner! I so wish I could have my other immediate family join me, but the housing market has been white hot, even during (or maybe because of) the pandemic.

When I was house hunting, every single time some new construction came on the market to be sold, I noticed that actually created a tiny window of opportunity for me as a buyer. There were more choices for buyers, and people with financial means tend to become interested in newer housing. Wouldn't it be great if more new construction could become available all the time to ease the crunch on buyers? That could happen with fourplexes, where the construction process would be greatly minimized.

Please pass this legislation immediately!

Annie

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Annie Hsia  
ajhsia@gmail.com  
30 Patton St  
San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please legalize more new housing  
**Date:** Thursday, November 18, 2021 9:36:37 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Supporting Expanding Apartments in SF.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Joris van Mens <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, November 18, 2021 8:55 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Please legalize more new housing

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

Commission Commission Secretary,

Please support Supervisor Rafael Mandelman's legislation to legalize 4-6 units on single residential lots, and any other legislation that helps us reduce the enormous housing shortage in SF. Thank you!

Joris van Mens  
[jorisvanmens@gmail.com](mailto:jorisvanmens@gmail.com)

San Francisco, California 94103

**From:** [John Stokes](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:07:27 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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5. Create good paying jobs

Please pass this legislation immediately!

John Stokes  
[johnstokes1@mac.com](mailto:johnstokes1@mac.com)

San Francisco, California 94131

**From:** [stephanie.denzer@gmail.com](mailto:stephanie.denzer@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:06:39 AM

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Commission Commission Secretary,

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Please pass this legislation immediately!

[stephanie.denzer@gmail.com](mailto:stephanie.denzer@gmail.com)

,



**From:** [Kevin Riley](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:05:29 AM

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Commission Commission Secretary,

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Please pass this legislation immediately!

Kevin Riley  
kriley82@gmail.com

San Francisco, California 94114

**From:** [Eric Gregory](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:04:24 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Eric Gregory  
[mrericgir@gmail.com](mailto:mrericgir@gmail.com)

San Francisco, California 94103

**From:** [eisen.ds@gmail.com](mailto:eisen.ds@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:04:15 AM

---

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 Members of the San Francisco Board of Supervisors,

We need more housing, period!

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

eisen.ds@gmail.com

,

**From:** [tylerjrichards@gmail.com](mailto:tylerjrichards@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:02:41 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

[tylerjrichards@gmail.com](mailto:tylerjrichards@gmail.com)

,

**From:** [Ranjit Bharvirkar](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:02:10 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Ranjit Bharvirkar  
fouler.ports0u@icloud.com

Berkeley, California 94709

**From:** [Colby Hastings](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Supporting Expanding Apartments in SF  
**Date:** Thursday, November 18, 2021 9:01:18 AM

---

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 Members of the San Francisco Board of Supervisors,

The housing situation in San Francisco is broken. I've watched countless friends leave the city for lack of affordable housing. Our homeless situation is an embarrassment before the eyes of the world. And as long as I have lived here I've watched our city government do very little to help the situation and I am frustrated by the lack of progress on these issues.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots. This proposal will help to make our city more affordable for all - the only way to impact housing prices here is to increase supply. So please support this new rule!

Colby Hastings

Colby Hastings  
colbyhastings@gmail.com

San Francisco, California 94110

**From:** [Jim keith](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:01:16 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Jim keith  
[jimkeith132@yahoo.com](mailto:jimkeith132@yahoo.com)

San Francisco, California 94134

**From:** [Julio Buendia](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:00:43 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Julio Buendia  
[jbuendia829@gmail.com](mailto:jbuendia829@gmail.com)

San Francisco, California 94109



**From:** [victoriamthomas@gmail.com](mailto:victoriamthomas@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:59:26 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

[victoriamthomas@gmail.com](mailto:victoriamthomas@gmail.com)

,

**From:** [Anthony Perry](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:58:20 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Anthony Perry  
[perryanthonyj@gmail.com](mailto:perryanthonyj@gmail.com)

Woodland, California 95776

**From:** [Todd DeLong](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:58:20 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Todd DeLong  
[tmdelong@mac.com](mailto:tmdelong@mac.com)

San Francisco, California 94114

**From:** [Michael Clark](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:56:49 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

When I first moved to San Francisco, the most affordable apartments I could find were small apartments within four-unit building. Allowing multifamily options like these throughout the City will allow more families to make San Francisco their home.

This proposal specifically will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Michael Clark  
mlclark51@gmail.com

San Francisco, California 94121

**From:** [raviv\\_shrivastav](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:56:37 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

ravit shrivastav  
[ravitshrivastav@gmail.com](mailto:ravitshrivastav@gmail.com)

San Francisco, California 94121

**From:** [Ben Guillet](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:55:25 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Ben Guillet  
benjamin.guillet@gmail.com  
60 Broadway - APT 5  
San Francisco, California 94158

**From:** [Sandy Rodgers](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:54:44 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make SF more affordable, accessible, and diverse, as well as encouraging more cities to do the same. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Sandy Rodgers  
sandyarodgers@gmail.com  
1351 E 8th St  
Beaumont, California 92223

**From:** [Davey Kim](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:54:06 AM

---

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

Commission Commission Secretary,

To Whom It May Concern:

I urge you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will: Undo a history of discriminatory zoning; Add more housing that is more affordable; Implement an effective anti-displacement strategy; Create more environmentally-friendly homes and neighborhoods; Create good paying jobs

Please pass this legislation immediately!

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



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 9:31:27 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
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[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** dmwaltrip@gmail.com <info@email.actionnetwork.org>  
**Sent:** Thursday, November 18, 2021 8:47 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy

4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

[dmwaltrip@gmail.com](mailto:dmwaltrip@gmail.com)

,

**From:** [Miles Mulcare](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:52:31 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Miles Mulcare  
[milesmulcare@gmail.com](mailto:milesmulcare@gmail.com)

San Francisco, California 94124

**From:** [Trey Matkin](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:51:53 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Trey Matkin  
[treymatkin@me.com](mailto:treymatkin@me.com)

San Francisco, California 94102

**From:** [John Griffin](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:50:50 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

John Griffin  
[johnjgriffin@gmail.com](mailto:johnjgriffin@gmail.com)

San Francisco, California 94112

**From:** [Bowen Tretheway](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:50:41 AM

---

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Commission Commission Secretary,

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Please pass this legislation immediately!

Bowen Tretheway  
[skibeyondropes@yahoo.com](mailto:skibeyondropes@yahoo.com)

San Francisco, California 94109

**From:** [Bruce Cyr](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:48:42 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

I want my kids to be able to afford to live in SF!

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Bruce Cyr

Bruce Cyr

[cyr.bruce@gmail.com](mailto:cyr.bruce@gmail.com)

669 Cayuga Ave

San Francisco, California 94112

**From:** [Ian Schiffer](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:48:33 AM

---

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 Members of the San Francisco Board of Supervisors,

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Ian Schiffer  
ischiffer@gmail.com  
472A Bartlett  
San Francisco, California 94110



**From:** [Sara Raffel](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:47:59 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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5. Create good paying jobs

Please pass this legislation immediately!

Sara Raffel  
sararaffel@gmail.com

San Francisco, California 94107

**From:** [bfilarsky@gmail.com](mailto:bfilarsky@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:47:52 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

[bfilarsky@gmail.com](mailto:bfilarsky@gmail.com)

,

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Ajello, Laura \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2021-007109CUA  
**Date:** Thursday, November 18, 2021 8:31:55 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** sbardell@aol.com <sbardell@aol.com>  
**Sent:** Wednesday, November 17, 2021 6:52 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2021-007109CUA

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Hon. Commissioners:

As a battle-scarred veteran of the tobacco wars of the '80s, I strongly OPPOSE any measure that permits a foot in the closed and locked door of public indoor smoking.

The tobacco companies remain the monied and powerful enemy of public health and safety they have always been, ready to pounce on the slightest evidence San Francisco's storied support of public health might be weakening.

Please don't allow your names and reputations to be sullied by any such, albeit even unintentional, cooperation with this ongoing amoral entity.

Please don't allow empathy for the cannabis industry to become confused with softening toward the tobacco industry.

Many thanks for your kind attention.

Respectfully,

Serena Bardell, VP, Golden Gate Valley Neighborhood Association (for identification only)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW:  
**Date:** Thursday, November 18, 2021 8:31:00 AM

---

**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** danwsfds <danwsfds@aol.com>  
**Sent:** Wednesday, November 17, 2021 4:51 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:**

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

rediculus received hour before the 5:00 deadline  
3055 clement street  
2019 022830AHB  
NO GARAGE and NO OFF STREET PARKING  
NO! NO! NO!

[Sent from the all new AOL app for iOS](#)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Re; Proposed new building at the south-east corner of Clement Street and 32nd Avenue  
**Date:** Thursday, November 18, 2021 8:30:27 AM

---

Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
San Francisco Property Information Map

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

From: Robert Bailey <[baileylo@sonic.net](mailto:baileylo@sonic.net)>  
Sent: Wednesday, November 17, 2021 4:49 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Re; Proposed new building at the south-east corner of Clement Street and 32nd Avenue

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

Dear San Francisco Commissions,

I am writing to you to express my disapproval of the proposed six- story building project at the south-east corner of Clement Street and 32nd Avenue.

The proposed building is not 60 feet in height!!! It is actually 72 feet. I am a retired licensed civil engineer and my wife a licensed architect. We know the building code and this proposed project does not conform to the building code. It is in violation of the height limits. And your process of not informing the homeowners in the vicinity to allow their input is also in violation.

There has been little to no transparency in your handling of this project.

You and the City of San Francisco have been very dishonest and deceptive about soliciting and allowing public input concerning this oversized and inappropriate project in a residential neighborhood. We live nearby and walk by this site often. We were never informed of this proposed project nor given an opportunity to review it or provide comment. We only learned of it from our concerned neighbors.

**YOU SHOULD BE ASHAMED OF YOUR HANDLING OF NOT KEEPING THE PUBLIC INFORMED!!!!**

**I ADAMANTLY OPPOSE THE PROPOSED BUILDING!!!!**

**IT EXCEEDS THE HEIGHT LIMITS AND IS THEREFORE IN VIOLATION of the BUILDING CODE AND SAN FRANCISCO BUILDING ORDINANCES!!!!**

**WE DEMAND A FULL REVIEW BY THE PUBLIC AND AN OPPORTUNITY TO PROVIDE INPUT IN A TIMELY MANNER!!!!**

Regards,

Robert F. Bailey

San Francisco Richmond District Resident, Home Owner and Tax Payer

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Thursday, November 18, 2021 8:29:49 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Tate Huffard <tate.huffard@gmail.com>  
**Sent:** Wednesday, November 17, 2021 4:32 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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

I would like to vote "no" on the proposal of a Sweetgreens at 2040 Chestnut Street

Thank you

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 8:27:04 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Brad Wiblin <[bwiblin@bridgehousing.com](mailto:bwiblin@bridgehousing.com)>  
**Sent:** Wednesday, November 17, 2021 3:47 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

On behalf of BRIDGE Housing, a San Francisco based nonprofit affordable housing developer, I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This is another effort to get more housing built, while individual responses will be small scale collectively this has the power to add new housing that is dispersed throughout the city in an organic pattern, that will compliment the large affordable housing projects being built in San Francisco on larger publicly owned sites.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning



2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Brad Wiblin

[bwiblin@bridgehousing.com](mailto:bwiblin@bridgehousing.com)

San Francisco, California 94108

**From:** [Wesley Tam](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Wednesday, November 17, 2021 3:54:08 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Wesley Tam  
wesley\_tam@yahoo.com

San Francisco, California 94124

**From:** [Andres Quinche](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Wednesday, November 17, 2021 6:36:19 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Andres Quinche  
[andresdquinche@gmail.com](mailto:andresdquinche@gmail.com)

San Francisco, California 94114

**From:** [Bret Peterson](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Wednesday, November 17, 2021 6:58:09 PM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Bret Peterson  
[bretnpeterson@gmail.com](mailto:bretnpeterson@gmail.com)

Oakland, California 94602

**From:** [Paul Anderson](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Wednesday, November 17, 2021 8:40:28 PM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Many other progressive cities like Portland, Minneapolis and Berkeley have adopted similar legislation. How can San Francisco be so far behind?

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Most of the housing stock on the west side where I live dates from the middle of the last century, with outdated wiring and plumbing. Why not allow property owners to turn their houses into multi-family dwellings when they are updated? Right now their only choice is to add as many high-end upgrades possible and make their houses even less affordable for the middle class. Supervisor Mandelman's legislation would give property owners another option - turning their homes into legal multi-family units. This could be done without changing height limits, set backs or other zoning restrictions. Why is a remodeled monster home preferable to a small multi-unit building? These new or remodeled structures would not adversely impact impact property values or the "character" of these neighborhoods..

We need to embrace change and progress in this City, not perpetuate the past.

Please pass this legislation immediately!

Paul Anderson  
pa94787@gmail.com

San Francisco, California 94127

**From:** [Allie Jones](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Wednesday, November 17, 2021 8:53:14 PM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Allie Jones  
[allieherson@yahoo.com](mailto:allieherson@yahoo.com)

San Francisco, California 94117

**From:** [Ivan Sanz](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 7:29:46 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Ivan Sanz  
sanzman@gmail.com

San Francisco, California 94114

**From:** [Karsten Koehn](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Thursday, November 18, 2021 7:37:23 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Karsten Koehn  
[karsten.koehn@me.com](mailto:karsten.koehn@me.com)

San Francisco, California 94131



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3055 Clement St. 2019-022830AHB  
**Date:** Thursday, November 18, 2021 8:21:49 AM  
**Attachments:** [Serious Concerns - 3055 Clement St \(2019-022830AHB\).msg](#)  
[3055 Clement st. 2019-022830AHB.msg](#)  
[3055 Clement Street 2019-022830AHB.msg](#)  
[Serious Concerns Related to 3055 Clement St.msg](#)  
[3055 Clement Street 2019-022830AHB.msg](#)  
[3055 Clement Street - \(2019-022830ahb\).msg](#)  
[3055 Clement Street Proposed project .msg](#)  
[FW 3055 Clement Street 2019-022830AHB.msg](#)  
[RE 3055 Clement Street 2019-022830AHB .msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Michelle Lavonier <michelle.lavonier@gmail.com>  
**Sent:** Wednesday, November 17, 2021 3:41 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 3055 Clement St. 2019-022830AHB

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

Hello,  
I am strongly in favor of this project.  
Thank you  
Michelle Lavonier  
neighbor (31st Ave/Clement)

**From:** [Cyrus Azima](#)  
**To:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#)  
**Subject:** Serious Concerns - 3055 Clement St (2019-022830AHB)  
**Date:** Wednesday, November 17, 2021 4:17:36 PM

---

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

Hi SF Gov,

We wanted to raise serious concerns regarding the proposed project at 3055 Clement St (2019-022830AHB). We strongly oppose it on the grounds below:

- **Height** - we are deeply concerned about the 72ft elevation of the property. This is entirely inconsistent with the surrounding area and sets a precedent that will negatively affect the area
  - It is well in excess of the Clement St area and a full two stories taller than 3032 Clement (a newer development that is in keeping with the area)
- **Car Parking Deficit** - the building is having its sole parking space removed and will provide no parking for its 7 units and 20 bedrooms
  - The immediate blocks around are already highly congested for street parking and can be hazardous for cyclists and pedestrians
  - The addition of new cars to the area, with no parking provided, will create further hazards.
- **Scenic Quality**
  - The view from Lincoln Park, including the Playground, looking east will be dominated by this 72ft+ structure. It will have a detrimental impact on the scenic quality of the Clement St/Lincoln Park.
  - If further 70+ft development happens, this will only worsen
- **Shadowing**
  - The Fastcast report is alarming in how it provides a generous "Potential Project Shadow Extent" (red line) that has a very large envelope, reaching as far as the public tennis courts, a long distance away

Thank you for reviewing.

**From:** [Sha Far](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** 3055 Clement st. 2019-022830AHB  
**Date:** Wednesday, November 17, 2021 4:27:36 PM

---

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

3055 Clement st. 2019-022830AHB

I am against the proposed 6 story building at 3055, it is obscene that notice to comment was recieved a DAY BEFORE the hearing. Are there any low income or below market rate units available in the building? the increase of 15-20 cars parking on the street is ill conceived as well.

**From:** [Burt Lau](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** 3055 Clement Street 2019-022830AHB  
**Date:** Wednesday, November 17, 2021 4:31:13 PM

---

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

Hi , I want to oppose this building project. AS it will congest our already lack of parking space in this area.  
Also they didn't send out this flyer to us until today afternoon and expect us to send an email by 5PM TODAY???? This is ridiculous!!

Best Regards,  
Neighbor of 31 st AVe.  
Burt

**From:** [Shivani Chauhan](#)  
**To:** [CPC-Commissions Secretary](#); [May, Christopher \(CPC\)](#)  
**Cc:** [Dipesh Chauhan](#)  
**Subject:** Serious Concerns Related to 3055 Clement St  
**Date:** Wednesday, November 17, 2021 4:33:15 PM

---

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

Hi SF Gov,

We wanted to raise serious concerns regarding the proposed project at 3055 Clement St (2019-022830AHB). We are strongly opposed to the project based on the below factors.

- **Height** - the 72ft elevation of the property is of serious concern. This is completely inconsistent with the surrounding area and sets a precedent which can change the neighborhood. It would also be the tallest building in the area and a full two stories taller than 3032 Clement (one of the newer development that is still in-line with the rest of the neighborhood)
- **Car Parking** - the existing structure's sole parking space will be removed and no further parking will be added as part of the project. For 7 units and 20 bedrooms, this could mean 20+ cars in the immediate area. The immediate area is already highly congested and this would create further hazards
- **Scenic Quality:** The view from Lincoln Park, including the Playground, looking east will be dominated by this 72ft+ structure. It will have a detrimental impact on the scenic quality of the Clement St/Lincoln Park. Also it paves the way by setting precedent for further 70+ft developments.
- **Shadow:** The Fastcast report is alarming in how it provides a generous "Potential Project Shadow Extent" (red line) that has a very large envelope, reaching as far as the public tennis courts, a long distance away. This is a serious concern given the gradient of the location.

Thank you for reviewing our concerns.

-

**Shivani Chauhan**

+1 415 579 8996 | [Shivani.n.patel1@gmail.com](mailto:Shivani.n.patel1@gmail.com)

**From:** [Kelly Ferriss](#)  
**To:** [CPC-Commissions Secretary](#)  
**Cc:** [Best Friend](#)  
**Subject:** 3055 Clement Street 2019-022830AHB  
**Date:** Wednesday, November 17, 2021 4:41:41 PM

---

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

Hello,

I am writing on behalf of my husband Matthew Ferriss and myself, Kelly Ferriss, to oppose the building of this structure without a parking lot. Please note our opposition and please put into consideration building a designated parking lot with the new structure.

Thank you,  
Kelly and Matthew Ferriss

**From:** [Karl Nakamura](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** 3055 Clement Street - (2019-022830ahb)  
**Date:** Wednesday, November 17, 2021 4:42:24 PM

---

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

Hello,

I am a neighbor writing out of concern for the project being proposed at 3055 Clement St (2019-022830ahb).

Early last year, we received a notice from the planning department for this same address, and the enclosed building plans showed a modest 2 story residence proposed for the site.

A few weeks ago we received a notification for 3055 Clement St, describing a completely different project at 7 stories, 7 units and 1 commercial unit. At 4 times the size of the original proposal, this change in scale is outrageous.

Seeing that the zoning is set at NC-1 and that the typical height limit for such a zoned building is 40 feet, I don't understand why this building is allowed to be 72 feet. This is absolutely out of scale with the neighborhood where the majority of residences are no more than 30 feet. 72 feet would even dwarf the nearby church and its spire. What kind of exception would have allowed building such a huge structure in the middle of a quiet residential neighborhood? Allowing this building would set a dangerous precedent to allow more 7 story buildings around the neighborhood. We already live in one of the highest density cities in the nation. How is increasing density going help the residents who already live here?

In addition, there is NO off street vehicle parking provided as would normally be required for the 7 residences. To claim that 8 bicycle racks is adequate parking for 7 condo units is absurdly disingenuous. What buyer of a 2 million dollar condo would genuinely say they own no cars and would never own any cars in the future? The occupants of the 20 bedrooms would all have to fight for street parking, adversely impacting the neighborhood for many blocks around. This is simply stealing the public resource of street parking, and is a naked attempt to maximize developer profit by converting the space that should be designated for off street parking into commercial property.

The building code 138.1 requires that some streetscape and pedestrian improvements are made. There are no pedestrian improvements indicated. The sidewalks should be widened to accommodate increased foot traffic. If the commercial unit is expected to have sidewalk seating, the sidewalk should retain its current 15 feet of open walking space. Too many projects are being approved that allow the narrowing of sidewalks, making it nearly impossible for wheelchair-bound and blind pedestrians to safely navigate obstacles and other pedestrians. A prime example of worsening safety conditions for disabled pedestrians would be the "Balboa Village" commercial district, where oversized planters and increased sidewalk commercial seating make it impossible for anyone other than the able bodied to navigate.

Finally, in looking at the blueprints, the open space available for the residents looks absolutely inadequate with only two tiny roof decks provided. One deck butts up so closely against a neighboring building that a person standing on the deck can easily tap on the neighbor's window.

A similar project used deceptive practices to shoehorn in a monstrous building just across the street. That project promised affordable housing units for the neighborhood. Instead we got an inappropriately huge structure with zero setback, no open space, no affordable units and inadequate parking. There were so many exceptions granted to that project that they built a 20 ft tall double elevator structure bringing the final height to nearly 60 feet, despite claiming to adhere to the 40 foot neighborhood limit. In the back of the building, the patio goes right to the property line such that it is possible to physically touch

a neighbor's bedroom window.

Given our past experiences, I see no reason to believe this developer has any intention to act in the best interests of the neighborhood.

Karl Nakamura



**From:** [I Lo](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** 3055 Clement Street Proposed project  
**Date:** Wednesday, November 17, 2021 4:43:52 PM

---

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

Dear Commissioners,

We just learned from our neighbor this afternoon that there is this proposed six-story condo building project in our neighborhood. Comments cut off time is by 5 PM today. It is not fair that we were not notified earlier about this project and given adequate time to find out more about it, so we could provide constructive feedback. It's just not fair.

Irene Lo

**From:** [Sudi Advani](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** FW: 3055 Clement Street 2019-022830AHB  
**Date:** Wednesday, November 17, 2021 4:51:04 PM

---

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

Hello,

As a local resident that lives within 1 block of the proposed apartment building at 32<sup>nd</sup> and Clement, I object to its construction:

My objections stem from:

1. There is already inadequate parking in the neighborhood and construction of a multi-story building without any planned parking will only exacerbate the situation, causing spill-over into adjacent streets.
2. A building of that size (6 stories, 62 feet) is not aligned with the 2 -3 story neighborhood skyline and will stand-out as an eye-sore

Thanks

Mr. S. Advani

**From:** [Shirley Wong](#)  
**To:** [CPC-Commissions Secretary](#)  
**Cc:** [shirleyipwong@yahoo.com](mailto:shirleyipwong@yahoo.com)  
**Subject:** RE: 3055 Clement Street 2019-022830AHB  
**Date:** Wednesday, November 17, 2021 4:57:14 PM

---

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

RE: 3055 Clement Street 2019-022830AHB

I object to building this new building at the corner of 32nd and Clement because the proposed building will have 7 units with a total of 20 bedrooms and no garage and no off-street parking. The new building will bring in a lot of traffic in our neighborhood which we do not need and our area already does not have enough parking space for everyone.

Thank you  
Shirley Wong

Sent from my iPad

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3055 Clement Street 2019-022830AHB  
**Date:** Wednesday, November 17, 2021 2:59:11 PM

---

Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
San Francisco Property Information Map

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

From: Judy <[judy lai48@yahoo.com](mailto:judy lai48@yahoo.com)>  
Sent: Wednesday, November 17, 2021 2:28 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: 3055 Clement Street 2019-022830AHB

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

I live a few buildings away from this location, this new proposed building should have garage parking for their tenants. It's already hard to find parking in this area but with this added building it will make it almost impossible.

Thank you.  
Judy Lai

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support four-plexes citywide - Planning Comm agenda items 10 & 11 (2020-003971PCA, 2021-010762PCA)  
**Date:** Wednesday, November 17, 2021 12:08:02 PM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)

---

Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
San Francisco Property Information Map

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

From: Christopher Pederson <[chpederson@yahoo.com](mailto:chpederson@yahoo.com)>  
Sent: Wednesday, November 17, 2021 9:42 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Cc: MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; MelgarStaff (BOS) <[melgarstaff@sfgov.org](mailto:melgarstaff@sfgov.org)>  
Subject: Support four-plexes citywide - Planning Comm agenda items 10 & 11 (2020-003971PCA, 2021-010762PCA)

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

Dear President Koppel and Commissioners:

I urge you to support the proposed legislation to legalize four-plexes in all residential neighborhoods with the Department-recommended modifications. This legislation, if modified, would allow high-resource lower-density neighborhoods of the City to start addressing the City's housing crisis, but without requiring dramatic changes to the physical character of those neighborhoods. By increasing the City's housing supply, it would also help to relieve upward pressure on the cost of housing that is displacing too many low- and moderate-income households.

Please reject any calls for additional or different modifications that would discourage property owners from adding desperately need units of housing.

Thank you for your consideration of my comments.

Sincerely,

Christopher Pederson  
District 7 resident

**From:** [lrflsch@gmail.com](mailto:lrflsch@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Wednesday, November 17, 2021 10:47:35 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

[lrflsch@gmail.com](mailto:lrflsch@gmail.com)

,

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Building on 32nd and clement  
**Date:** Wednesday, November 17, 2021 12:00:22 PM

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Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
San Francisco Property Information Map

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

From: Dana, Lisa <[Lisa.Dana@ucsf.edu](mailto:Lisa.Dana@ucsf.edu)>  
Sent: Wednesday, November 17, 2021 8:30 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: Building on 32nd and clement

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

Our neighborhood with the several schools within a mile , with the grocery , and the dense residential are - we can not absorb a building without parking.  
We already have many cars that routinely park in our neighborhood to then Bus to work - or worse park their cars while on vacation as we now only have street cleaning twice a month.

Parking is absolutely a requirement for this building .  
Thank you,

Lisa Dana  
260 32nd avenue

Sent from my iPhone

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 6 story building at 32nd and Clement  
**Date:** Wednesday, November 17, 2021 12:01:44 PM  
**Attachments:** [FW 3055 Clement Street \(Record No. 2019-022830AHB\).msg](#)  
[Comments on 3055 Clement Street 2019-022830AHB.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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[San Francisco Property Information Map](#)

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**From:** Cynthia Bengier <[cynthiabengier@gmail.com](mailto:cynthiabengier@gmail.com)>  
**Sent:** Wednesday, November 17, 2021 9:45 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 6 story building at 32nd and Clement

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

I live in the neighborhood and shop in this area. I object to the proposed 6 story building at 32nd and Clement. I understand that more housing is needed, but don't think that buildings without parking should be allowed. This creates problems in the entire neighborhood, and makes it very difficult to frequent nearby businesses. Please add adequate parking to this project. There is not adequate on the street parking for this many residents and tenants.

Cynthia Bengier  
(415) 699-7792  
[cynthiabengier@gmail.com](mailto:cynthiabengier@gmail.com)



**From:** [roberta.plumarchitects.com](mailto:roberta.plumarchitects.com)  
**To:** [CPC-Commissions Secretary](#); [Chan, Connie \(BOS\)](#); [May, Christopher \(CPC\)](#)  
**Subject:** FW: 3055 Clement Street (Record No. 2019-022830AHB)  
**Date:** Wednesday, November 17, 2021 11:55:56 AM

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

Dear Commissions Secretary, Supervisor Chan & Christopher.

I'm all for up-zoning but it's important to keep the objective in mind of why it's being done. Sure, it's to get more units but in doing so the quality of life should not be compromised; for the building's inhabitants nor the community. This building falls short of providing the Planning Code requirement basic amenities and clearly meets none of the Residential Guidelines. Pushing it through to approval with Zoning Exceptions on multiple fronts shows that little consideration for the occupants or the neighbors (I'm one of them). I was informed of this project by a neighbor last night but want to share some initial observations.

1. The project does not appear to be a Tier 3 HOME-SF project as it appears that no units are provided or proposed at 105% of the area median income and the total number of inclusionary units is less than 30%.
2. Given the large bulk and square footage I don't know why the open space requirements couldn't be met. *This said, either convert one additional unit to affordable or reduce the building height by 10'-0" to qualify.*
3. Why not move the communal "recreation area" up from the ground floor trash area to the roof and making it a lovely place for the inhabitants to enjoy connecting it to the open space. This would also allow for the commercial requirements of HOME-SF to be met.
4. Active use at ground floor is required based on HOME-SF and that by it's nature does not involve the storage of goods and materials. Not sure glazing is a good idea where people are storing strollers, bikes and trash and more of after-thought.
5. Why not transition the material above the 40x to be of glass and or setback like the rest of us have to do when adding a story or unit?
6. Items 9A, 9B & 9C of the "Motion" clearly are not represented in the elevations and massing representing the building. The cheap flatness and repetition of the building elements, oh and that 6 story blank façade, clearly speaks "outside developer" and is not consistent with the materials, details and scale interventions that are prevalent in the neighborhood.
7. It's a shame that the 2<sup>nd</sup> floor unit opens to that large deck from a bedroom rather than making it from the living area where it would actually benefit the occupants.
8. It's a shame that the project is exempt from maintaining the rear yard setback.
9. It's a shame that the cornice adds height to the top floor which as shown is ill proportioned. As drawing, the parapet does not provide the requisite fire rating as the adjacent guardrails are within 5'-0" of the property lines further, the massing could be reduced through the use of a one hour roof and additional open space could be provided with one hour rails at the property line.

In the big picture, it would be a benefit to all of us living in San Francisco if a comprehensive master

plan was developed addressing Up-Zoning. I can totally see mid-rises running the length of the Pan Handle and the GGP and certainly on those major through fares such as Geary Blvd where the roads are wide or have development on but one side and because these type of roads are flat they minimize disruption of views and light. This project sadly is not being considered in the context of the neighborhood.

Roberta Wahl, Principal

**PLUM Architects Inc.**

[www.plumarchitects.com](http://www.plumarchitects.com)

936 Clement St. San Francisco, CA 94118

t 415 837 0900

Adding this as an appendix showing the cursory background research regarding code compliance for the project:

- SF Planning Sec 311(b) “Applicability. Except as indicated herein, **all building permit applications in Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts for a change of use.**” - *The subject property appears to be a change of use from commercial to mixed used commercial/residential in an NC-1 neighborhood.*
- **HOME-SF, SF Planning Sec 206.3(c) “HOME-SF Project Eligibility Requirements.** To receive the development bonuses granted under this Section 206.3, **a HOME-SF Project must meet all of the following requirements:**
  - (1) Except as limited in application by subsection (f): **Provide 30% of units in the HOME-SF Project as HOME-SF Units, as defined herein.** The HOME-SF Units shall be restricted for the Life of the Project and shall comply with all of the requirements of the Procedures Manual authorized in Section 415 except as otherwise provided herein. **Twelve percent of HOME-SF Units that are Owned Units shall have an average affordable purchase price set at 80% of Area Median Income; 9% shall have an average affordable purchase price set at 105% of Area Median Income; and 9% shall have an average affordable purchase price set at 130% of Area Median Income. Twelve percent of HOME-SF Units that are rental units shall have an average affordable rent set at 55% of Area Median Income; 9% shall have an average affordable rent set at 80% of Area Median Income; and 9% shall have an average affordable rent set at 110% of Area Median Income.** All HOME-SF Units must be marketed at a price that is at least 20% less than the current market rate for that unit size and neighborhood, and MOHCD shall reduce the Area Median Income levels set forth herein in order to maintain such pricing. As provided for in subsection (e), the Planning Department and MOHCD shall amend the Procedures Manual to provide policies and procedures for the implementation, including monitoring and enforcement, of the HOME-SF Units;”  
*Per the application, it appears that this project **does NOT meet** the requirements of SF Planning Code Section 206.3(c)(1), as there are no units (whether rented or intended as owned) that met the “average affordable purchase price set at 105%”, unless it is acceptable to interpret units qualifying as 80% as also qualifying for 105%. Further, the project application does not provide 30% inclusionary housing as described above (see application executive summary documents page 10 & 105)*
- HOME-SF, SF Planning Sec 328(d) “Exceptions. As a component of the review process under this Section 328, the Planning Commission may grant minor exceptions to the provisions of

this Code as provided for below, in addition to the development bonuses granted to the project in Section 206.3. Such exceptions, however, should only be granted to allow building mass to appropriately shift to respond to surrounding context, and only when the Planning Commission finds that such modifications do not substantially reduce or increase the overall building envelope permitted by the HOME-SF Program under Section 206.3, and also are consistent with the Affordable Housing Bonus Design Guidelines. These exceptions may include:

- (1) Exception from residential usable open space requirements per Section 135, or any applicable special use district.
- (2) Exception from satisfaction of loading requirements per Section 152.1, or any applicable special use district.
- (3) Exception for rear yards, pursuant to the requirements of Section 134, or any applicable special use district.
- (4) Exception from dwelling unit exposure requirements of Section 140, or any applicable special use district.
- (5) Exception from satisfaction of accessory parking requirements per Section 152.1, or any applicable special use district.
- (6) Where not specified elsewhere in this subsection (d), modification of other Code requirements that could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.

*The Planning Commission can waive several key development factors if the project qualifies for the HOME-SF program. These justifications are provided in the project response letter as well.*

- HOME-SF, SF Planning Sec 328(h), **THE PROCESS “Hearing and Decision.**

- (1) Hearing. The Planning Commission shall hold a public hearing for all projects that are subject to this Section 328 within 180 days of submittal of a complete project application, unless the Environmental Review Officer determines that an environmental impact report is required for the project under Administrative Code Section 31.09.
- (2) Notice of Hearing. Notice of such hearing shall be provided pursuant to the same requirements for Conditional Use requests, as set forth in Sections 306.3 and 306.8.
- (3) Director’s Recommendations on Modifications and Exceptions. At the hearing, the Planning Director shall review for the Commission key issues related to the project based on the review of the project pursuant to subsection (c) and recommend to the Commission modifications, if any, to the project and conditions for approval as necessary. The Director shall also make recommendations to the Commission on any proposed exceptions pursuant to subsection (d).
- (4) Decision and Imposition of Conditions. The Commission, after public hearing and, after making appropriate findings, may approve, disapprove, or approve subject to conditions, the project and any associated requests for exceptions. As part of its review and decision, the Planning Commission may impose additional conditions, requirements, modifications, and limitations on a proposed project in order to achieve the objectives, policies, and intent of the General Plan or of this Code.
- (5) Appeal. The decision of the Planning Commission may be appealed to the Board of Appeals by any person aggrieved within 15 days after the date of the decision by filing a written notice of appeal with the Board of Appeals, setting forth wherein it is alleged that

there was an error in the interpretation of the provisions of this Section 328 or abuse of discretion on the part of the Planning Commission. The procedures and requirements for appeals in Section 309(e)(3) and (4) shall apply to appeals to the Board of Appeals under this Section 328

(6) Discretionary Review. No requests for discretionary review shall be accepted by the Planning Department or heard by the Planning Commission for projects subject to this Section 328.

(7) Change of Conditions. Once a project is approved, authorization of a change in any condition previously imposed by the Planning Commission shall require approval by the Planning Commission subject to the procedures set forth in this Section 328.

(8) In no case may a project approved or approved with conditions under this Section 328 receive a site permit or any demolition permit prior to 18 months from the date of written notification required by 206.3(e)(1)(D).

(9) Expiration of Planning Commission approval. Authorization of a HOME-SF Project under this Section 328 shall expire if the project sponsor has not procured a building permit or site permit for construction of the project within 36 months of the date of Planning Commission approval. Such deadline shall be extended in the event of any appeal of such authorization for the duration of the appeal, and in the event of litigation seeking to invalidate the approval for the duration of the litigation.

*This is provided simply as additional background information on how the process moves from this point forward.*

- Planning Sec 145.1(b)(2) "Active Use. An "active use" shall mean any principal, conditional, or accessory use that by its nature does not require non-transparent walls facing a public street or involves the storage of goods or vehicles.

(A) Residential uses are considered active uses above the ground floor; on the ground floor, residential uses are considered active uses only if more than 50 percent of the linear residential street frontage at the ground level features walk-up dwelling units that provide direct, individual pedestrian access to a public sidewalk, and are consistent with the Ground Floor Residential Design Guidelines, as adopted and periodically amended by the Planning Commission.

(B) Spaces accessory to residential uses, such as fitness or community rooms, are considered active uses only if they meet the intent of this section and have access directly to the public sidewalk or street.

(C) Building lobbies are considered active uses, so long as they do not exceed 40 feet or 25 percent of building frontage, whichever is larger.

*The project proposal was amended to remove a secondary commercial storefront at the ground floor in lieu of a non-specified "HOA Office/Residential Recreation. The revision appears to be an afterthought.*

**From:** [Tonghe Sun](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Comments on 3055 Clement Street 2019-022830AHB  
**Date:** Wednesday, November 17, 2021 11:50:19 AM

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To whom it may concern,

It is great to see a new development in my area, but I have some concerns about what it is proposing in their plan.

1. Per 3055 Clement Street zoning, from my understanding, the new plan should not exceed 40 feet height, what I see from the plan, the new development with rooftop construction will have about 73 feet. Does it comply the current zoning?
2. By providing 7 new units without garage, has developer validate the future impact of parking space in this area?
3. By having such a tall building, it changed current streetscape, what is the consideration of this issue?

Thanks,  
Tonghe Sun

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS MAX CARTER-OBERSTONE TO SAN FRANCISCO POLICE COMMISSION  
**Date:** Wednesday, November 17, 2021 8:42:56 AM  
**Attachments:** [11.16.2021 Max Carter-Oberstone.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Tuesday, November 16, 2021 at 4:34 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS MAX CARTER-OBERSTONE TO SAN FRANCISCO POLICE COMMISSION

**FOR IMMEDIATE RELEASE:**  
Tuesday, November 16, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**BOARD OF SUPERVISORS UNANIMOUSLY CONFIRMS MAX  
CARTER-OBERSTONE TO SAN FRANCISCO POLICE  
COMMISSION**

*Nominated by Mayor London Breed, Carter-Oberstone, a San Francisco native, brings years of legal experience to the Commission*

**San Francisco, CA** — The Board of Supervisors voted unanimously today to confirm Max Carter-Oberstone to the San Francisco Police Commission. In October, Mayor London N. Breed nominated Carter-Oberstone to serve on the Commission, the seven-member body charged with setting policy for the Police Department and conducting disciplinary hearings when police conduct charges are filed. Carter-Oberstone, who is African American, was born and raised in San Francisco and is an attorney who specializes in appellate litigation and police reform.

“Max Carter-Oberstone’s experience advancing criminal justice reform efforts and community policing comes at a critical time for public safety in our city, and I am proud to have nominated him to the Police Commission,” said Mayor Breed. “I am confident that his experience growing up in San Francisco and advocating for our diverse communities will help to continue pushing forward the work of this commission while ensuring that all San Franciscans feel safe and represented.”

Carter-Oberstone has years of experience as an attorney. He currently serves as the Orrick Justice Fellow at the Policing Project at New York University Law School, where he is charged with spearheading legislative and litigation initiatives. As a fellow, Carter-Oberstone has drafted model laws that regulate various aspects of policing and has advised policymakers on police reform efforts. He has also designed and implemented litigation strategies focused on constitutional doctrines that affect community-police relations.

“It’s an incredible honor to be able to serve my native City in such an important capacity. San Francisco has made significant improvements to its policing policies, but the work of reform remains unfinished. I look forward to implementing policies that reflect our shared values around democratic accountability and equal justice under the law,” says Carter-Oberstone.

Carter-Oberstone is also a Senior Associate in Orrick, Herrington & Sutcliffe’s Supreme Court & Appellate Practice Group, where he litigates a range of matters in the U.S. Supreme Court and other appellate courts. Before joining Orrick, Herrington & Sutcliffe, Carter-Oberstone was an Associate Deputy Solicitor General at the California Department of Justice. He represented the State, state agencies, and constitutional officers in dozens of appellate matters, principally before the U.S. and California Supreme Courts.

“It is so refreshing to have a Police Commissioner who has technical knowledge of how the system works and the lived experience of an African American who grew up in San Francisco. I know Mr. Oberstone will be an asset as we create policies that better serve all San Franciscans,” said Malia Cohen, President of the San Francisco Police Commission.

Carter-Oberstone is a graduate of Stanford Law School and Georgetown University and currently lives in Nob Hill with his wife, Nathalie, and son, Everett.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2605 Post - drawing referencing the addition of a second unit under a separate permit  
**Date:** Wednesday, November 17, 2021 8:39:59 AM  
**Attachments:** [2605 Post SITE PERMIT 11 16 21.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

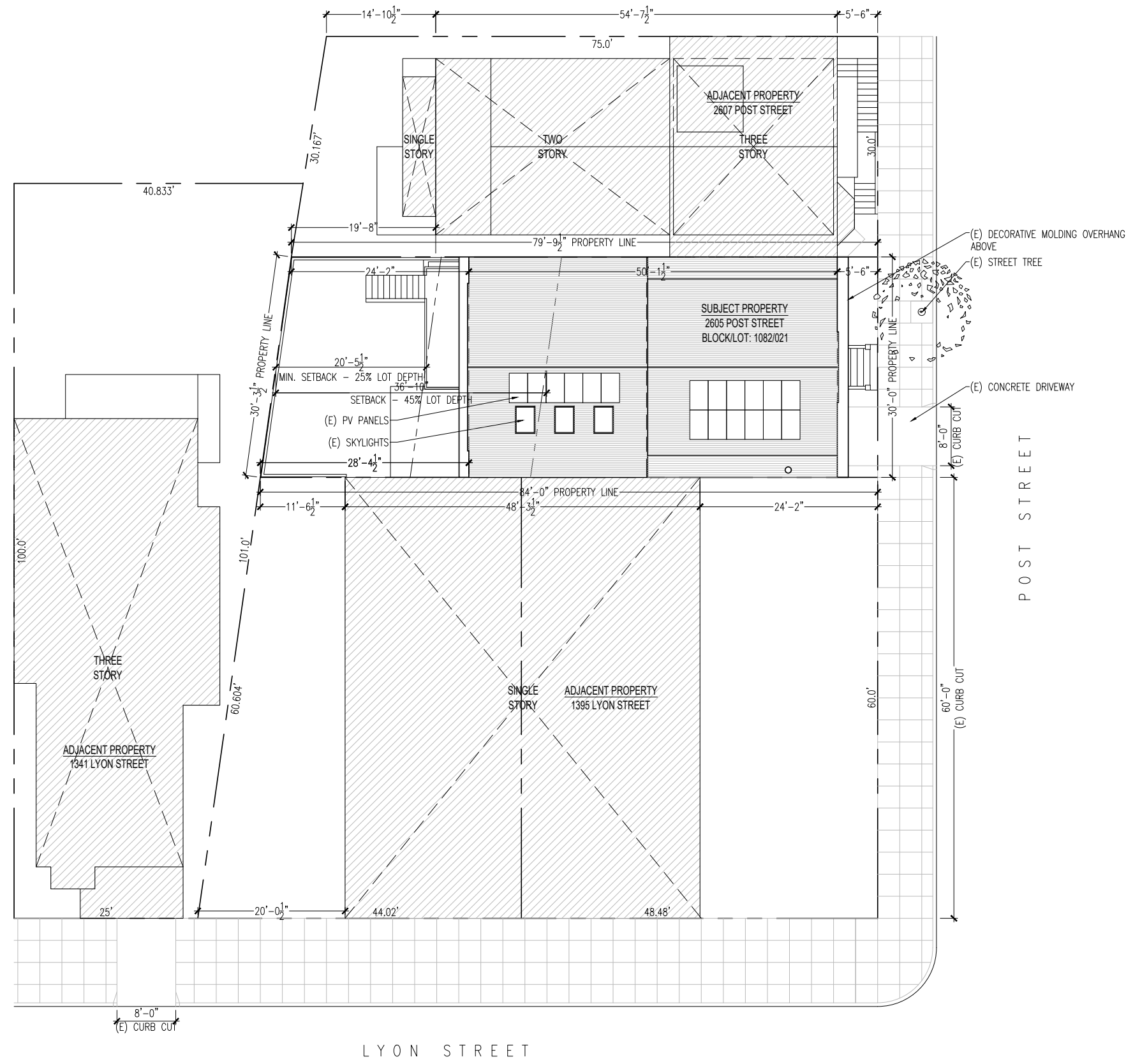
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**From:** "Winslow, David (CPC)" <david.winslow@sfgov.org>  
**Date:** Tuesday, November 16, 2021 at 5:59 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Subject:** 2605 Post - drawing referencing the addition of a second unit under a separate permit

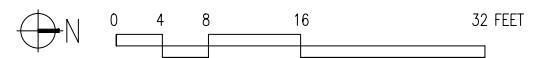
Jonas,  
would you please forward this to the commission.

David Winslow  
Principal Architect  
Design Review | Current Planning  
San Francisco Planning Department  
49 South Van Ness, Suite 1400 | San Francisco, California, 94103  
T: (628) 652-7335



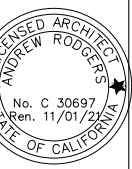


1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



REVISIONS:  
 ▲ 03.02.2021  
 ▲ 06.17.2021

rodgers  
 architecture  
 415 309 9612  
 www.rodgersarchitecture.com



ALTERATIONS TO:  
 2605 Post Street  
 SAN FRANCISCO, CA 94115

SITE PERMIT

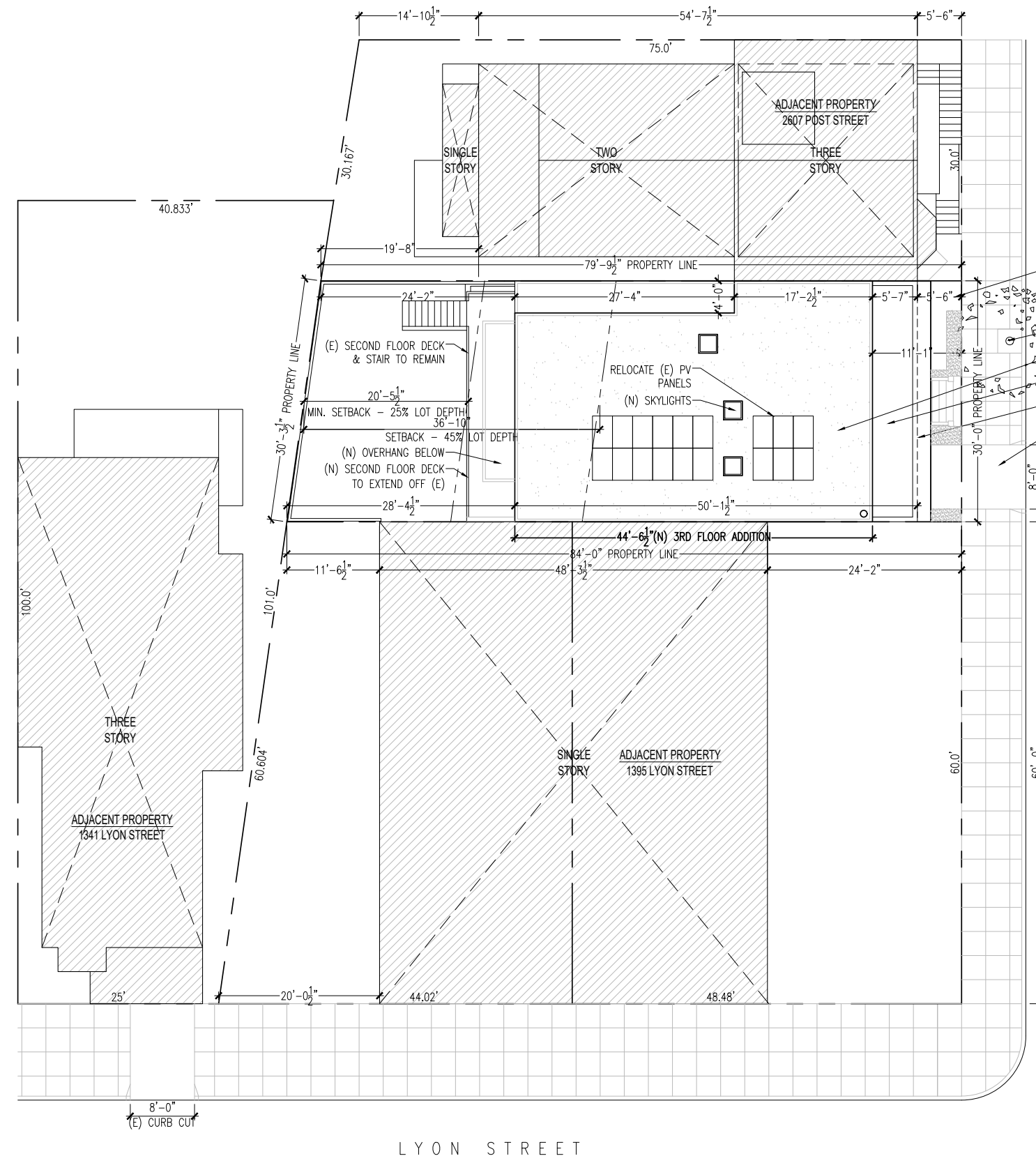
EXISTING  
 SITE PLAN

DATE 06.30.20

SCALE 1/8"=1'-0"

DRAWN SW

A1.1



FRONT SETBACK SEE PERMEABILITY AND PLANTING DIAGRAM

(E) STREET TREE  
 (N) FLAT ROOF  
 (N) BALCONY AT THIRD FLOOR  
 (E) PARAPET TO REMAIN  
 (E) DRIVEWAY

RELOCATE (E) PV PANELS  
 (N) SKYLIGHTS

(E) SECOND FLOOR DECK & STAIR TO REMAIN

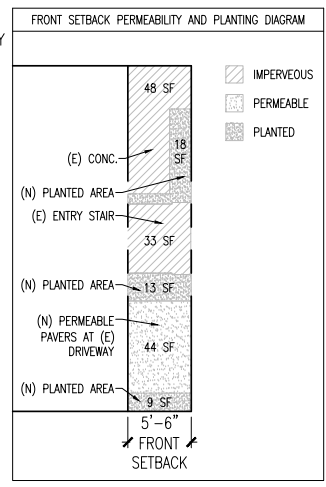
MIN. SETBACK - 25% LOT DEPTH 36'-10"

SETBACK - 45% LOT DEPTH

(N) OVERHANG BELOW  
 (N) SECOND FLOOR DECK TO EXTEND OFF (E)

8'-0" (E) CURB CUT

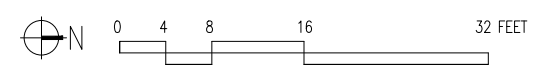
60'-0" (E) CURB CUT



FRONT SETBACK PERMEABILITY AND PLANTING		
	EXISTING	PROPOSED
ENTRY STAIR	33 SF	33 SF
CONCRETE PAVING	132 SF	48 SF
TOTAL IMPERVIOUS	100% 165 SF	49% 81 SF
PLANTED	0% 0 SF	24% 40 SF
PAVERS	0 SF	44 SF
TOTAL PERMEABLE	0% 0 SF	51% 84 SF
TOTAL FRONT SETBACK	165 SF	165 SF

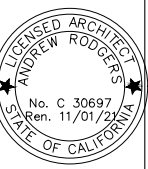
PROPOSED PLANTED AREA 24% > 20% - MEETS CRITERIA  
 PROPOSED PERMEABLE AREA 51% > 50% - MEETS CRITERIA

1 PROPOSED SITE PLAN  
 SCALE: 1/8" = 1'-0"



REVISIONS:  
 03.02.2021  
 06.17.2021

rogers architecture  
 415 309 9612  
 www.rogersarchitecture.com



ALTERATIONS TO:  
 2605 Post Street  
 SAN FRANCISCO, CA 94115

SITE PERMIT

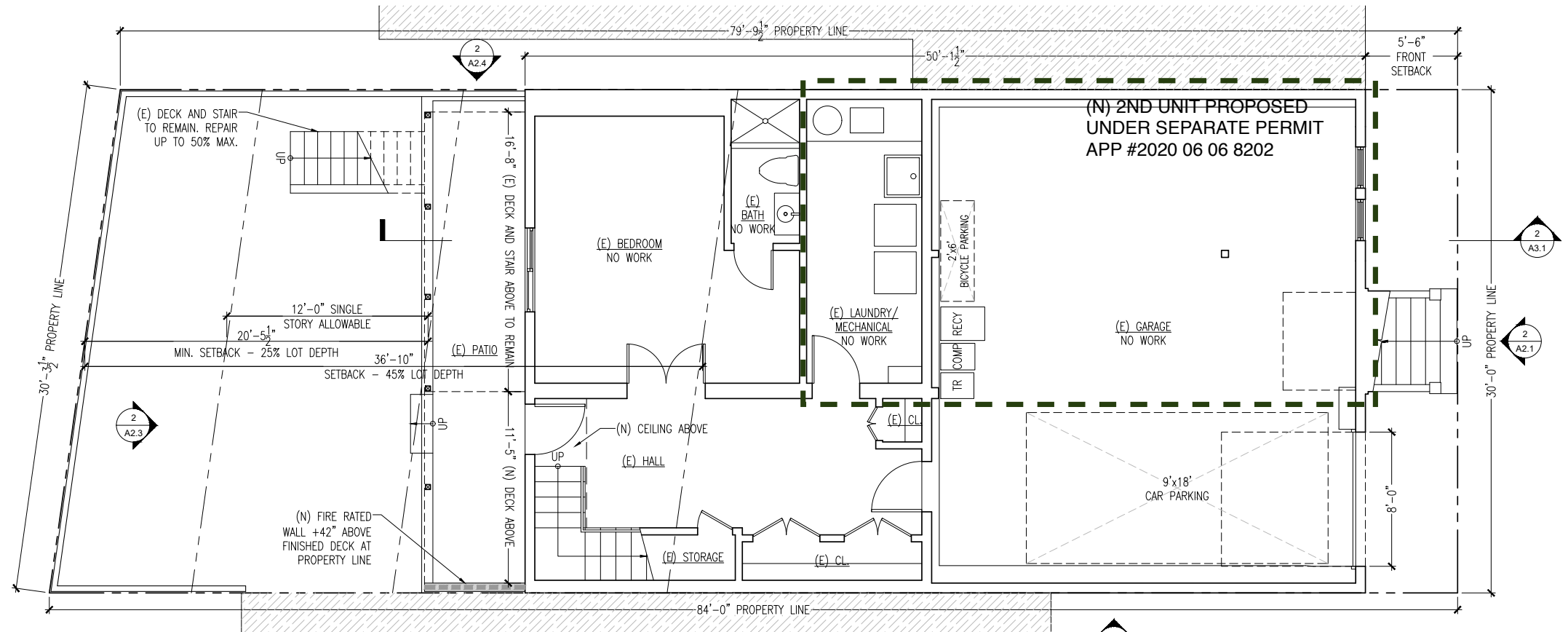
PROPOSED SITE PLAN

DATE 06.30.20

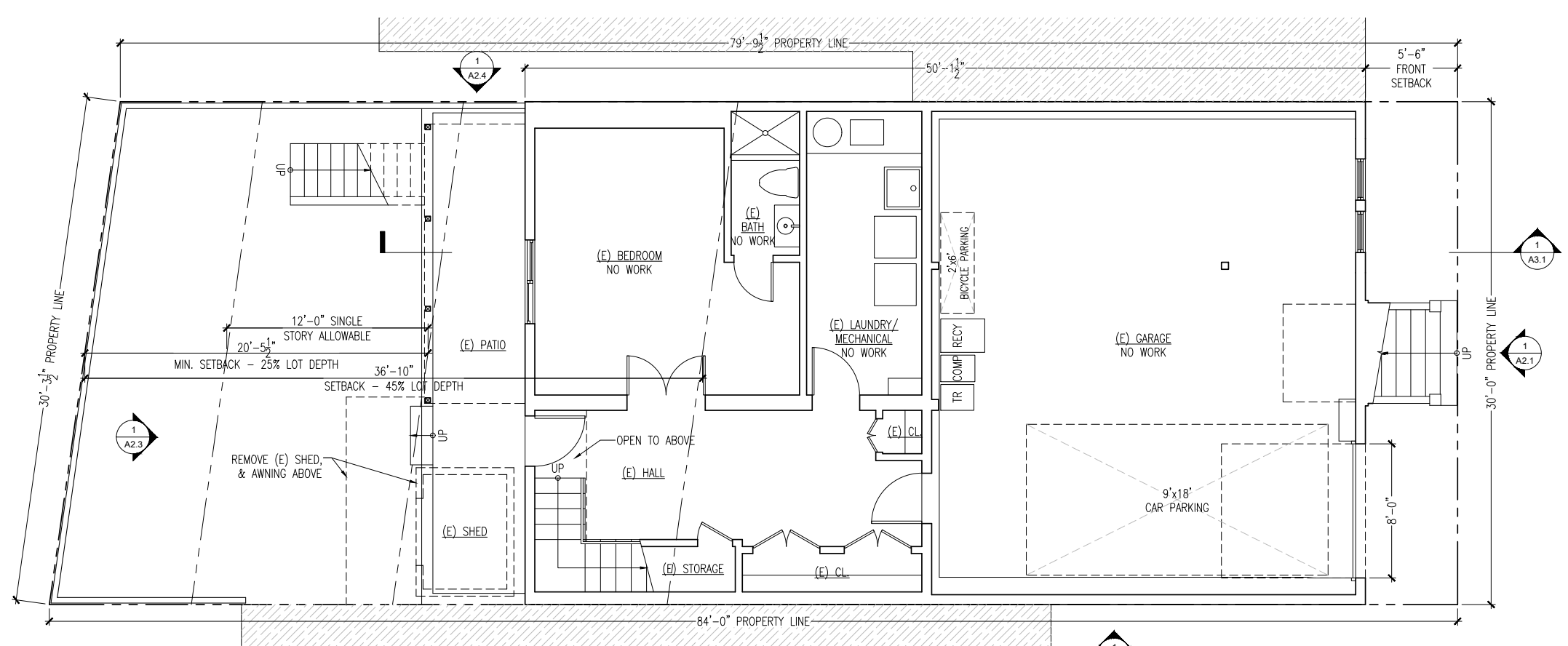
SCALE 1/8"=1'-0"

DRAWN SW

A1.2



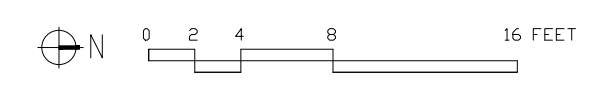
**2** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**1** EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**DRAWING KEY**

	(E) CONSTRUCTION TO REMAIN
	(N) CONSTRUCTION
	1-HR CONSTRUCTION
	(E) CONSTRUCTION TO BE REMOVED



**REVISIONS:**  
 03.02.2021  
 06.17.2021

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**LICENSED ARCHITECT**  
 ANDREW RODGERS  
 No. C 30697  
 Ren. 11/01/2018  
 STATE OF CALIFORNIA

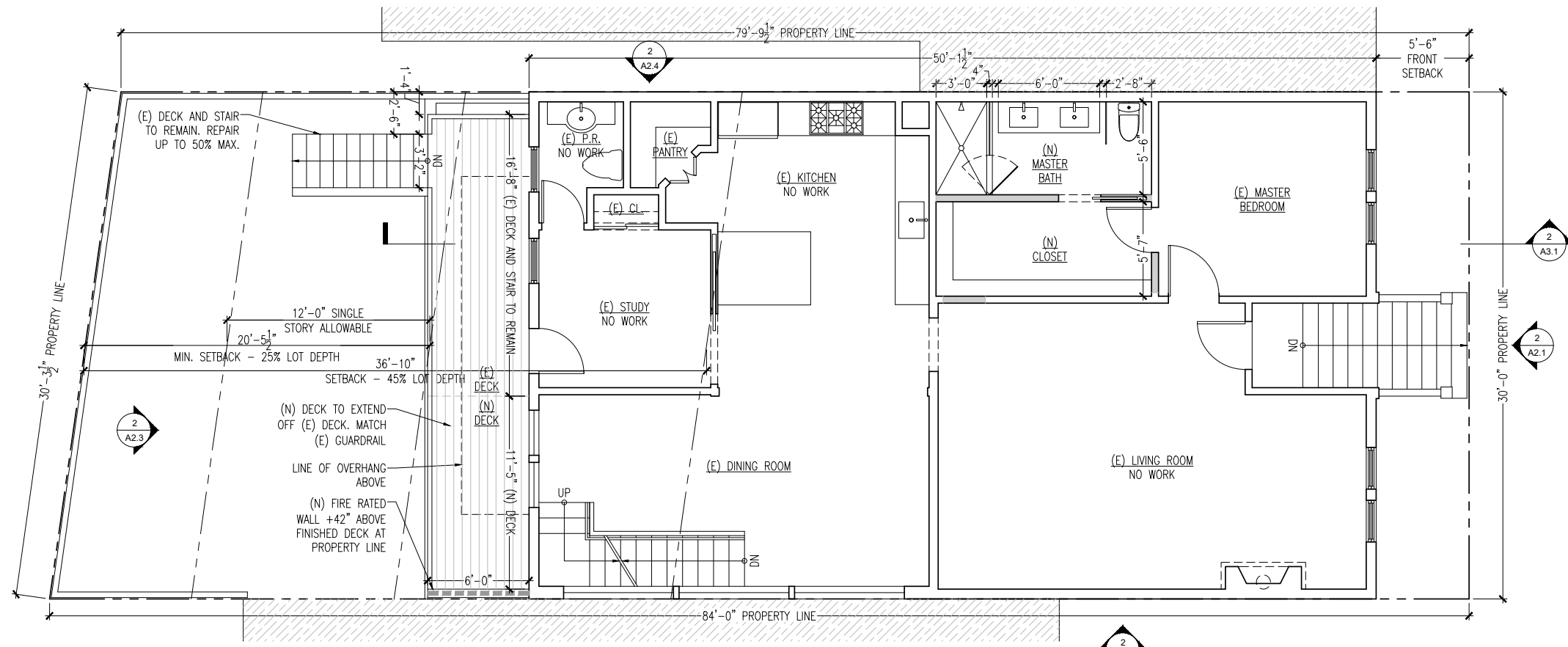
ALTERATIONS TO:  
**2605 Post Street**  
 SAN FRANCISCO, CA 94115

SITE PERMIT

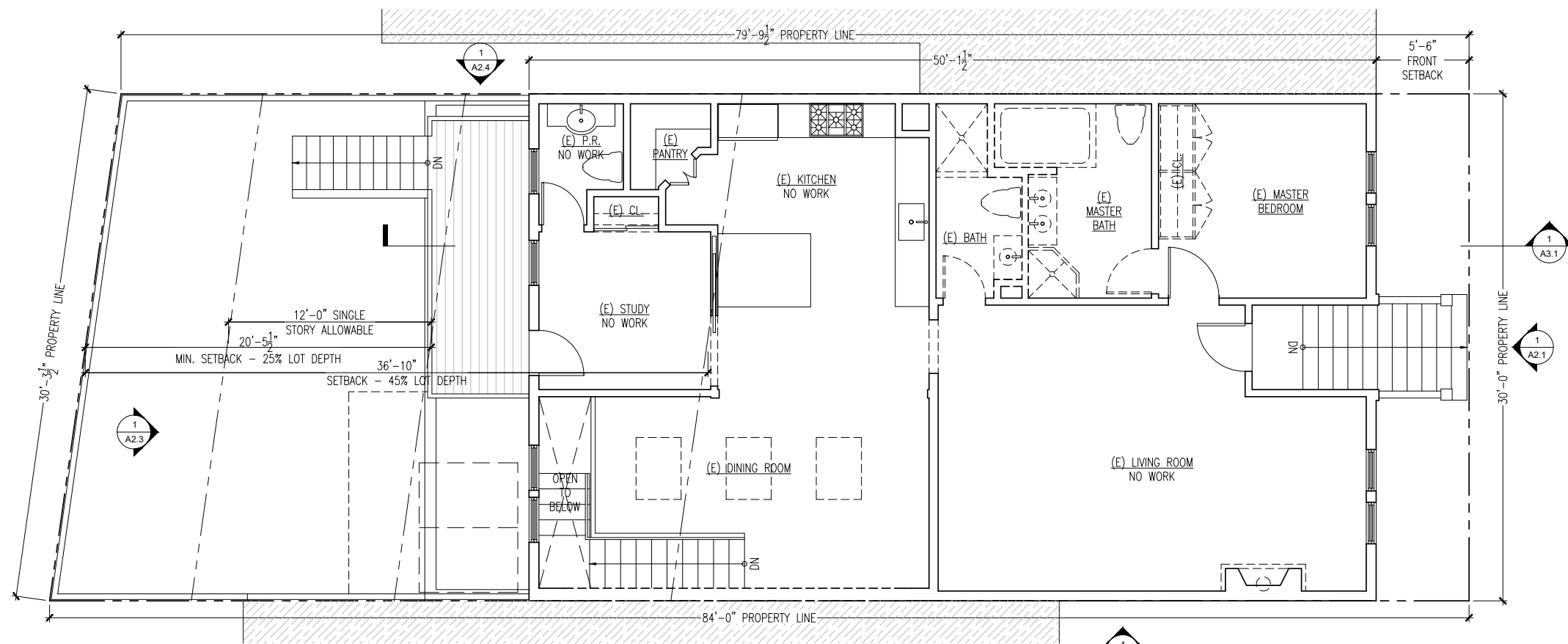
FIRST FLOOR PLANS

DATE 06.30.20  
 SCALE 1/4"=1'-0"  
 DRAWN SW

**A1.3**



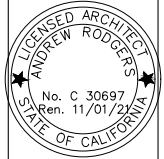
**2** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**1** EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS:  
 03.02.2021  
 06.17.2021

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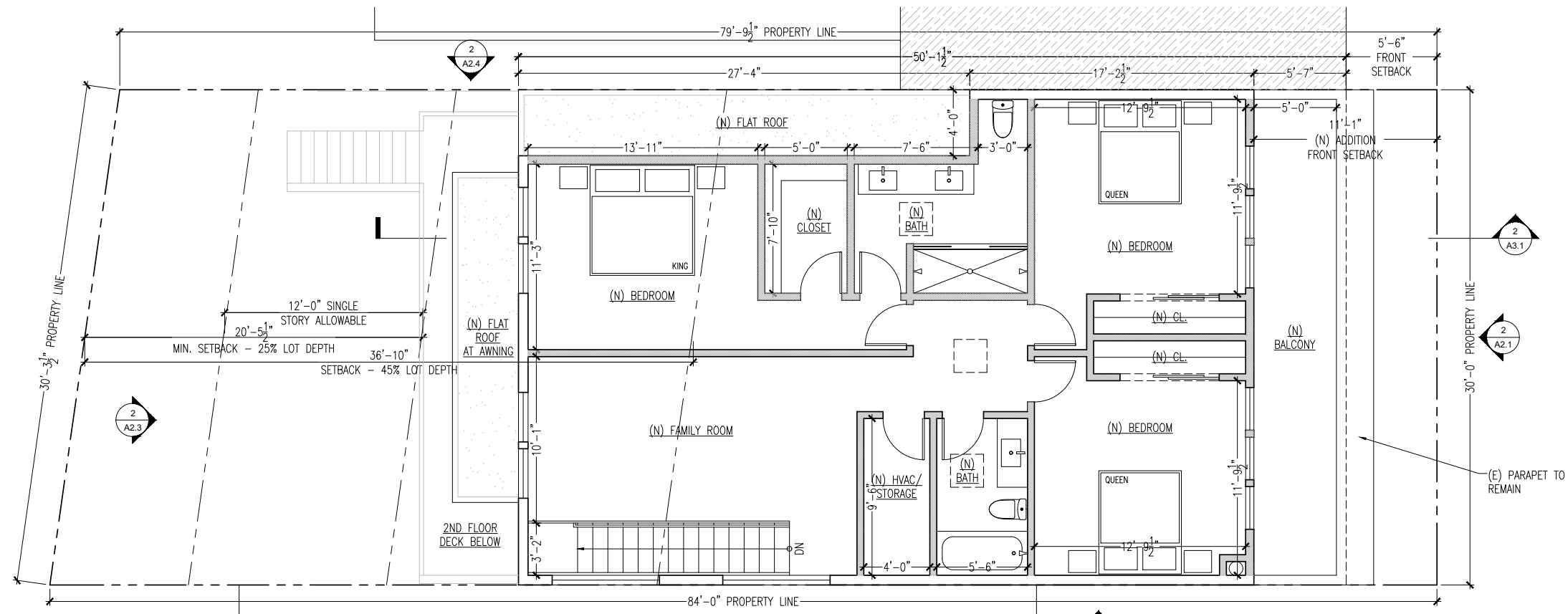
ALTERATIONS TO:  
**2605 Post Street**  
 SAN FRANCISCO, CA 94115

SITE PERMIT

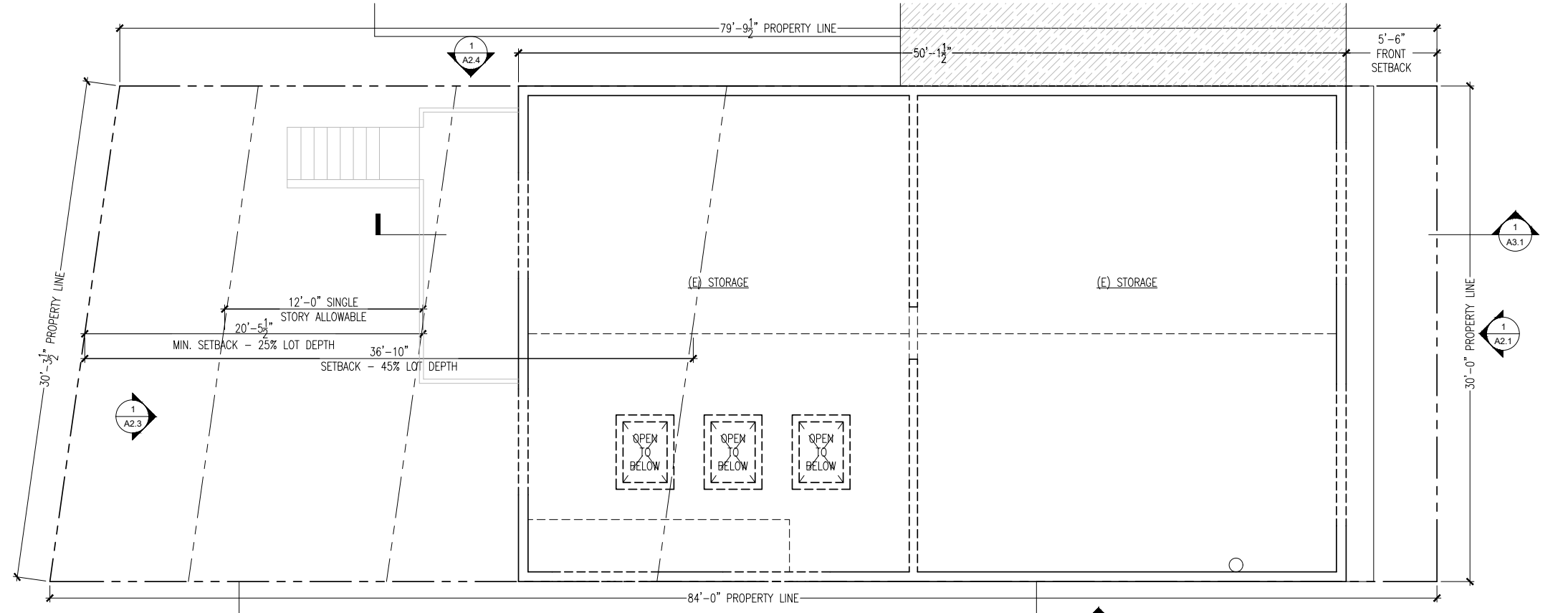
SECOND FLOOR PLANS

DATE 06.30.20  
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 DRAWN SW

**A1.4**



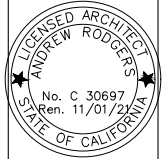
2 PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 EXISTING ATTIC FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS:  
 03.02.2021  
 06.17.2021

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ALTERATIONS TO:  
 2605 Post Street  
 SAN FRANCISCO, CA 94115

SITE PERMIT

THIRD FLOOR PLANS

DATE 06.30.20  
 SCALE 1/4"=1'-0"  
 DRAWN SW

A1.5

- (N) THIRD FLOOR SET BACK 5'-7" FROM (E) FACADE
- (N) PTD WD SIDING TO MATCH (E)
- (N) TOP OF ROOF
- (N) 3RD FLOOR FIN. CLG.
- (N) WINDOWS TO MATCH (E)
- (E) PARAPET TO REMAIN
- (E) PTD WD SIDING, TRIM, WINDOWS & DOOR TO REMAIN
- (N) 3RD FLOOR FIN. FLOOR
- (E) 2ND FLOOR FIN. CLG.
- (E) 2ND FLOOR FIN. FLOOR
- (E) 1ST FLOOR FIN. CLG.
- (E) 1ST FLOOR FIN. FLOOR



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

- (E) TOP OF ROOF PEAK
- (E) ATTIC FIN. CLG.
- (E) ATTIC FIN. FLOOR
- (E) 2ND FLOOR FIN. CLG.
- (E) 2ND FLOOR FIN. FLOOR
- (E) 1ST FLOOR FIN. CLG.
- (E) 1ST FLOOR FIN. FLOOR



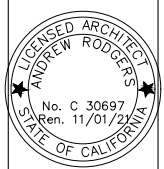
1 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

1395 LYON ST.

1395 LYON ST.

REVISIONS:  
 03.02.2021  
 06.17.2021

rogers  
architecture  
 415 309 9612  
 www.rogersarchitecture.com



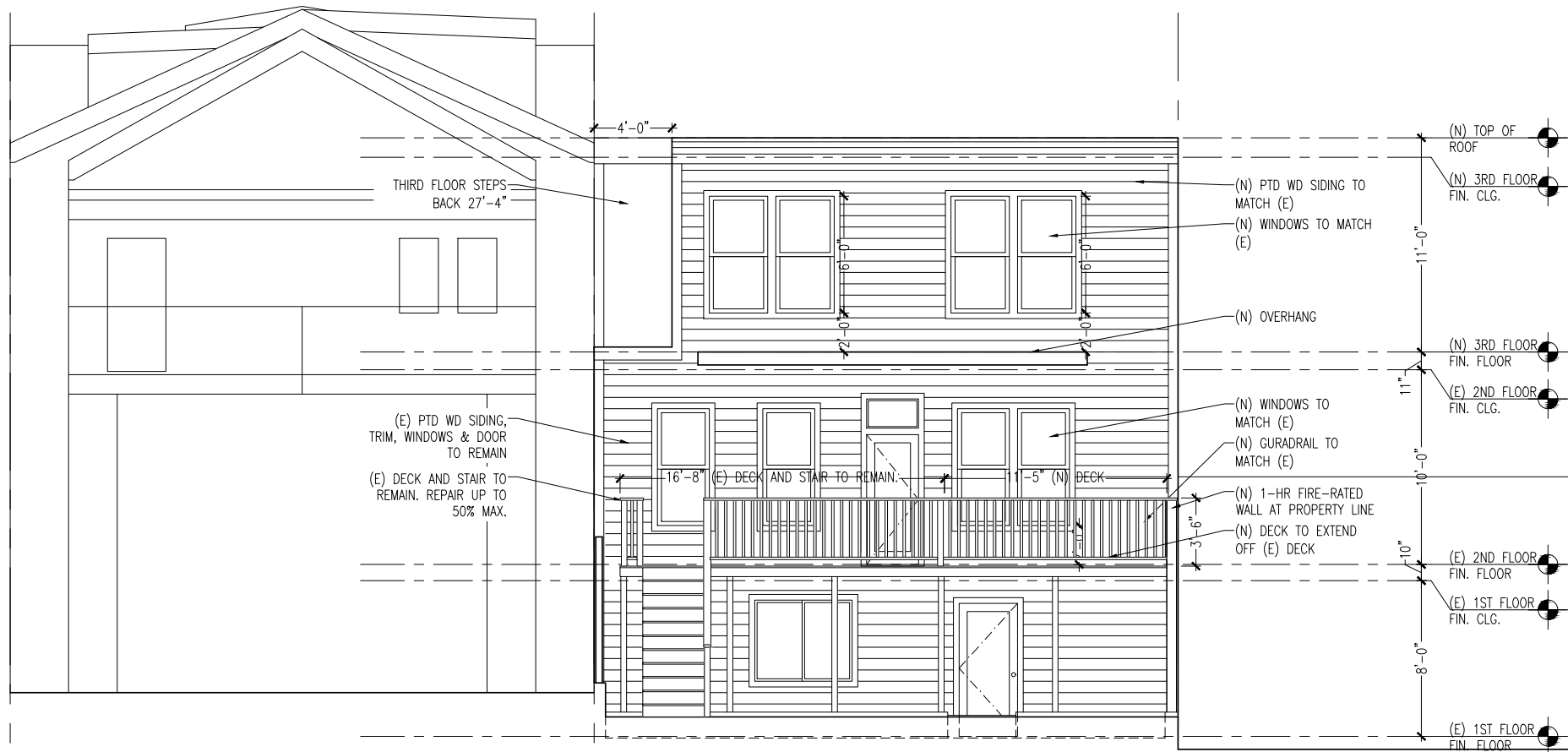
ALTERATIONS TO:  
 2605 Post Street  
 SAN FRANCISCO, CA 94115

SITE PERMIT

NORTH ELEVATIONS

DATE 06.30.20  
 SCALE 1/4"=1'-0"  
 DRAWN SW

A2.1



2 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

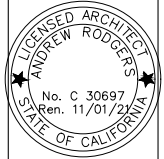


1 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS:

- △ 03.02.2021
- △ 06.17.2021

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 415 309 9612  
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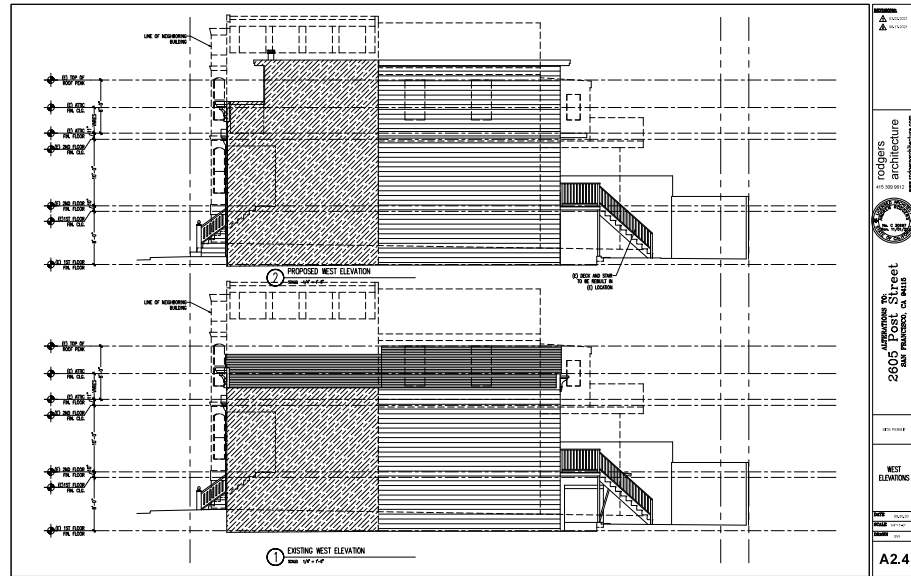
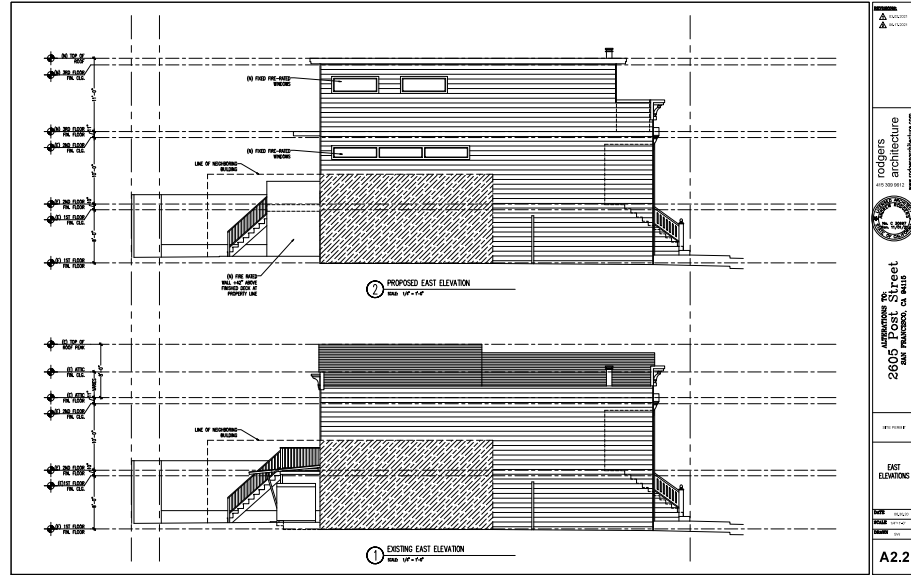
ALTERATIONS TO:  
**2605 Post Street**  
 SAN FRANCISCO, CA 94115

SITE PERMIT

SOUTH ELEVATIONS

DATE 06.30.20  
SCALE 1/4"=1'-0"  
DRAWN SW

**A2.3**





**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2019-022830AHB  
**Date:** Wednesday, November 17, 2021 8:08:34 AM

---

**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Simon G Wong <simon.g.wong@gmail.com>  
**Sent:** Tuesday, November 16, 2021 10:22 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2019-022830AHB

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

**Regarding: 3055 Clement Street, 2019-022830AHB**

- The proposed structure will contain 7 units and 20 bedrooms without parking in a garage or on the street.
- Parking in this neighborhood is already limited, in particular with the new Andronico's store at 32nd
- The additional parking burden with 7 units will inconvenience residents and negatively impact traffic throughput in our neighborhood
- We recommend that a new proposal be made that incorporates at least a 7-car parking garage underground or in place of the proposed commercial space on the first floor

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Wednesday, November 17, 2021 8:08:14 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Zack Subin <zack.subin@fastmail.fm>  
**Sent:** Tuesday, November 16, 2021 7:09 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I live with my husband in Ocean View and my day job is focused on climate policy. The number one climate action that SF can take with local policy is to build more homes. As a city with plenty of walkable and transit-rich neighborhoods, we have a climate action superpower. And I know that with more homes we could make high quality transit, 15-min neighborhoods, and car-free streets even more popular and viable.

That's why I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy

4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

Zack Subin

[zack.subin@fastmail.fm](mailto:zack.subin@fastmail.fm)

192 Caine Avenue

San Francisco, California 94112

**From:** [Sophie Andrews](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 9:13:30 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Sophie Andrews  
[sophieandrews@berkeley.edu](mailto:sophieandrews@berkeley.edu)

San Francisco, California 94110

**From:** [Theodore Randolph](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 11:21:37 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Furthermore, I am highly skeptical of Gordon Mar's proposal to add means testing and affordability requirements on the new housing. The biggest cause of unaffordability is the housing shortage, and anything that makes it more difficult to build more housing, thus preventing the cheapest typology of such housing from being built, should only be done with subsidies to make the missing housing pencil out again. At the least, you should listen to staff when they say some policy reduces the number of homes that get built.

Please pass this legislation immediately!

Theodore Randolph  
public@theodr.net  
387 Athens Street  
San Francisco, California 94112

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Housing Development Incentive Program for Homeowners  
**Date:** Wednesday, November 17, 2021 8:03:16 AM  
**Attachments:** [Ordinance - Density Waiver in RH Districts.pdf](#)  
[Resolution - Housing Development Incentive Program.pdf](#)

---

### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Quan, Daisy (BOS) <daisy.quan@sfgov.org>  
**Sent:** Tuesday, November 16, 2021 5:13 PM  
**To:** 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>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Housing Development Incentive Program for Homeowners

Commissioners,

Today Supervisor Mar introduced a package of legislation, the Housing Development Incentive Program for Homeowners. The Program proposes two things: 1) allow more family housing in residential, or RH, neighborhoods, and 2) provide assistance for homeowners to build.

The ordinance provide a density bonus, allowing up to 4 units in all RH zones. In addition to the market rate units currently allowed, homeowners would have the new opportunity to build additional “bonus” units, as long as these bonus units have at least 2 bedrooms. Projects with “bonus” units will also be able to take advantage of RH-3 design guidelines. If they choose to rent them, the “bonus” units must be rented at a rent affordable to a 100% AMI household and placed under the Rent Stabilization Ordinance. (It sets the rent limit on the housing unit but there are no requirements on the tenant, which has already been confused in the media.)

The companion resolution establishes the Board’s intent to create a Technical and Financial Assistance Program for Homeowners to build housing. The program would include technical assistance to see homeowners through pre-construction, construction, and property management, including pre-approved plans. It would also include financial assistance for homeowners, prioritizing low and moderate-income households at risk of displacement, and homeowners willing to rent to lower income tenants.

Please feel to reach out if you are interested in discussing. My cell phone number is 415-699-0036.

Thank you.

Daisy Quan  
Legislative Aide  
Supervisor Gordon Mar  
415.554.7462

**From:** [Quan, Daisy \(BOS\)](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)  
**Cc:** [CPC-Commissions Secretary](#)  
**Subject:** Housing Development Incentive Program for Homeowners  
**Date:** Tuesday, November 16, 2021 5:12:32 PM  
**Attachments:** [Ordinance - Density Waiver in RH Districts.pdf](#)  
[Resolution - Housing Development Incentive Program.pdf](#)

---

Commissioners,

Today Supervisor Mar introduced a package of legislation, the Housing Development Incentive Program for Homeowners. The Program proposes two things: 1) allow more family housing in residential, or RH, neighborhoods, and 2) provide assistance for homeowners to build.

The ordinance provide a density bonus, allowing up to 4 units in all RH zones. In addition to the market rate units currently allowed, homeowners would have the new opportunity to build additional “bonus” units, as long as these bonus units have at least 2 bedrooms. Projects with “bonus” units will also be able to take advantage of RH-3 design guidelines. If they choose to rent them, the “bonus” units must be rented at a rent affordable to a 100% AMI household and placed under the Rent Stabilization Ordinance. (It sets the rent limit on the housing unit but there are no requirements on the tenant, which has already been confused in the media.)

The companion resolution establishes the Board’s intent to create a Technical and Financial Assistance Program for Homeowners to build housing. The program would include technical assistance to see homeowners through pre-construction, construction, and property management, including pre-approved plans. It would also include financial assistance for homeowners, prioritizing low and moderate-income households at risk of displacement, and homeowners willing to rent to lower income tenants.

Please feel to reach out if you are interested in discussing. My cell phone number is 415-699-0036.

Thank you.

Daisy Quan  
Legislative Aide  
Supervisor Gordon Mar  
415.554.7462



1 [Housing Development Incentive Program for Homeowners]

2

3 **Resolution urging the Planning Department in partnership with the Mayor’s Office of**  
4 **Housing and Community Development or other City agencies to create a Housing**  
5 **Development Incentive Program for Homeowners that supports San Francisco**  
6 **residents to build new housing.**

7

8 WHEREAS, The housing production deficit has been especially acute for units  
9 affordable to moderate-income households, producing only 27% of its Regional Housing  
10 Needs Allocation goal for moderate income housing (80-120% AMI), according to the San  
11 Francisco Planning Department’s 2020 Housing Inventory Report; and

12 WHEREAS, In 2016, San Francisco expanded its Accessory Dwelling Unit (ADU)  
13 Program to allow ADUs in all zoning districts, and in 2020, Assembly Bill 68 (Ting) passed,  
14 allowing the construction of a junior ADU in addition to a standard ADU in single family  
15 homes; and

16 WHEREAS, State housing policy such as Senate Bill 9 (Atkins) has created new  
17 opportunities to increase housing density in single-family home neighborhoods; and

18 WHEREAS, Stabilizing homeowners and expanding affordable rental opportunities  
19 strengthens neighborhood communities and supports community asset building; and

20 WHEREAS, Expanding single family homes by adding ADUs and additional units can  
21 meet the needs of multigenerational families, tenants, seniors, and the broader community if  
22 they are affordable; and

23 WHEREAS, Homeowners face multiple barriers to expand their homes beyond land  
24 use controls, including the need for technical assistance, financial assistance, and overall  
25 support navigating a building project; and

1           WHEREAS, This is especially the case for low-income, immigrant, and non-English  
2 speaking homeowners; and homeowners who are house rich and cash poor, at risk of  
3 economic displacement, or otherwise facing housing instability; and

4           WHEREAS, Many of San Francisco’s single family home neighborhoods such as the  
5 Sunset District, Oceanview Merced Ingleside and Bayview Hunter’s Point have historically  
6 provided affordable housing and homeownership opportunities for working and middle class  
7 families, generations of immigrants, and communities of color; and

8           WHEREAS, Newly constructed, market-rate housing in San Francisco’s single family  
9 home neighborhoods is often unaffordable to moderate-income households and can  
10 contribute to gentrification and displacement; and

11           WHEREAS, Smaller lot sizes in typical single family home neighborhoods typically  
12 result in smaller-scale developments that do not trigger inclusionary requirements and  
13 therefore do not add to the housing affordability stock; and

14           WHEREAS, Deeper incentives and new policies are required to increase the number of  
15 affordable units produced in typical single family home neighborhoods; and

16           WHEREAS, In 2021, the San Francisco Planning Department, in partnership with the  
17 office of Supervisor Gordon Mar, launched the Accessory Dwelling Unit (ADU) Incentives Pilot  
18 Program in District 4 to provide technical assistance to District 4 property owners interested in  
19 adding and ADU, which may be a good model for an expanded program to support  
20 homeowners citywide to build multiplexes in RH neighborhoods; and

21           WHEREAS, In its 2022-2023 Budget, the Board of Supervisors appropriated \$10m for  
22 a Housing Innovation Fund to incubate new ideas for housing production and new housing  
23 models; now, therefore, be it

24  
25

1 RESOLVED, That the City of San Francisco is committed to supporting low and  
2 moderate-income homeowners as an essential component of addressing the housing  
3 affordability and housing stability crisis; and, be it

4 FURTHER RESOLVED, That the Board of Supervisor urges the Planning Department  
5 in partnership with the Mayor’s Office of Housing and Community Development or other City  
6 agencies to create a Housing Development Incentive Program for Homeowners (Program)  
7 that supports San Francisco residents to expand their homes to build new housing, which  
8 would include technical assistance (e.g. for predevelopment, construction, and property  
9 management), financial assistance (e.g. grants, no or low interest loans), and streamlined  
10 permitting through pre-approved plans, with the goal to increase the number of housing units  
11 developed by homeowners and local small property owners; and, be it

12 FURTHER RESOLVED, That the Program should target low- and moderate- income  
13 homeowners in Residential Housing (RH) zoned neighborhoods and in Sensitive  
14 Communities as defined by the UC Berkeley Urban Displacement Project; and, be it

15 FURTHER RESOLVED, That, to promote the creation of stable and affordable housing  
16 units, the Program should also include greater financial incentives for homeowners who rent  
17 or sell the new units to low- and moderate-income households at an affordable level; and, be  
18 it

19 FURTHER RESOLVED, That this program be created and operationalized by  
20 September 1, 2022.

21  
22  
23  
24  
25

[Planning, Administrative Codes - Dwelling Unit Density Exception in Residential Districts and Rent Control of Bonus Dwelling Units]

**Ordinance amending the Planning Code to provide a density limit exception for Lots in RH (Residential, House) zoning districts, to permit up to four dwelling units per lot, exclusive of accessory dwelling units and subject to maximum rental rates and sales prices determined to be affordable at 100% of area median income; amending the Administrative Code to limit initial rental rates and rental rate increases for specified units; 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.**

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font. **Additions to Codes** are in *single-underline italics Times New Roman font*. **Deletions to Codes** are in *strikethrough italics Times New Roman font*. **Board amendment additions** are in double-underlined Arial font. **Board amendment deletions** are in ~~strikethrough Arial font~~. **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. CEQA and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_ and is incorporated herein by reference. The Board affirms this determination.

1 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
4 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
5 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

6 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
7 amendments will serve the public necessity, convenience, and welfare for the reasons set  
8 forth in Planning Commission Resolution No. \_\_\_\_\_, and the Board adopts such  
9 reasons as its own. A copy of said resolution is on file with the Clerk of the Board of  
10 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

11  
12 Section 2. Background and Findings.

13 (a) According to the Planning Department's 2020 Housing Inventory, housing costs in  
14 San Francisco have increased dramatically since the Great Recession of 2008-2009, with the  
15 median sale price for a two-bedroom house more than tripling from 2011 to 2021, from  
16 \$493,000 to \$1,580,000. This increase in housing costs includes 9% growth from 2019 to  
17 2020 alone, even in the face of the COVID-19 pandemic.

18 (b) From 2011 to 2019, the median rental rate for a two-bedroom apartment similarly  
19 increased, nearly doubling from \$2,570 to \$4,500 per month. Despite the COVID-19 pandemic  
20 and a temporarily dampened housing market, the median rental rate in 2020 was \$3,570. The  
21 2019 and 2020 median rental rate far exceed the \$2,664 rental rate of a two-bedroom  
22 apartment priced to be affordable for a household at 100% of San Francisco's Area Median  
23 Income ("AMI") in 2021, according to the Mayor's Office of Housing and Community  
24 Development.

1 (c) According to the Planning Department’s 2020 Housing Inventory, while San  
2 Francisco met 148% of its 2015-2022 Above Moderate (greater than 120% of AMI) housing  
3 goal as of 2020, it met only 39% of its Low Income (less than 80% of AMI) and Very Low  
4 Income (less than 50% of AMI) housing goals, and only 27% of its Moderate Income (80-  
5 120% of AMI) housing goal, as of 2020.

6 (d) In the near future, San Francisco is likely to face steeper challenges to meet its  
7 Moderate Income housing goal in light of an anticipated 250% increase in the Regional  
8 Housing Needs Allocation for Moderate Income households in San Francisco in the upcoming  
9 2023-2031 Housing Element cycle, according to the State of California's revised population  
10 growth projections.

11 (e) According to the Planning Department’s Housing Balance Report No. 12, many  
12 Supervisorial Districts are experiencing a Negative Cumulative Housing Balance, meaning  
13 that the number of units removed from protected status (for example, by means of Ellis Act  
14 evictions, Owner Move-In evictions, or housing demolition) exceeds the number of new  
15 affordable housing units added to that district in a given period. The following San Francisco  
16 Supervisorial Districts, all of which have a large number of single-family homes, had Negative  
17 Cumulative Housing Balances between 2011-2020: District 4 (-73.9%), District 1 (-46.8%),  
18 District 11 (-18.8%), District 8 (-13.8%), and District 2 (-10.6%).

19 (f) As set forth in Board of Supervisors Resolution No. \_\_\_\_\_, on file in File No.  
20 \_\_\_\_\_, the Board of Supervisors has expressed its commitment to support low- and  
21 moderate-income homeowners as an essential component of addressing the housing  
22 affordability and housing stability crisis, and the Board of Supervisors has urged the Planning  
23 Department and other City agencies to create a Housing Development Incentive Program for  
24 Homeowners (“Program”) that supports San Francisco residents to build new housing, which  
25 would include technical assistance (e.g., for predevelopment, construction, and long-term

1 property management) and financial assistance (e.g., grants, no- or low- interest loans), and  
2 streamlined permitting through pre-approved plans, with the goal to increase the number of  
3 housing units developed by homeowners and local small property owners. The Program  
4 would target low- and moderate- income homeowners in RH (Residential, House) Districts  
5 and in Sensitive Communities, as defined by the UC Berkeley Urban Displacement Project,  
6 and the Program would include financial incentives for homeowners who rent or sell the new  
7 units to low- and moderate-income households at an affordable level.

8  
9 Section 3. Articles 1, 2, and 4 of the Planning Code are hereby amended by revising  
10 Sections 102 (with a new definition placed in alphabetical sequence), 207, and 209.1, and  
11 adding Section 436, to read as follows:

12 **SEC. 102. DEFINITIONS.**

13 \* \* \* \*

14 *Dwelling Unit, Bonus.* A Bonus Dwelling Unit is any Dwelling Unit that is not an Accessory  
15 *Dwelling Unit and which is permitted to be constructed in an RH District, contingent upon compliance*  
16 *with Section 207(c)(8), in excess of the number of units otherwise permitted by right in the applicable*  
17 *RH District as set forth in Table 209.1. For example, a property owner with a lot in an RH-1 District is*  
18 *permitted to construct one unit per lot, according to Table 209.1. If the property owner elects to*  
19 *comply with Section 207(c)(8) and is thereby authorized to construct four units, the three units*  
20 *authorized under Section 207(c)(8) in excess of the one unit permitted under the RH-1 column of Table*  
21 *209.1 shall be deemed Bonus Dwelling Units. Each Bonus Dwelling Unit shall have a minimum of two*  
22 *bedrooms and shall be subject to the requirements of Planning Code Section 436 and Administrative*  
23 *Code Section 37.3(h). In addition, the property owner shall enter into a regulatory agreement with the*  
24 *City, as a condition of approval of the Bonus Density Units authorized under Section 207(c)(8)*  
25 *(“Regulatory Agreement”). The Regulatory Agreement shall contain the following: (a) a statement*

1 that the Bonus Density Units are not subject to the Costa Hawkins Rental Housing Act (California Civil  
2 Code Section 1954.50) because, under Section 1954.52(b), the property owner has entered into this  
3 agreement with the City in consideration for a waiver of residential density up to four dwelling units or  
4 other direct financial contribution or other form of assistance specified in California Government Code  
5 Sections 65915 et seq.; (b) a description of the waiver of residential density or other direct financial  
6 contribution or form of assistance provided to the property owner; and (c) a description of the  
7 remedies for breach of the agreement and other provisions to ensure implementation and compliance  
8 with the agreement. The property owner and the Planning Director (or the Director's designee), on  
9 behalf of the City, will execute the Regulatory Agreement, which shall be reviewed and approved by the  
10 City Attorney's Office. The Regulatory Agreement shall be executed prior to the City's issuance of the  
11 First Construction Document for the project, as defined in Section 107A.13.1 of the San Francisco  
12 Building Code. Following execution of the Regulatory Agreement by all parties and approval by the  
13 City Attorney, the Regulatory Agreement or a memorandum thereof shall be recorded to the title  
14 records in the Office of the Assessor-Recorder for the real property containing the Bonus Dwelling  
15 Unit and shall be binding on all future owners and successors in interest.

16 \* \* \* \*

17 **SEC. 207. DWELLING UNIT DENSITY LIMITS.**

18 \* \* \* \*

19 **(c) Exceptions to Dwelling Unit Density Limits.** An exception to the calculations  
20 under this Section 207 shall be made in the following circumstances:

21 \* \* \* \*

22 (8) Residential Density in RH Districts. For projects located in RH Districts that are not  
23 seeking or receiving a density bonus under Planning Code Sections 206.5 or 206.6, or California  
24 Government Code Sections 65915 et seq., and have executed an agreement to comply with the  
25 requirements of Planning Code Section 436 and Administrative Code Section 37.3(h), residential



density limits shall be waived for up to four dwelling units, not inclusive of any Accessory Dwelling Units as permitted under this Section 207. Projects using the density exception of this subsection (c)(8) shall be subject to the Height and Bulk Limits, Rear Yard, and Side Yard standards applicable to the RH-3 zoning district as set forth in Section 209.1.

**SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.**

These Districts are intended to recognize, protect, conserve, and enhance areas characterized by dwellings in the form of houses, usually with one, two, or three units with separate entrances, and limited scale in terms of building width and height. Such areas tend to have similarity of building styles and predominantly contain large units suitable for family occupancy, considerable open space, and limited nonresidential uses. The RH Districts are composed of five separate classes of districts, as follows:

\* \* \* \*

**Table 209.1  
ZONING CONTROL TABLE FOR RH DISTRICTS**

Zoning Category	§ References	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
<b>BUILDING STANDARDS</b>						
<b>Massing and Setbacks</b>						
Height and Bulk Limits (10)	§§ 102, 105, 106, 250-252, 253, 260, 261, 261.1, 270, 271. See also Height and Bulk District Maps.	No portion of a Dwelling may be taller than 35 feet. Structures with uses other than Dwellings may be constructed to the prescribed height limit, which is generally 40 feet. Per § 261 the height limit may be decreased or increased based on the slope of the lot.		No portion of a Dwelling may be taller than 40 feet. Structures with uses other than Dwellings may be		Varies, but generally 40 feet. Height sculpting on Alleys per § 261.1.

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				constructed to the prescribed height limit. Per § 261 the height limit may be decreased based on the slope of the lot.		
* * * *						
Rear Yard (10)	§§ 130, 134	30% of lot depth, but in no case less than 15 feet.	45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% or 15 feet, whichever is greater.			
Side Yard (10)	§§ 130, 133	Required for lots 28 feet and wider. Width of side setback depends on width of lot.	Not Required			
* * * *						
RESIDENTIAL STANDARDS AND USES						
* * * *						
Residential Uses						
Residential Density, Dwelling Units (6)(11)	§§ 102, 207	One unit per lot.	P up to one unit per lot. C up to one unit per 3,000 square feet of lot area,	P up to two units per lot, if the second unit is 600 sq. ft. or less. C up to one	P up to two units per lot. C up to one unit per 1,500 square feet of lot area.	P up to three units per lot. C up to one unit per 1,000 square feet of lot area.

			with no more than three units per lot.	unit per 3,000 square feet of lot area, with no more than three units per lot.		
* * * *						

\* \* \* \*

(10) Lots that include two or more Bonus Dwelling Units in the RH-1(D), RH-1, RH-1(S), and RH-2 zoning districts shall be subject to the Height and Bulk Limits, Rear Yard, and Side Yard standards applicable in the RH-3 zoning district.

(11) P for up to four dwelling units pursuant to Section 207(c)(8).

**SEC. 436. SALES OF BONUS DWELLING UNITS.** For any building containing a Bonus Dwelling Unit, each Bonus Dwelling Unit shall be offered for sale with a maximum sales price determined by the Mayor’s Office of Housing and Community Development (“MOHCD”) to be affordable for a buyer at 100% of the median income for San Francisco as published annually by MOHCD and derived in part from income limits and area median income published by the United States Department of Housing and Urban Development for the County of San Francisco (“AMI”). The maximum sales price would be determined using an affordable sales price methodology established and approved by MOHCD. MOHCD may adjust the AMI and maximum sales price based on a household size appropriate for the Bonus Dwelling Unit and number of bedrooms. The owner of the Bonus Dwelling Unit shall obtain MOHCD’s approval of the maximum sales price prior to any marketing or sale of a Bonus Dwelling Unit. These requirements and limitations shall be memorialized in a notice or declaration of special restrictions that is recorded to the title records in the Office of the Assessor-

1 Recorder for the real property containing the Bonus Dwelling Unit. The requirements and limitations  
2 in this Section 436 shall apply for the time during which the building remains in existence in or upon  
3 the subject property in its present state or as modified, except such requirements and limitations shall  
4 not apply to a dwelling or a unit that does not constitute a Bonus Dwelling Unit.

5  
6 Section 4. Chapter 37 of the Administrative Code is hereby amended by revising  
7 Sections 37.2 and 37.3, to read as follows:

8  
9 **SEC. 37.2. DEFINITIONS.**

10 \* \* \* \*

11 (r) **Rental Units.** All residential dwelling units in the City and County of San Francisco  
12 together with the land and appurtenant buildings thereto, and all housing services, privileges,  
13 furnishings, and facilities supplied in connection with the use or occupancy thereof, including  
14 garage and parking facilities.

15 \* \* \* \*

16 The term "rental units" shall not include:

17 \* \* \* \*

18 (4) Except as provided in subsections (A)-(~~DE~~), dwelling units whose rents are  
19 controlled or regulated by any government unit, agency, or authority, excepting those  
20 unsubsidized and/or unassisted units which are insured by the United States Department of  
21 Housing and Urban Development; provided, however, that units in unreinforced masonry  
22 buildings which have undergone seismic strengthening in accordance with Building Code  
23 Chapters 16B and 16C shall remain subject to the Rent Ordinances to the extent that the  
24 ordinance is not in conflict with the seismic strengthening bond program or with the program's  
25 loan agreements or with any regulations promulgated thereunder;

1 \* \* \* \*

2 (E) The term “rental units” shall include Bonus Dwelling Units constructed  
3 pursuant to Section 207(c)(8) of the Planning Code.

4  
5 **SEC. 37.3. RENT LIMITATIONS.**

6 (a) Rent Increase Limitations for Tenants in Occupancy. Landlords may impose rent  
7 increases upon tenants in occupancy only as provided below and as provided by subsections  
8 37.3(d), ~~and~~ 37.3(g), and 37.3(h):

9 \* \* \* \*

10 (g) New Construction and Substantial Rehabilitation.

11 (1) An owner of a residential dwelling or unit which is newly constructed and  
12 first received a certificate of occupancy after the effective date of Ordinance No. 276-79 (June  
13 13, 1979), or which the Rent Board has certified has undergone a substantial rehabilitation,  
14 may establish the initial and all subsequent rental rates for that dwelling or unit, except:

15 (A) where rent restrictions apply to the dwelling or unit under  
16 Sections 37.3(d) or 37.3(f);

17 (B) where the dwelling or unit is a replacement unit under  
18 Section 37.9A(b);

19 (C) as provided for certain categories of Accessory Dwelling Units under  
20 Section 37.2(r)(4)(D); ~~and~~

21 (D) as provided in a development agreement entered into by the City  
22 under Administrative Code Chapter 56-; and

23 (E) as provided for Bonus Dwelling Units under Section 37.3(h).

24 (h) Limitations on Rental Rates and Rental Rate Increases of Bonus Dwelling Units.

1           For any building containing a Bonus Dwelling Unit, each Bonus Dwelling Unit shall be offered  
2 for rent at the rate determined by the Mayor’s Office of Housing and Community Development  
3 (“MOHCD”) for rent for households earning 100% of Area Median Income (“AMI”), as set forth in  
4 the table titled “Maximum Monthly Rent By Unit Type,” as filed with MOHCD annually for the  
5 Inclusionary Housing Program and available for viewing on the MOHCD website, and as  
6 memorialized in a notice or declaration of special restrictions that is recorded to the title records in the  
7 Office of the Assessor-Recorder for the real property containing the Bonus Dwelling Unit. The  
8 requirements and limitations in this subsection 37.3(h) shall apply for the time during which the  
9 building remains in existence in or upon the subject property in its present state or as modified, except  
10 such requirements and limitations shall not apply to a dwelling or a unit that does not constitute a  
11 Bonus Dwelling Unit.

12           (1) Rental Rates at Commencement of Tenancy. At or prior to the commencement of  
13 any tenancy in a Bonus Dwelling Unit, the owner of the Bonus Dwelling Unit shall offer the Bonus  
14 Dwelling Unit for rent at the rate set forth by MOHCD for rent by households earning 100% of AMI, as  
15 set forth in the table titled “Maximum Monthly Rent By Unit Type,” as filed with MOHCD annually,  
16 and as memorialized in a notice or declaration of special restrictions that is recorded to the title  
17 records in the Office of the Assessor-Recorder for the real property containing the Bonus Dwelling  
18 Unit.

19           (2) Rent Increases. The owner of a Bonus Dwelling Unit may impose rent increases  
20 upon a tenant in occupancy only as provided in Administrative Code subsections 37.3(a) and 37.3(d).

21  
22           Section 5. Effective Date. This ordinance shall become effective 30 days after  
23 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
24 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
25 of Supervisors overrides the Mayor’s veto of the ordinance.

1           Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
5 additions, and Board amendment deletions in accordance with the “Note” that appears under  
6 the official title of the ordinance.

7

8           APPROVED AS TO FORM:  
9           DAVID CHIU, City Attorney

9

10          By:    /s/ Christopher T. Tom  
11                CHRISTOPHER TOM  
               Deputy City Attorney

12

13           n:\legana\as2021\2100467\01565840.docx

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Wednesday, November 17, 2021 8:00:19 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[We need to Legalize Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Saikat Chakrabarti <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Tuesday, November 16, 2021 3:17 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods



5. Create good paying jobs

Please pass this legislation immediately!

Saikat Chakrabarti

[saikat1@gmail.com](mailto:saikat1@gmail.com)

San Francisco, California 94117

**From:** [Charles Ayers](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 5:12:20 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Charles Ayers  
cayers99@gmail.com

San Francisco, California 94103

**From:** [Adam Schimberg](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 5:07:40 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Adam Schimberg  
[adschim@gmail.com](mailto:adschim@gmail.com)

San Francisco, California 94115

**From:** [Margaret Miller](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 4:46:02 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Margaret Miller  
mmiller@jsco.net

San Francisco, California 94129

**From:** [Judy Wade](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** We need to Legalize Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 4:13:28 PM

---

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 Members of the San Francisco Board of Supervisors,

The lack of progress on building housing in San Francisco is egregious and embarrassing. I am therefore writing to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately! The lack of action on building housing is immoral and inexcusable.

Sincerely,  
Judy L Wade

Judy Wade  
[judywadesf@gmail.com](mailto:judywadesf@gmail.com)

San Francisco, California 94121

**From:** [Jake Price](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 4:02:17 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Jake Price  
[j.m.price55@gmail.com](mailto:j.m.price55@gmail.com)

San Francisco, California 94117

**From:** [Franco Sasieta](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 3:48:01 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Franco Sasieta  
[franco.sasieta@gmail.com](mailto:franco.sasieta@gmail.com)

San Francisco, California 94102

**From:** [Nadia Rahman](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 3:35:45 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Nadia Rahman  
nadia.a.rahman@gmail.com  
775 9th Avenue, Apt. B  
San Francisco, California 94118



**From:** [Roan Kattouw](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 8:52:29 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

It's not nearly enough to end our housing crisis, but it's a start. We need to allow a lot more housing at higher density everywhere else in the city in order to make a dent in the high cost of housing. Reserving most of the city's land for single-family homes or other low-density forms of housing is unconscionable at a time when affordable housing near jobs and opportunity is out of reach for so many people.

Roan Kattouw  
roan.kattouw@gmail.com  
601 Leavenworth Street Apt 24  
San Francisco, California 94115

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3055 Clement St  
**Date:** Tuesday, November 16, 2021 2:51:34 PM

---

**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** May, Christopher (CPC) <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>  
**Sent:** Tuesday, November 16, 2021 1:11 PM  
**To:** Una Carolan <[hikoibo@yahoo.com](mailto:hikoibo@yahoo.com)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Re: 3055 Clement St

Hi Una,

The property in question is 3055 Clement Street, which is located on the southeast corner of Clement Street and 32nd Avenue. The proposed building height of 62 feet is permitted through the City's [HOME-SF program](#) whereby additional building height may be sought in exchange for the provision of additional on-site below market rate units. The project is proposing 2 of the 7 units as permanently-affordable below market rate units. The Planning Code does not require parking, which is why the project is not proposing any off-street parking.

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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Una Carolan <[hikoibo@yahoo.com](mailto:hikoibo@yahoo.com)>  
**Sent:** Tuesday, November 16, 2021 1:05 PM  
**To:** May, Christopher (CPC) <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 3055 Clement St

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

Hello,

I received a Notice of Public Hearing in my mailbox on Nov. 16th for a hearing date of Nov. 18th. May I check what the notice requirements are prior to hearing?

The unit in question is boarded up and does not show the address so it makes it difficult for anyone to determine what building is being discussed.

I would like to address some concerns:

- The building height is far taller than anything on or near that block. How is the height permitted? Will it not block view and sunlight for those in the neighborhood?
- No garage or parking spaces are mentioned. A proposed 20 bedroom unit building is going up and parking within the building is not required? Where is everyone going to park? There is already no parking in the neighborhood with individuals parking blocks from home.
- What percentage of the units will be rented at below market value?

Thank you,  
Una

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 2:52:29 PM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[I 100% Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** David Large <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Tuesday, November 16, 2021 12:05 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

David Large

[largedavid3@gmail.com](mailto:largedavid3@gmail.com)

San Francisco, California 94110

**From:** [Edward Sullivan](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 2:42:19 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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5. Create good paying jobs

Please pass this legislation immediately!

Edward Sullivan  
efsullyjr@aol.com  
2448 Great Hwy Apt 14  
San Francisco, California 94116

**From:** [Phillip Kobernick](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** I 100% Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 1:41:01 PM

---

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Commission Commission Secretary,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Phillip Kobernick  
phillipkobernick@gmail.com  
3946 26th st, Cottage in back  
San Francisco, California 94131

**From:** [David Soto](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 1:34:48 PM

---

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Commission Commission Secretary,

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Please pass this legislation immediately!

Too many San Franciscans of color, like me, are struggling to survive here, because it is too expensive. San Francisco's current laws make it difficult to build new housing, which is causing rents to increase uncontrollably. Please, change these discriminatory laws that prevent people of color from having a home.

David Soto  
davidarturosoto7@gmail.com

San Francisco, California 94112



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Greving, Justin \(CPC\)](#)  
**Subject:** FW: 770 Woolsey St - HPC DEIR comment Letter (2017-012086ENV)  
**Date:** Tuesday, November 16, 2021 11:08:52 AM  
**Attachments:** [770WoolseyDEIRComments\\_HPC.pdf](#)

---

FYI

**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** "Greving, Justin (CPC)" <[justin.greving@sfgov.org](mailto:justin.greving@sfgov.org)>  
**Date:** Monday, November 15, 2021 at 4:35 PM  
**To:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Cc:** "Delumo, Jenny (CPC)" <[jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org)>, Chelsea Fordham <[chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)>, "Vanderslice, Allison (CPC)" <[allison.vanderslice@sfgov.org](mailto:allison.vanderslice@sfgov.org)>  
**Subject:** 770 Woolsey St - HPC DEIR comment Letter (2017-012086ENV)

Commission Secretary,

Attached is a comment letter from the Historic Preservation Commission on the Draft EIR for the 770 Woolsey Street project. Can you please distribute the letter to the Planning Commission? The Final EIR will be before the Planning Commission at the November 18<sup>th</sup> meeting.

Thank you!

**Justin Greving, Senior Preservation Planner (he/him)**  
**Environmental Planning**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7553 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)



July 13, 2021

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

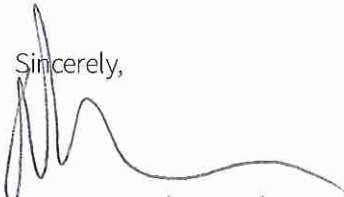
Dear Ms. Gibson,

On July 7, 2021, the Historic Preservation Commission (HPC) held a public hearing in order for the commissioners to provide comments to the San Francisco Planning Department on the Draft Environmental Impact Report (DEIR) for the proposed 770 Woolsey Street Project (2017-012086ENV). As noted at the hearing, public comment provided at the July 7, 2021 hearing, will not be responded to in the Responses to Comments document. After discussion, the HPC arrived at the comments below on the DEIR:

- The HPC found the analysis of historic resources in 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 identified historic resource.
- The HPC did not have any comments on the Mitigation Measures and found them to be adequate.
- The HPC agreed that the DEIR analyzed a reasonable and appropriate range of preservation alternatives to address historic resource impacts.
- Commission President Matsuda requested clarification on the number of affordable housing units that would be in the full preservation alternative. She pointed to a discrepancy between the narrative on p. 5-12 which states there would be 5 affordable units and the figure in table 5-1 on p.5-5 that shows 3 affordable units under this alternative.
- Commission President Matsuda asked for clarification that the alternatives presented accounts for the most recent project (plan set updated 5/28/2021) that includes reconstruction of two of the greenhouses and the boiler house is supported by the community group Friends of Woolsey.

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'. The signature is fluid and cursive, starting with a large 'D' and ending with a long horizontal stroke.

Diane Matsuda, President  
Historic Preservation Commission

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND CITY ATTORNEY DAVID CHIU ANNOUNCE \$2.5 MILLION TO SUPPORT ENTERTAINMENT VENUES AND LAUNCH NEW OUTDOOR LIVE PERFORMANCE SERIES  
**Date:** Monday, November 15, 2021 12:11:14 PM  
**Attachments:** [11.15.2021 SF Live.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Monday, November 15, 2021 at 11:58 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND CITY ATTORNEY DAVID CHIU ANNOUNCE \$2.5 MILLION TO SUPPORT ENTERTAINMENT VENUES AND LAUNCH NEW OUTDOOR LIVE PERFORMANCE SERIES

**FOR IMMEDIATE RELEASE:**  
Monday, November 15, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED AND CITY ATTORNEY DAVID CHIU ANNOUNCE \$2.5 MILLION TO SUPPORT ENTERTAINMENT VENUES AND LAUNCH NEW OUTDOOR LIVE PERFORMANCE SERIES**

*SF Live Initiative will fund the production of a series of outdoor events in partnership with San Francisco's local venues*

**San Francisco, CA** — Mayor London N. Breed and City Attorney David Chiu today announced a \$2.5 million investment to promote and support the live music and entertainment sector in San Francisco. The funding will support the SF Live Initiative, which will produce a new series of live performances presented by local entertainment venues at outdoor parks and plazas in 2022.

The goals of the initiative are to showcase and support the San Francisco music and entertainment sector, boost neighborhood vitality and enhance the City's economic recovery through arts and culture. Funding through SF Live will cover the costs of producing this outdoor event series as well as stipends to participating entertainment venues, who will curate talent lineups and market the performances. The \$2.5 million investment is funded through an allocation from the California State Legislature led by City Attorney David Chiu, when he was an Assemblymember.

“Our local venues are an indispensable part of San Francisco’s culture and economy. They’re places where longtime residents have been seeing shows for years and where visitors can catch their favorite band when they’re in town. They’re where people get to know their neighbors, start relationships, and make memories that will last a lifetime. Our local venues were the first to shut down and the last to reopen due to COVID-19. We want to ensure that we’re doing everything we can to not only recover from the pandemic, but help lead our economic and nightlife recovery,” said Mayor Breed.

“San Francisco is famous for our live performances that bring our communities together and make our neighborhoods vibrant,” said City Attorney David Chiu. “I was more than happy to secure state funding as an Assemblymember to start this initiative and support our live performance venues. The SF Live Initiative should serve as a model for ongoing investment in outdoor live performances.”

To complement the outdoor performance series, SF Live will also fund the development of coordinated marketing and branding for San Francisco’s music and entertainment industry as well as a promotional campaign to encourage residents and visitors to attend local live entertainment venues. SF Live will be developed and refined in partnership with venues and stakeholders. The initiative aims to launch next year in 2022.

“Live performances are a critical economic driver in San Francisco. We know that our entertainment venues faced significant pre-pandemic challenges. As the City emerges out of the pandemic, live entertainment will play a major role in our economic recovery,” Kate Sofis, Executive Director of the Office of Economic and Workforce Development. “This initiative will showcase our many amazing music venues, offer new performance opportunities for local musicians, and emphasize San Francisco’s role as a vibrant place to live, work, and visit.”  
proposed quote.

The pandemic forced live entertainment venues to temporarily stop hosting in-person performances. While these restrictions were an important element of the City’s comprehensive public health and safety strategy to slow the spread of COVID-19, this shutdown had a significant financial impact on performing artists and the venues that host them. Many local venues have begun hosting performances again, bringing long-missed energy back to neighborhoods across San Francisco."

“I want to commend Mayor Breed and City Attorney Chiu for this incredible innovation, and associated funding, to help reinvigorate the music world of San Francisco,” said Lynn Schwarz, co-owner of Bottom of the Hill and spokesperson for the Independent Venue Alliance. “We venues have been through so many difficult times, most recently due to the long closure at the hands of COVID, and having an easy pathway to produce outdoor events is a really exciting development. We need San Francisco to once again be known for its music, so that we can attract tourists, musicians, and venues back to this city and commit to making music a part of our identity. Everyone wins when a city invests in building up music.”

SF Live is closely aligned with other successful pandemic-response efforts to facilitate outdoor activity and support the local music and entertainment sector. Over the pandemic, Mayor Breed led several important programs to increase access to outdoor commercial and cultural activities, including the Shared Spaces program and the Just Add Music outdoor entertainment permit. Both of these programs are now permanent—adding to the City’s

economic recovery tools.

“Live music and San Francisco are synonymous as our City is the birthplace of the modern concert business,” said Casey Lowdermilk, Co-Founder of the San Francisco Venue Coalition. “Venues and events are essential to our economic recovery and contribute to the strength of our neighborhoods and small businesses. They act as cultural beacons not only for those visiting but also for our fellow San Franciscans. The San Francisco Venue Coalition is grateful to City Attorney Chiu and Mayor Breed for this effort as it will reinforce these values and jumpstart the City’s recovery.”

San Francisco previously allocated \$3 million to the San Francisco Music and Entertainment Venue Recovery Fund, which provided financial support to 70 San Francisco venues before those businesses could access federal Shuttered Venue Operators Grant relief. City staff is also encouraging local entertainment venues to apply for the new \$150 million statewide [California Venues Grant Program](#), which is currently open through the California Office of the Small Business Advocate.

Since the beginning of the pandemic, San Francisco has provided immediate and ongoing support for small businesses, including making available more than \$63 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.

###

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 10:43:18 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Sarah Boudreau <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Tuesday, November 16, 2021 8:57 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Sarah Boudreau

[boudreau.sarah.m@gmail.com](mailto:boudreau.sarah.m@gmail.com)

1520 Greenwich Street, Apartment 11

San Francisco, California 94121



**From:** [Joe Rule](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 10:09:46 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable \*\*\*\* Please take action that will increase housing supply to make living in this great city more affordable!! \*\*\*\*
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Joe Rule  
josephrule1@gmail.com

San Francisco, California 94115

**From:** [Barbara Jue](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 9:39:05 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable. Our 49 square miles of city can only accommodate more residents by building upward and multiple-unit housing is more cost-effective per square foot.
3. Implement an effective anti-displacement strategy. Gentrification shouldn't be targeting the lower-income neighborhoods.
4. Create more environmentally-friendly homes and neighborhoods. Newer buildings can be all electric and far less polluting. Ensure open green spaces within developing neighborhoods.
5. Create good paying jobs, an added boon to the economy.

Please pass this legislation immediately!

Barbara Jue  
bljue@yahoo.com  
81 Lansing St, Apt 411  
San Francisco, California 94105

**From:** [Marie Cho](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 9:09:33 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Marie Cho  
mariecho6646@hotmail.com

Loma Linda, California 92354

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 228 Vicksburg St  
**Date:** Tuesday, November 16, 2021 8:23:00 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** JULIA DIAZ <jmdiaz2016@ucla.edu>  
**Sent:** Monday, November 15, 2021 6:25 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 228 Vicksburg St

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

Hello,

Regarding record number 2020-008133CUA, the 228 Vicksburg street conditional use authorization, as a nearby property owner I am strongly in support of this project and think that this will improve the neighborhood.

Please feel free to contact me if you have any questions.

Julia Diaz

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 8:24:15 AM  
**Attachments:** [Support Legalizing Apartments Everywhere! Yes please!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Brian Nguyen <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, November 15, 2021 7:33 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

Your hopeful neighbor,  
Brian Nguyen

Brian Nguyen  
[btn912@gmail.com](mailto:btn912@gmail.com)

San Francisco, California 94112

**From:** [Paul Foppe](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere! Yes, please!  
**Date:** Monday, November 15, 2021 11:39:36 PM

---

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 Members of the San Francisco Board of Supervisors,

Please support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately! As a renter in the sunset district, it's time to make SF more affordable for folks. Thank you.

Paul Foppe  
hugfoppe@gmail.com  
2935 Judah St  
San Francisco, California 94122

**From:** [Brian Kuhn](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:26:24 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Brian Kuhn  
briankuhn1@gmail.com

Santa Monica, California 90405



**From:** [bill Woodbridge](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:13:42 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

bill Woodbridge  
[billwoodbr@aol.com](mailto:billwoodbr@aol.com)

Santa Barbara, California 93111

**From:** [Mike Kehl](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:20:46 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Mike Kehl  
mdkehl@yahoo.com  
372 Lombard Street  
San Francisco, California 94132

**From:** [Tim Colen](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:19:20 PM

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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 Members of the San Francisco Board of Supervisors,

As the former executive director of the SF Housing Action Coalition, I'm reaching out to you to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Tim Colen  
[timcolen@gmail.com](mailto:timcolen@gmail.com)

San Francisco, California 94123

**From:** [Eric Robinson](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:01:55 PM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today as an architect who works primarily on affordable housing developments to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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5. Create good paying jobs

Please pass this legislation immediately!

Eric Robinson  
er@ptarc.com

San Francisco, California 94133

**From:** [Zoe Marinkovich](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 7:36:57 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Zoe Marinkovich  
zmarink@gmail.com  
3918 FULTON ST, Apt 3  
San Francisco, California 94118

**From:** [Adam Jancsek](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 8:05:20 AM

---

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 Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Adam Jancsek  
[acjancsek@gmail.com](mailto:acjancsek@gmail.com)

Carmel, California 94402

**From:** [Omar rincon](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 6:03:47 PM

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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 Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Omar rincon  
[rincon.ao@hotmail.com](mailto:rincon.ao@hotmail.com)

San Francisco, California 94109

**From:** [Laurie Fraker](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 6:03:27 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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5. Create good paying jobs

Please pass this legislation immediately!

Laurie Fraker  
[ljfraker@hotmail.com](mailto:ljfraker@hotmail.com)  
314 N Wilson St  
El Centro, California 92243



**From:** [Karen Berger](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 6:02:10 PM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Karen Berger  
kareneliseberger@gmail.com

Montrose, California 91020

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 8:19:04 AM  
**Attachments:** [Vote to end exclusionary zoning in San Francisco.msg](#)  
[Please! Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
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[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Laura Tepper <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, November 15, 2021 4:56 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy

4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

Laura Tepper

[laura.tepper@gmail.com](mailto:laura.tepper@gmail.com)

San Francisco, California 94131

**From:** [Timothy Green](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 5:55:19 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Timothy Green  
tpgreen3@gmail.com  
13390 Sierra Drive West  
Truckee, California 94110

**From:** [Sandy Rodgers](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 5:53:59 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make SF more affordable, accessible, and diverse, while encouraging more cities to do the same. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Sandy Rodgers  
[sandyarodgers@gmail.com](mailto:sandyarodgers@gmail.com)

Sacramento, California 92223-2411

**From:** [Karen Berger](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 5:50:59 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Karen Berger  
[karenliseberger@gmail.com](mailto:karenliseberger@gmail.com)

Montrose, California 91020

**From:** [Tiziana Perinotti](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 5:27:57 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Tiziana Perinotti  
tgp\_2001@hotmail.com  
1111 Jones St.  
San Francisco, California 94109

**From:** [Karl Johnson](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Vote to end exclusionary zoning in San Francisco  
**Date:** Monday, November 15, 2021 5:16:19 PM

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Commission Commission Secretary,

Supervisor Preston and members of the Board,

I'm reaching out today to encourage you to support Sup. Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

As a regional commuter, I know firsthand, as well as from peers, of the atrocious conditions of the commute to San Francisco, not to mention the ongoing ecological destruction and unsustainable infrastructural demands wrought by the ongoing "need" for suburban and exurban development...all in the name of housing those who WORK in SAN FRANCISCO.

We should be doing everything we can to build homes for those whose lives are otherwise lived in this wonderful city. We'll all be better for it.

Thank you for your consideration

Karl Johnson  
430 Steiner St. Unit 3  
San Francisco

Karl Johnson  
[kjohnson@pyatok.com](mailto:kjohnson@pyatok.com)

San Francisco, California 94117



**From:** [Melissa Davis](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Please! Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 5:10:50 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Melissa Davis  
[melissadavis\\_2000@yahoo.com](mailto:melissadavis_2000@yahoo.com)

Paso Robles, California 93446

**From:** [Andrew Walcher](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 6:29:10 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This is long overdue. Current real estate prices in the Bay area are not a sign of successful urban planning and zoning policy. This proposal is one of many steps required to increase housing supply and provide relief from the current inflationary spiral which is pricing all but the most affluent out of the housing and rental markets. You have a chance to be leaders in the state and show others how to successfully make the California dream accessible once again.

I strongly encourage you to please pass this legislation immediately!

Andrew Walcher  
[dre\\_walsh@yahoo.com](mailto:dre_walsh@yahoo.com)

La Jolla, California 92037

**From:** [Phillip Raffle](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 6:55:49 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Phillip Raffle  
[phillip.d.raffle@gmail.com](mailto:phillip.d.raffle@gmail.com)

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Tuesday, November 16, 2021 8:11:37 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Allow apartments on all lots..msg](#)  
[Support Legalizing Apartments in SF.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Samuel Wallace <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, November 15, 2021 2:45 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy

4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

Samuel Wallace

[samwallace@gmail.com](mailto:samwallace@gmail.com)

San Francisco, California 94102

**From:** [Kelsey Mustard](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments in SF  
**Date:** Monday, November 15, 2021 4:39:08 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

As a community member and a social worker who works with families experiencing homelessness in SF, I know that we need to take bold action to address all aspects of housing affordability in this city particularly at the structural level.

Supervisor Mandelman's proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

I urge you to please pass this legislation immediately!

Kelsey Mustard  
kelsey.mustard@gmail.com

San Francisco, California 94122

**From:** [Chris McMahon](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Allow apartments on all lots.  
**Date:** Monday, November 15, 2021 4:28:16 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

Please support the legislation allowing apartments on all residential lots.

Not only will it help reduce the housing shortage here, it will correct 75 years of terrible elitism zoned into city codes.

We all now know that the car oriented planning methods of post WW2 America are terribly flawed and can be downright racist. In fact, real estate agents still use terminology like "exclusive" when they advertise neighborhoods.

You KNOW who they want excluded! People that cannot afford a single family home (most people of color and a lot of white people like me!)

So please start to dismantle this outdated segregating form of exclusion.

Support and vote for Sup. Mandelman's legislation at the first opportunity.

Chris McMahon  
mcmahon@alumni.usc.edu

San Francisco, California 94114

**From:** [Quinn Formel](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 4:15:29 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Without greater density in the city, we cannot have the equitable, integrated, environmentally sound city we need to thrive in the 21st century and beyond. And without allowing for increased density, we will continue to push out our most vulnerable neighbors, and consume more and more resources than we need to operate as a city.

Furthermore, greater density creates a more vibrant culture and allows our communities to flourish. Density is a good thing! A city with so many single family homes is just a suburb, and not a place where our families and loved ones can thrive.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately

Quinn Formel  
[quinn.formel@gmail.com](mailto:quinn.formel@gmail.com)

San Francisco, California 94118



**From:** [Lindsay Haddix](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 3:59:51 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Lindsay Haddix  
lindsayleighhaddix@gmail.com  
764 Pine Street  
San Francisco, California 94108

**From:** [Abbie Strabala](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 3:58:51 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately- I want to be able to afford to buy a house someday!

Abbie Strabala  
[abbie.strabala@gmail.com](mailto:abbie.strabala@gmail.com)

San Francisco, California 94121

**From:** [Alger Ciabattoni](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 3:31:12 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Alger Ciabattoni  
algerciab34@gmail.com  
117 Vasquez Ave  
San Francisco, California 94127

**From:** [Kathleen Ciabattoni](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 3:26:57 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Kathleen Ciabattoni  
kathyciab@gmail.com  
117 Vasquez Ave  
San Francisco, California 94127

**From:** [Allan LeBlanc](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 3:24:04 PM

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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 Members of the San Francisco Board of Supervisors,

I'm a San Francisco resident living in Glen Park. I'm also a single family home owner, and I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Allan LeBlanc  
[allan.leblanc@gmail.com](mailto:allan.leblanc@gmail.com)

San Francisco, California 94131

**From:** [Susan Green](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 3:03:07 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Susan Green  
[green.susan.s@gmail.com](mailto:green.susan.s@gmail.com)

San Francisco, California 94114

**From:** [Joe DiMento](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 2:51:32 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Joe DiMento  
[joedimento@gmail.com](mailto:joedimento@gmail.com)

San Francisco, California 94131

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 2:15:14 PM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** hilary simonetti <[hsimonetti@dc.rr.com](mailto:hsimonetti@dc.rr.com)>  
**Sent:** Monday, November 15, 2021 1:08 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!



hilary simonetti

[hsimonetti@dc.rr.com](mailto:hsimonetti@dc.rr.com)

Cathedral City, California 92234

**From:** [Jan Gardner](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 12:24:52 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Jan Gardner  
jangardner3@cox.net  
466 Castro Street  
Rolling Hills Estates, California 90274

**From:** [Nicholas Weininger](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 12:15:17 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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5. Create good paying jobs

Please pass this legislation immediately!

Nicholas Weininger  
nweininger@pobox.com  
575 Magellan Avenue  
San Francisco, California 94116

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 2:07:55 PM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Andrew Shapiro Munn <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, November 15, 2021 12:34 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

Andrew Shapiro Munn

[munnand@gmail.com](mailto:munnand@gmail.com)

350 Broderick St

San Francisco, California 94117

**From:** [Marie Cho](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 2:05:22 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Marie Cho  
mariecho6646@hotmail.com

Loma Linda, California 92354

**From:** [Julia Berg](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 1:47:10 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Julia Berg  
berg.juliaj@gmail.com  
1075 Market Street, Unit 605  
San Francisco, California 94103

**From:** [Lauren Chircus](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 1:43:20 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

I'm a homeowner in Potrero Hill, and I plan on living in this house and city forever. Not everyone is as privileged as I am to be able to afford to live here under our current market conditions, and I want to see a dynamic, diverse community that can support people of all means. This means more housing everywhere we can put it, at all parts of the market!

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Lauren Chircus  
lchircus@gmail.com

Arjay, California 94107



**From:** [Howard Torf](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 1:38:50 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

I am a former resident of San Francisco who would have loved to buy a home there, but couldn't afford the exorbitant prices. Now my two sons, 28 and 31, both live in San Francisco, one paying over \$4500 per month rent and the other living with several room-mates in a cramped flat.

Please allow young families to afford a home in the most wonderful city in America.

Sincerely,  
Howard Torf

Howard Torf  
[howard.torf@gmail.com](mailto:howard.torf@gmail.com)

Wailuku, Hawaii 96793

**From:** [Aaron Beitch](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 1:27:03 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Aaron Beitch  
aaron.beitch@gmail.com  
1480 Larkin St #3  
San Francisco, California 94109

**From:** [Alicia Griffin](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 1:08:47 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Alicia Griffin  
[griffinalicia56@gmail.com](mailto:griffinalicia56@gmail.com)

Lancaster, California 93535

**From:** [Ian Miller](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 12:53:53 PM

---

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 Members of the San Francisco Board of Supervisors,

I am a new SF resident, I have lived in Marin my whole life. I have seen how restrictive zoning has kept the rich in power in my county, and allowed racial inequality persist long after its expiration date.

I understand the concerns of gentrification due to luxury housing being built in SF, and I dont want to dismiss that. However if we define gentrification as low income BIPOC citizens being priced out, SF has long ago arrived at this outcome.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Ian Miller  
ianmiller2606@gmail.com

San Francisco, California 94102

**From:** [John Springer](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 12:37:42 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

This seems a great initial step in expanding available housing in SF, as part of an interim step for increasing density throughout the city.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

John Springer  
[john@studiovara.com](mailto:john@studiovara.com)

San Francisco, California 94116

**From:** [Charles Whitfield](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 12:08:35 PM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Charles Whitfield  
whitfield.cw@gmail.com  
786 Spruce Street  
San Francisco, California 94114

**From:** [a.f. shayne](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:58:10 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

a.f. shayne  
afshayne@gmail.com

Los Angeles, California 90036

**From:** [Shahin Saneinejad](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Please Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:56:22 AM

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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 Members of the San Francisco Board of Supervisors,

As someone whose friends and family have been denied housing by San Francisco, I'm beyond excited to see Supervisor Mandelman's work and the Planning Department's recommendations to create more apartments across the city. We need to welcome newcomers and find ways to help those we care about live here. Returning to San Francisco's historical density limits is a great first step.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Shahin Saneinejad  
shahin.saneinejad@gmail.com  
263 Lee Ave  
San Francisco, California 94112



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 12:09:53 PM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Please Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Legalize Housing.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** James Edlin <jim.edlin@webmond.com>  
**Sent:** Monday, November 15, 2021 10:44 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy

4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

James Edlin

[jim.edlin@webmond.com](mailto:jim.edlin@webmond.com)

San Francisco, California 94109

**From:** [Adam Buck](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:55:29 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Adam Buck  
adambuck@gmail.com  
235 Berry Street #303  
San Francisco, California 94158

**From:** [Connor Lin](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:46:38 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Connor Lin  
[connormaxlin@gmail.com](mailto:connormaxlin@gmail.com)

San Francisco, California 94105

**From:** [Ian MacGregor](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:40:39 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Ian MacGregor  
[ianmac2100@gmail.com](mailto:ianmac2100@gmail.com)

San Francisco, California 94114

**From:** [Omar Elorabi](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:28:03 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Omar Elorabi  
omarelorabi@gmail.com

San Francisco, California 94103

**From:** [Sean Donovan](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Legalize Housing  
**Date:** Monday, November 15, 2021 11:24:42 AM

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

Commission Commission Secretary,

As a native San Franciscan, I have seen countless childhood friends leave the city because they could never afford a home. They are teachers, speech therapists, and regular folks.

They would be able to afford an apartment, if there were more of them.

Allow apartment buildings to be built, so that folks of ALL income brackets can afford to call SF their home.

Sean Donovan  
seantdonovan@gmail.com

, 94134

**From:** [Monica Muzzin](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:22:43 AM

---

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 Members of the San Francisco Board of Supervisors,

I am a resident and home owner in District 9. I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Sincerely,  
Monica Muzzin

Monica Muzzin  
[monica.muzzin@gmail.com](mailto:monica.muzzin@gmail.com)

San Francisco, California 94110



**From:** [Hansen Qian](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:18:55 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots. As someone who lives in San Francisco and believes that more housing of all types is necessary for the economic growth of our city and to solve our housing crisis, this is an easy solution that does both with very little downside.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Hansen Qian  
Hansenq@gmail.com  
631 Folsom St  
San Francisco, California 94107

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:16:53 AM  
**Attachments:** [Support More Housing.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** brandon.hausauer@gmail.com <info@email.actionnetwork.org>  
**Sent:** Monday, November 15, 2021 11:11 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

[brandon.hausauer@gmail.com](mailto:brandon.hausauer@gmail.com)

,

**From:** [Sean Gibson](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support More Housing  
**Date:** Monday, November 15, 2021 11:09:24 AM

---

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 Members of the San Francisco Board of Supervisors:

Please support Supervisor Mandelman's legislation to legalize up to four units on every residential lot, along with the Planning Department's recommendation to allow up to six units on all corner lots.

The effects of not enough housing supply are seen on the streets everyday with economic refugee camps of the working poor, in education with the flight of students and associated budget impacts, across all businesses with the workforce exodus.

This proposal will help to make San Francisco more affordable, accessible and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Thank you for your consideration,

Sean Gibson  
sgibson@veev.com

Foster City, California 94404

**From:** [Lizzie Siegle](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 11:09:24 AM

---

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 Members of the San Francisco Board of Supervisors,

I am a 3rd gen. San Franciscan (my 99yo grandmother who recently passed away was born in SF Chinatown) and grew up in the Bay. All I want is for the rest of my family and former classmates to be able to afford to live in San Francisco because I love it so much.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Lizzie Siegle  
[lizzie.siegle@gmail.com](mailto:lizzie.siegle@gmail.com)

San Francisco, California 94108

**From:** [Patrick McIntosh](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:49:08 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Patrick McIntosh  
[mystery2afan@gmail.com](mailto:mystery2afan@gmail.com)

Oceanside, California 92054-2549

**From:** [Robert Benkeser](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:38:58 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
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Please pass this legislation immediately!

Robert Benkeser  
[robert.benkeser@gmail.com](mailto:robert.benkeser@gmail.com)

San Francisco, California 94158

**From:** [Meghan Warner](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:37:49 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

I'm an SF resident in D4. The sunset is dominated by single-family homes, excluding many potential San Franciscans and forcing people to live in cramped conditions. This legislation would help expand my community and make it more inclusive.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Thank you,  
Meghan Warner, D4

Meghan Warner  
[meghanowarner@gmail.com](mailto:meghanowarner@gmail.com)

San Francisco, California 94116



**From:** [Gershon Feigon-Bialer](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:36:12 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Gershon Feigon-Bialer  
gershon.bialer@gmail.com  
155 Jackson St., Apt 2202  
San Francisco, California 94111

**From:** [Christopher McMahon](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:34:36 AM

---

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 Members of the San Francisco Board of Supervisors,

Please support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Christopher McMahon  
[chrismcmahon02@gmail.com](mailto:chrismcmahon02@gmail.com)

San Francisco, California 94114

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:34:48 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Build a multi unit building next door to me!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Across All of SF!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Mark Macy <[markm@macyarchitecture.com](mailto:markm@macyarchitecture.com)>  
**Sent:** Monday, November 15, 2021 10:21 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy

4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

Mark Macy

[markm@macyarchitecture.com](mailto:markm@macyarchitecture.com)

241 Tenth Avenue #1

San Francisco, California 94118

**From:** [Edward Dinel](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:23:57 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Adding housing is quite literally the only hope of making this a city that a truly diverse community can live in.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Edward Dinel  
[edinel@solace.org](mailto:edinel@solace.org)

San Francisco, California 94131

**From:** [Carlos Abreu](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:36:50 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Carlos Abreu  
[carlos@carlosabreu.com](mailto:carlos@carlosabreu.com)

San Francisco, California 94122

**From:** [jacee mchugh](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Build a multi unit building next door to me!  
**Date:** Monday, November 15, 2021 9:48:45 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with the Planning Department's recommendation to allow up to six units on all corner lots.

I live in Supervisor Rafael Mandelman's district, and right next to a lot that has a tiny earthquake shack on it. It will most likely become a "McMansion" one day unless legislation like this is passed, making it possible to have a multi unit building on the lot.

The Glen Park I have lived in for 40 years is disappearing due to these giant unaffordable homes for one person or family. I would much rather have the opportunity for diversity that a number of affordable apartments would give than another giant house for one.

I would say "yes in my back yard" to a project like that.

I am not a developer or in any way connected to this lot next door. I just want a bit of the diversity back (including economic diversity) that was the appeal of this neighborhood when I moved here in 1983. San Francisco needs this to remain a viable city that our teachers, firefighters, and other workers are able to afford to live in.

This proposal will help to make our city more affordable, accessible, and diverse.

Please pass this legislation.

Thank you,

Jacee McHugh

jacee mchugh

jaceem@sbcglobal.net

San Francisco, California 94131

**From:** [Gail MacGowan](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments!  
**Date:** Monday, November 15, 2021 10:00:00 AM

---

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 Members of the San Francisco Board of Supervisors,

Cities by definition mean housing that is denser than that found in suburbs. Dense housing is a necessary tradeoff for the richness in business and cultural offerings available in cities.

San Francisco is failing to house its residents. That is why I strongly support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Please pass this legislation immediately!

Gail MacGowan  
[gail.macgowan@sbcglobal.net](mailto:gail.macgowan@sbcglobal.net)

San Francisco, California 94115



**From:** [Mng1124@gmail.com Ng](mailto:Mng1124@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:31:23 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Mng1124@gmail.com Ng  
mng1124@gmail.com

San Francisco, California 94116

**From:** [Cameron Parker](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:28:29 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Cameron Parker  
[cameron.parker@hey.com](mailto:cameron.parker@hey.com)

San Francisco, California 94109

**From:** [Noah Gamboa](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:53:18 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Noah Gamboa  
[noah@gamboafamily.com](mailto:noah@gamboafamily.com)

San Francisco, California 94107

**From:** [Noah Lackstein](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:42:30 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Noah Lackstein  
[noah@lackstein.com](mailto:noah@lackstein.com)

San Francisco, California 94109

**From:** [Meg Kammerud](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Across All of SF!  
**Date:** Monday, November 15, 2021 9:26:20 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today as a San Francisco home owner to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots. Our city cannot grow and thrive if we do not provide housing across all cost levels and if we do not support our middle class. In particular, we must make it affordable for teachers to live in this city if we want to keep teachers in SFUSD, and apartments will do just that.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Meg Kammerud  
mpirnie@stanfordalumni.org  
810 Congo street  
San Francisco, California 94131

**From:** [Erin Feeney](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:18:16 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots. As an architect working on affordable multifamily housing in San Francisco, I know first hand that the slow process of building large scale housing projects in a small portion of the city is not enough supply to properly house our city's residents and lower housing costs for everyone. This legislation provide a path for more incremental density in the western half of the city and a solution to address the missing middle of new housing.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Erin Feeney  
[erinfeeney@dbarchitect.com](mailto:erinfeeney@dbarchitect.com)

San Francisco, California 94107

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 4300 17th Street (2019-013808CUA/VAR)  
**Date:** Monday, November 15, 2021 10:20:21 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** addispaul@yahoo.com <addispaul@yahoo.com>  
**Sent:** Monday, November 15, 2021 10:09 AM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** RE: 4300 17th Street (2019-013808CUA/VAR)

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Mr. Horn:

Several weeks ago, I supported the this development having found an interesting story in the Chronicle. It turns out, the story was more cheerleading than fact.

I followed the story on Heather Knight's twitter account only to discover that the developer has a history of discrimination against women and people of color.

So much for this "progressive" credentials. These are just a few of many stories that I found after a simple Google search:

- [House Committee hearing minutes](#): "Allegations of Discrimination and Retaliation within the Consumer Financial Protection Bureau" (4/2/2014)
- [Daily Caller](#): "Obama Consumer Official Leaves Amid Charges He Helped Create 'Toxic Workplace'" (6/4/2015)
- [Replies to Heather Knight's tweets](#): "For someone who ran a department in DC dubbed 'The Plantation' to then put on a racial justice hat is hypocrisy plain and simple" (11/4/2021)

I previously supported this project but no longer want to be associated with the developer. Please accept this message as a retraction of my support. Thanks for your understanding.

Sincerely,  
Paul Addis

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:18:46 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
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[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Marty Cerles Jr <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, November 15, 2021 9:48 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy



4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

Marty Cerles Jr

[martycerles@gmail.com](mailto:martycerles@gmail.com)

2890 California St

San Francisco, California 94117

**From:** [Steven Bal](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:08:58 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make San Francisco more affordable, accessible, and diverse. Adopting it will:

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Steven Bal  
sbal619@gmail.com  
6717 Friars Road 85  
San Diego, California 92108

**From:** [José Pablo Gonzalez-Brenes](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:08:25 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

José Pablo Gonzalez-Brenes  
[josepablog@gmail.com](mailto:josepablog@gmail.com)

San Francisco, California 94109

**From:** [Prasenjit Mukherjee](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:08:09 AM

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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 Members of the San Francisco Board of Supervisors,

I am an extremely rent-burdened San Franciscan with a new family and I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

I will never qualify for the cities affordable housing stock so the apartment buildings being legalized here are my only hope of being able to stay in the city and within my community.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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4. Create more environmentally-friendly homes and neighborhoods
5. Create good-paying jobs

Please pass this legislation immediately!

Prasenjit Mukherjee  
prashenjitmuk@gmail.com

San Francisco, California 94109

**From:** [Erik Stern](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:07:49 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

I grew up in the Bay Area and have lived in San Francisco for the last 12 years. I make good money, but my job has turned remote. I dont need to stay in San Francisco any more, but I cant afford to buy a house here. Please pass this legislation to make it more affordable to live here.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Erik Stern  
[estern22@hotmail.com](mailto:estern22@hotmail.com)

San Francisco, California 94107

**From:** [John Stokes](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:07:22 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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5. Create good paying jobs

Please pass this legislation immediately!

John Stokes  
[johnstokes1@mac.com](mailto:johnstokes1@mac.com)

San Francisco, California 94131

**From:** [Christine Doyka](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:06:50 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Christine Doyka  
cdoyka47@gmail.com  
471 Wallan  
Garberville, California 95542

**From:** [Michael Dean Michel](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:03:00 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Michael Dean Michel  
[michaeldmcghee007@gmail.com](mailto:michaeldmcghee007@gmail.com)

Menifee, California 92584



**From:** [Kayle Barnes](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:57:39 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Kayle Barnes  
kaylebarnes@gmail.com  
1325 Page Street #4  
San Francisco, California 94115

**From:** [Zack Lenox](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:54:00 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Zack Lenox  
[zack.lenox@gmail.com](mailto:zack.lenox@gmail.com)

San Francisco, California 94114

**From:** [Justin Truong](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:52:00 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Justin Truong  
[justintruong56@gmail.com](mailto:justintruong56@gmail.com)

San Francisco, California 94112

**From:** [Jonathan Lack](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:51:39 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create high-paying jobs

Please pass this legislation immediately!

Jonathan Lack  
[jonathan.a.lack@gmail.com](mailto:jonathan.a.lack@gmail.com)

San Francisco, California 94110

**From:** [Gabriel Speyer](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:48:57 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Gabriel Speyer  
[swimmeremoji+os@gmail.com](mailto:swimmeremoji+os@gmail.com)

San Francisco, California 94122

**From:** [Thomas Schuttish](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Kathrin Moore](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Cc:** [Ionin, Jonas \(CPC\)](#); [Hillis, Rich \(CPC\)](#); [Merlone, Audrey \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [Conner, Kate \(CPC\)](#); [sheila.nickolopoulos@sfgov.org](#); [Gibson, Lisa \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Winslow, David \(CPC\)](#); [Tam, Tina \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#)  
**Subject:** Comments on Case Report for Mandelman Legislation #2020-00391PCA and 2021-01762PCA  
**Date:** Monday, November 15, 2021 9:48:43 AM  
**Attachments:** [Planning Code Amendments Nov 2021.pdf](#)

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

Dear Commissioners:  
Good morning to you all.  
Attached are my comments on the Case Report.  
Thank you and have a good day.  
Sincerely,  
Georgia Schuttish

November 12, 2021

Joel Koppel, President  
Kathrin Moore, Vice President  
Deland Chan, Commissioner  
Sue Diamond, Commissioner  
Frank Fung, Commissioner  
Theresa Imperial, Commissioner  
Rachael Tanner, Commissioner

Re: **#2020-00391PCA** and  
**#2021-01762PCA**

Via Email

Dear President Koppel, Vice President Moore and Fellow Commissioners:

This letter constitutes my comments on the Case Report and are an extension of my email comments which Ms. Merlone was kind enough to include in your packet at Exhibit G for the referenced cases.

My previous email comments at Exhibit G, highlight the constraints to densification due to the size of most San Francisco lots, as confirmed by Mr. Kieghran and Mr. Solomon in the article about the Richmond District project, which was on an interior lot that also had egress to an alley. I also wanted to point out the constraints on densification due to speculative projects that are extreme Alterations and the mis-use of the Section 317 Demo Calcs with regard to two corner lots in the RH-2.

I wrote those comments in response to the Public Notice in the SF Examiner on October 27, 2021 about 2021-010762PCA. The Notice included the following: *"Please note: At time of printing the Department is considering recommending a rezoning for the affected parcels versus a density exception"*.

That is what it feels like as I read this Case Report: The Staff is calling for a rezoning for all of the RH neighborhoods in San Francisco to RM zoning.

No consideration has been given in this current Case Report to the objective development constraints and objective impracticalities as mentioned on page 8 of the Conner/Nickolopoulous Executive Summary on SB 9 and SB 10 from just last month for the RH-1, but are actually applicable to all the RH lots in San Francisco.

And in light of two recent reports, the Department's own "Jobs Housing Fit" and most particularly the community's "Housing Our Workers", the recommendations in this current Case Report are surprising because while the social and economic pressures recognized in the Conner/Nickolopolous analysis of SB 9 from October 21st for the vast majority of RH-1 neighborhoods in the City that *are not* Pacific Heights or Presidio Heights, or St. Francis Wood or even Dolores Heights are also mentioned in this Case Report. there has been no move to forestall those pressures, but instead the move has

been to **intensify** them with these recommendations to amend the Mandelman proposals.

**Here is a question:**

How are the Commission and the City **really** going to protect and preserve this vast swath of RH-1 housing that is not in the high-end neighborhoods?

This is the housing, in the Southeastern and Southwestern parts of the City, that will be subject to the further speculation pressures induced by SB-9, even more than the speculative pressures that are currently pressing on these neighborhoods. It seems that real programs need to be put in place to prevent this, to protect existing owners and occupants, and it should be done sooner rather than later.

**Five other questions raised by the Case Report:**

1. What are the lot size and unit size for the multi-unit buildings from in the photos on pages 7 and 10 of the Case Report?
2. Is there a general difference in the overall lot coverage and unit size of the "historic" buildings built pre-World War II compared to the lot coverage and unit size of the "historic" buildings built in the post-World War II years, particularly those buildings built in the 1960's and 1970's?
3. In all the RH: What is the average lot size for corner lots?
4. In all the RH: What is the average lot size for key lots?
5. In all the RH: What is the average lot size for all other lots?

**Thoughts raised by the Case Report:**

Perhaps it would be better if the Commission would send the original legislation from Supervisor Mandelman over to the Board and wait to see what happens with it under the eleven members and the Mayor?

*And maybe it would be better to wait and see if SB 9 and SB 10 are overturned at the ballot before making a massive change to the Planning Code that may turn out to be out of step with California law and San Francisco voters?*

And in the meantime maybe it would be good to adjust the Demo Calcs to deal with the issue of speculative projects, as discussed in Exhibit G?

And maybe an occupancy study of all the market rate housing built in the past 10 years primarily in the Eastern neighborhoods would be useful information? *How could this be done?* It seems like a sense of the full-time occupancy could be deduced by



looking at a bunch of monthly bills throughout a year from the Water Department for all the many units at each entire address. *Why should this be done?* It would show water usage and maybe it would add to the understanding of how many of these market rate units are occupied full time, sometime, rarely or even never?

**Conclusion:**

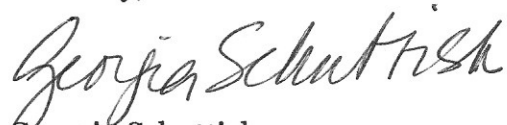
Fundamentally the Case Report's recommendations fail to take into account the practical realities of the objective physical constraints of most existing San Francisco lots in all the RH zoned neighborhoods.

I attempted to raise the issue of these objective physical constraints in my email that is at Exhibit G in the packet *and* as apparently discerned by two development professionals quoted in the attached article with Exhibit G.

Again this was discerned by the Commission's Staff in the October 21, 2021 Executive Summary on SB 9 and SB 10 on page 8. This objective constraint is applicable to all lots in San Francisco whether in the RH-1 or throughout the City where the lots are the standard 25' x 114' or 25' x 120' or some similar dimension.

The Planning Commission needs to please consider this reality in their recommendation to the Board of Supervisors.

Sincerely,



Georgia Schuttish

cc: Rich Hillis  
Audrey Merlone  
Aaron Starr  
Kristen Jensen  
Austin Yang  
Kate Conner  
Sheila Nickolopoulos  
Lisa Gibson  
Scott Sanchez  
Corey Teague  
David Winslow  
Tina Tam  
Elizabeth Watty

Att: Page 8 from the Oct. 21, 2021 Executive Summary from Staff re: SB 9 and SB 10.

other unit. This could provide a ministerial path to produce very large single family homes with nominally small second units unlikely to be rented or sold separately from the larger home.

- SB-9 permits ADUs in conjunction with duplex development, but allows local jurisdictions the discretion to approve ADUs in conjunction with a lot split. Although it is possible to allow two ADUs under SB 9 requirements for both lot splits and two unit per lot, one of those ADUs would be a junior ADU. Junior ADUs are unlikely to be developed in an SB 9 project in San Francisco because they must be Code compliant. Given prevalent lot sizes and development patterns in San Francisco, it is realistic to assume that one ADU may be constructed in addition to a duplex.

## Considerations for Implementation

Eligibility for SB 9 and financial and physical feasibility may look radically different. The number of eligible parcels that become SB 9 projects in coming years will depend on a host of factors, including if SB 9 development of a parcel can comply with Building and Fire Code regulations, how to design for a lot split, and if SB 9 development would be financially feasible. For lot split projects, there are practical considerations for the owner as well, because owner occupancy is a requirement of lot splits. These considerations are discussed below.

### 1. Building and Fire Code Considerations

Any SB 9 development would be subject to existing Building and Fire Codes. Important safety considerations include the following.

- In the case of an SB 9 lot split that results in a rear lot, physical access to a rear lot can be granted with an easement through the front lot. (An easement is the right for someone to use property that belongs to someone else and is recorded on the property title.) This can be an open-air easement, such as a walkway next to a detached building. It could also be an easement through a front building, but this type of interior passageway must meet fire safety ratings. A physical access easement must be a minimum of three feet wide but is generally five feet wide.
- Utility connections to a rear lot, such as sewer and water, must connect to the street; they cannot connect to the utilities of the front lot. In the case of a rear lot, a utility easement may be necessary.
- Sprinkler systems may be required for new buildings, or for enclosed passageways through a front lot to the rear lot. Sprinkler systems have specific water pressure requirements and some domestic water lines may not be adequate.
- ADA design requirements may apply, depending on the number of units.
- For existing structures, PG&E meters must be located facing the street and each lot would need separate meters. As gas is not necessary for new construction (per the [All Electric Buildings for New Construction Ordinance](#)) only electrical meters would be needed.

### 2. Design Considerations

The standard residential lot in western San Francisco is 25 feet wide and 120 feet deep, with the home sited at the front of the lot with a front setback ranging from zero to 15 feet. Detached single family home neighborhoods generally have larger lots and larger homes, such as St. Francis Woods, with homes commonly situated in the center of the parcel.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:15:19 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[PLEASE support the 4 units per lot proposal.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Jesse turner <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, November 15, 2021 9:37 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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 Members of the San Francisco Board of Supervisors,

I trust y'all to make good decisions. As far as I can tell, this is an appropriate change...

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy

4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

Jesse turner

[jessehturner@gmail.com](mailto:jessehturner@gmail.com)

San Francisco, California 94117

**From:** [Milo Trauss](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:46:50 AM

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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 Members of the San Francisco Board of Supervisors,

I am so happy and proud Supervisor Mandelman is representing my district and proposing this legislation to equitably facilitate the construction of more homes.

I am urging you to please support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots. This is a fantastic idea from the Planning Department and it deserves your support.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning - I live in a 4 unit apartment building that is exactly the type of housing that was once legal, and in an effort to racially and economically segregate the city, became illegal in the early 70's!
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Thanks for you leadership,  
Milo Trauss

Milo Trauss  
[milotrauss@gmail.com](mailto:milotrauss@gmail.com)  
4035 26th Street  
San Francisco, California 94131

**From:** [Zennon Ulyate-Crow](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:43:19 AM

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Commission Commission Secretary,

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5. Create good paying jobs

Please pass this legislation immediately!

Zennon Ulyate-Crow  
zennonuc@gmail.com

Santa Cruz, California 95064

**From:** [Joseph Walla](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:42:51 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Joseph Walla  
[joseph.walla+yimby@gmail.com](mailto:joseph.walla+yimby@gmail.com)

San Francisco, California 94133

**From:** [Ted Weinstein](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** PLEASE support the 4 units per lot proposal  
**Date:** Monday, November 15, 2021 9:39:45 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I have lived in SF for more than 30 years. I am a renter. I have watched the city population grow, but the number of housing units grow not nearly enough. Please support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Please pass this legislation immediately!

Ted Weinstein  
[tw@tedweinstein.com](mailto:tw@tedweinstein.com)

San Francisco, California 94131



**From:** [Laura Roberts](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:38:56 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Laura Roberts  
[lrcreativeservices@gmail.com](mailto:lrcreativeservices@gmail.com)

Sacramento, California 95825

**From:** [Connor Dearing](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:38:49 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

Housing is, in my opinion the number one crisis facing California, and our failure to enact even small measures to end exclusionary zoning is exacerbating the misery on our streets. In my work as a psychotherapist in the city, I routinely hear from patients who feel they are on the verge of losing their home, or struggling to pay rent. Increasing our supply of housing in SF is critical.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Connor Dearing  
connordearing@gmail.com

San Francisco, California 94114

**From:** [Caroline Lebar](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:38:28 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

As a San Francisco renter, I am especially excited about the opportunity for more housing for families like mine - meaning more choices about where to live, lower housing costs for everyone, and more dense infill, which makes public transportation work better, and reduces per capita greenhouse gas emissions. This is a win for the climate, for transit, and for our communities.

I urge you to pass this legislation to create a better San Francisco for all of us.

Caroline Lebar  
[caroline.s.lebar@gmail.com](mailto:caroline.s.lebar@gmail.com)

San Francisco, California 94110

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:12:46 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Matt Brewer <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, November 15, 2021 9:19 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods

5. Create good paying jobs

Please pass this legislation immediately!

Matt Brewer

[mdbrewer8@gmail.com](mailto:mdbrewer8@gmail.com)

San Francisco, California 94117

**From:** [Staly Chin](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:32:16 AM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots. Exclusionary SFH zoning has historically kept people out of neighborhoods in SF.

4-plexes are a good way to produce naturally affordable housing given the smaller lot size in San Francisco.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Staly Chin  
[stalychin@gmail.com](mailto:stalychin@gmail.com)

San Francisco, California 94132

**From:** [Natty Coleman](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:29:28 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

The climate crisis is inseparable from the housing crisis, which is tied to inequality and injustice. We need to build more housing of all kinds to help alleviate the cost burden imposed on the most vulnerable while helping to lower our per capita carbon footprint and ensuring economic opportunity and social justice for all.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Natty Coleman  
[natty.coleman@gmail.com](mailto:natty.coleman@gmail.com)

San Francisco, California 94107

**From:** [Everett Young](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:28:59 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

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3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Everett Young  
[everett.b.young@gmail.com](mailto:everett.b.young@gmail.com)

San Francisco, California 94103



**From:** [Amy Kepler](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:28:13 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Amy Kepler  
[amydkepler@gmail.com](mailto:amydkepler@gmail.com)

San Francisco, California 94109

**From:** [Michael HUANG](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:25:13 AM

---

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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Michael HUANG  
[ifwonderland@gmail.com](mailto:ifwonderland@gmail.com)

San Francisco, California 94102

**From:** [Jonathan Pearlman](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:23:48 AM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Jonathan Pearlman  
[jonathan@elevationarchitects.com](mailto:jonathan@elevationarchitects.com)

San Francisco, California 94109

**From:** [Henry Goff](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:20:38 AM

---

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Henry Goff  
[budgoff@gmail.com](mailto:budgoff@gmail.com)

San Diego, California 92113-4335

**From:** [David Sanchez](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:20:29 AM

---

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Please pass this legislation immediately!

David Sanchez  
sanchez6719@yahoo.com

San Francisco, California 94112

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 10:09:48 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Catherine Reisenwitz <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, November 15, 2021 8:36 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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Please pass this legislation immediately!

Catherine Reisenwitz

[cathy.reisenwitz@gmail.com](mailto:cathy.reisenwitz@gmail.com)

300 Vicksburg Street

Apt. 2

San Francisco, California 94109

**From:** [Brett Hollenbeck](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:19:16 AM

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Please pass this legislation immediately!

Brett Hollenbeck  
[brett.hollenbeck@gmail.com](mailto:brett.hollenbeck@gmail.com)

San Francisco, California 94115



**From:** [Aaron Ford](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:18:31 AM

---

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Please pass this legislation immediately!

Aaron Ford  
fordaaronj@gmail.com

San Francisco, California 94110

**From:** [Ron Price](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:16:41 AM

---

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Please pass this legislation immediately!

Ron Price  
larana762@hotmail.com

Ontario, California 91762

**From:** [Alan Billingsley](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:15:20 AM

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Please pass this legislation immediately!

Alan Billingsley  
alanbillingsley215@gmail.com  
215 Eureka Street  
San Francisco, California 94114

**From:** [Deborah Schneider](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:14:46 AM

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5. Create good paying jobs.

Please pass this legislation immediately!

Deborah Schneider  
[deborah@sfhac.org](mailto:deborah@sfhac.org)  
95 Brady Street  
San Francisco, California 94127

**From:** [Barklee Sanders](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:14:30 AM

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Please pass this legislation immediately!

Barklee Sanders  
[barkleesanders@gmail.com](mailto:barkleesanders@gmail.com)

San Francisco, California 94130

**From:** [Taylor McNair](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 9:03:38 AM

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Commission Commission Secretary,

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Please pass this legislation immediately!

Taylor McNair  
tmcnair10@gmail.com

San Francisco, California 94110

**From:** [nieberding2@gmail.com](mailto:nieberding2@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:49:17 AM

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Commission Commission Secretary,

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Please pass this legislation immediately!

[nieberding2@gmail.com](mailto:nieberding2@gmail.com)

,

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3055 Clement Street 2019-022830AHB  
**Date:** Monday, November 15, 2021 8:32:11 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Sheldon Medicoff <medicoff@gmail.com>  
**Sent:** Saturday, November 13, 2021 11:01 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 3055 Clement Street 2019-022830AHB

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

Hello

I am confused why there is no parking planned at the above development.

I own the home I live in with my family, we have been here for almost 20 years. I just paid \$500 to the City to repaint the red zone in front of my house. This was necessary because people were constantly jamming their large SUV's or sedans in parking spots made for a compact car. Maneuvering out of my driveway each morning is quite a chore.

I'm all for the development. I'm not for the fact that there is no parking, which will make our streets even more congested than they have become.

Thanks

Sheldon Medicoff  
(415)244-1661



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I am writing in support of application #2021-003400CUA, 900 Irving St opening a retail Cannabis business  
**Date:** Monday, November 15, 2021 8:30:06 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Bram Goodwin <goodwin.bram@gmail.com>  
**Sent:** Monday, November 15, 2021 7:45 AM  
**To:** Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** PrestonStaff (BOS) <prestonstaff@sfgov.org>; Kilgore, Preston (BOS) <preston.kilgore@sfgov.org>; Heidi Hanley <heidi@solful.com>; David Goldman <dcgoldman@gmail.com>  
**Subject:** I am writing in support of application #2021-003400CUA, 900 Irving St opening a retail Cannabis business

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

San Francisco Planning Commission,

My name is Bram Goodwin, Founder of the San Francisco Social Club. As cannabis consumer advocates, we encourage expansion of the San Francisco Retail Cannabis options.

We support the 900 Irving St Dispensary Project, item #19 on the November 18 agenda. Heidi Hanley, is the equity owner of this project, is one of the original Cannabis Club Owners. She helped bring legal cannabis to San Francisco through founding the ReLeaf Dispensary. We have worked with her on various cannabis issues, found her to be very community oriented, and she is an important part of the SF Cannabis Community.

She has teamed up with a Bay Area Cannabis Company, Solful, @solfulca, Peter Dickstein + Eli Melrod, which is an experienced Cannabis operator, having run a Cannabis Dispensary in Sonoma County for a number of years. They have a good reputation for caring about their customers.

Importantly, there are no Cannabis Retail Locations in this part of the Irving Street Retail environment, the Inner Sunset. By approving this application, residents of this

neighborhood would now be able to pick up Cannabis at the same time as shopping for other essential products.

We want to be able to shop near our homes, not drive miles to other parts of the City to do our Cannabis Shopping.

I live in the Haight Ashbury neighborhood, so the proposed Dispensary would be within walking distance of my home, which as a senior, is much better than having to travel miles to get my cannabis medicine.

The Covid-19 Pandemic has shown the absolute need for expansion of Consumer Cannabis locations, so folks can shop near their homes.

Please Support this Cannabis Dispensary Application.

bram

Bram Goodwin  
photographer  
Founder, San Francisco Social Club  
@sfsc415  
415.505.3686  
twitter: @bramgoodwin  
linkedin: bramfoto

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:24:51 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Caitlin McLaughlin <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, November 15, 2021 6:35 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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Please pass this legislation immediately!

Caitlin McLaughlin

[mclaughlin.caitlin@gmail.com](mailto:mclaughlin.caitlin@gmail.com)

San Francisco, California 94131

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:27:24 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Allie Jones <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, November 15, 2021 6:49 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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Please pass this legislation immediately!

Allie Jones

[allieheron@gmail.com](mailto:allieheron@gmail.com)

1705 Octavia St Apt 304

San Francisco, California 94115

**From:** [Eric Martina](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 7:27:13 AM

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Please pass this legislation immediately!

Eric Martina  
[ewm91@outlook.com](mailto:ewm91@outlook.com)

San Francisco, California 94103

**From:** [Sohrab Saeb](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 7:17:59 AM

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Please pass this legislation immediately!

Sohrab Saeb  
sosata866@yahoo.com  
94109  
San Francisco, California 94115



**From:** [Christina Salehi](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 6:53:05 AM

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Please pass this legislation immediately!

Apartment buildings are great! I have lived in apartment buildings in cities on the east and west coasts for almost 15 years, since graduating college. They aren't a dirty word! When thoughtfully designed, they are a joy to live in. They give you a sense of community with your neighbors. They are low maintenance and convenient.

Let's do this and help SF live up to it's high minded ideals that people love it for.

Thanks,  
Christina

Christina Salehi  
[christina.dreibholz@gmail.com](mailto:christina.dreibholz@gmail.com)

San Francisco, California 94109

**From:** [Dmitriy Kernasovskiy](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:16:45 AM

---

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Please pass this legislation immediately!

Dmitriy Kernasovskiy  
dmitriyk@gmail.com

San Francisco, California 94117

**From:** [Joanna Gubman](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:18:31 AM

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Joanna Gubman  
[joanna@yimbyaction.org](mailto:joanna@yimbyaction.org)

San Francisco, California 94114

**From:** [Terrence Watson](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:20:12 AM

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Terrence Watson  
[terryawatson@gmail.com](mailto:terryawatson@gmail.com)

San Francisco, California 94111

**From:** [Stephen Huenneke](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:26:24 AM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
3. Implement an effective anti-displacement strategy
4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Stephen Huenneke  
[stephen.huenneke@gmail.com](mailto:stephen.huenneke@gmail.com)

San Francisco, California 94131

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Legalize Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:22:17 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** David Grey <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Sunday, November 14, 2021 11:08 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Legalize Apartments Everywhere!

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Commission Commission Secretary,

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Please pass this legislation immediately!

David Grey

[dgrey@gmail.com](mailto:dgrey@gmail.com)

San Francisco, California 94127

**From:** [nolongemails@gmail.com](mailto:nolongemails@gmail.com)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 6:15:27 AM

---

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Please pass this legislation immediately!

[nolongemails@gmail.com](mailto:nolongemails@gmail.com)

,



**From:** [William Gunawan](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 6:14:46 AM

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Please pass this legislation immediately!

William Gunawan  
wgunawan.777@gmail.com

Glendora, California 91741

**From:** [Dylan MacDonald](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 5:36:09 AM

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Please pass this legislation immediately!

Dylan MacDonald  
[dylanmac@gmail.com](mailto:dylanmac@gmail.com)

San Francisco, California 94118

**From:** [Karen Wong](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 5:17:29 AM

---

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Karen Wong  
cloudsrest789@gmail.com  
952 Powell Street, Apt. #18  
San Francisco, California 94108

**From:** [Luis Borromeo](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 5:12:09 AM

---

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Please pass this legislation immediately!

Luis Borromeo  
manuelluisb.b@gmail.com

San Francisco, California 94122

**From:** [Eguonor Brubaker](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 2:24:30 AM

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Please pass this legislation immediately!

Eguonor Brubaker  
[egunor\\_abinogun@hotmail.com](mailto:egunor_abinogun@hotmail.com)

San Francisco, California 94117

**From:** [Sandra Ospina](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 2:09:25 AM

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Please pass this legislation immediately!

Sandra Ospina  
[ospina\\_sandra@yahoo.com](mailto:ospina_sandra@yahoo.com)

San Francisco, California 94122

**From:** [Jamie Chong](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 1:23:38 AM

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Please pass this legislation immediately!

Jamie Chong  
[junghiwon@gmail.com](mailto:junghiwon@gmail.com)

San Francisco, California 94118

**From:** [Bruce Halperin](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 12:12:29 AM

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Commission Commission Secretary,

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Please pass this legislation immediately!

Bruce Halperin  
[bhalperin28@gmail.com](mailto:bhalperin28@gmail.com)

San Francisco, California 94123



**From:** [Teri Olle](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 11:40:07 PM

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Please pass this legislation immediately!

Teri Olle  
[teriollesf@gmail.com](mailto:teriollesf@gmail.com)

San Francisco, California 94117

**From:** [Urvi Nagrani](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Please support apartments everywhere!  
**Date:** Sunday, November 14, 2021 10:56:17 PM

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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 Members of the San Francisco Board of Supervisors,

The house I grew up in was controversial at the time. The former landowner split the lot into two parcels, and used prefabricated units stacked on top of each other to make another house. Where once there was a single home, there were two. Some neighbors complained about their lost view, others were worried the small street would be overrun with traffic. Years later they made the same arguments when a house up the street did the same, splitting their lot into 3. In both cases, the neighborhood traffic was barely impacted. But the neighborhood did change. For a year after my family moved into our house, I was born, and had access to great public schools and a community I still cherish.

Our next-door neighbor lived in there until his death, but after he died his home was split into a duplex. Our new neighbor lives in one, and his sister's family in the other. Meanwhile, the home values skyrocket. The small neighborhood I grew up in Los Altos has continued to be inaccessible broadly, but the area near my parent's home where lots were split are where we've seen the community become more diverse, young families start, and opportunities associated with the community become more accessible.

As San Francisco considers whether to allow residential lots to split to allow more homes, I think of the opportunities I've only had based on geography, enabled by someone before my birth deciding "Yes, more people can live here", it enabled my parents to live in an area with great schools for us kids and access to work and opportunities that made the American dream possible for an immigrant family.

I want this for my future neighbors. I think of how I didn't get to ride buses growing up in the suburbs because transit was inaccessible. And it wasn't unless I was going out with a friend in SF that I got to ride muni or take BART. Her experiences living in San Francisco were different than mine, she knew gay families and more immigrants who looked like us. I think of all the joys the city has provided me, the wonderful parks my niece plays in, the conservatory of flowers, the beaches, the restaurants, the playhouses, the walkable neighborhoods - and I want to share it all.

I'm sharing this story of my own experience because when I think about Supervisor Mandelman's legislation to allow 4 units on every residential lot and 6 units on corner lots, I don't think of a faceless policy. I think of people like my parents getting a home in a community

that they're likely going to cherish for the next 30+ years.

That increase in housing could help us be more affordable, accessible, and increase our housing stock to allow more diversity, and that has a real value.

But it also has more value as we think about the future. This summer we saw heatwaves across the entire west coast with temperatures in the 100s, with a notable exception. The microclimates of SF, and the geography of our peninsula meant the waters that surround our 49 square miles also kept us significantly cooler. It allowed the marine layer to come in every night giving us cleaner air when fires raged across the state. That clean air and livable climate is something that will become more scarce as climate change progresses, and those of us in safer and more habitable spaces must make it easier to share it so that fewer Californians need to live in wildfire-urban interface communities that must evacuate during red flag warnings.

Many residents around SF have signs saying refugees welcome here, but we barely have affordable housing for our neighbors who work in our city and commute in every day. We can and must do better. So I urge you to pass Supervisor Mandelman's legislation and to also be aware this must be a first step not a last step. We have a duty to be the welcoming city that so many fall in love with so the next generation can leave their hearts here too.

Best,

Urvi Nagrani

Urvi Nagrani  
theurv@gmail.com

San Francisco, California 94104

**From:** [Courtney Helland](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 10:53:50 PM

---

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

I live in district 7 and I'd like to see more housing, specifically more DENSE housing, built. Dense housing makes neighborhoods feel alive and bustling. I support housing at ALL affordability levels. Please don't make the perfect the enemy of the good.

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

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Please pass this legislation immediately!

Courtney Helland  
courtney.helland@gmail.com

San Francisco, California 94112

**From:** [Brendan Chan](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 10:31:36 PM

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Brendan Chan  
[brendan.chan0608@gmail.com](mailto:brendan.chan0608@gmail.com)

Oakland, California 94612

**From:** [Stephanie Beechem](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 10:29:52 PM

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Commission Commission Secretary,

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As this region's economic hub, the decisions San Francisco makes cascade through communities across the Bay Area (including Oakland, where I live). Satay show that this proposal will help to make San Francisco - and the entire nine county Bay Area - more affordable, accessible, and diverse. It will also send a strong signal to other communities contemplating similar improvements in their housing laws.

Thanks for your consideration!

Stephanie Beechem  
sbeechem@gmail.com  
523 Fairmount Ave  
Oakland, California 94611

**From:** [Zach Klippenstein](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 10:20:46 PM

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Zach Klippenstein  
[zach.klippenstein@gmail.com](mailto:zach.klippenstein@gmail.com)

San Francisco, California 94122

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:17:10 AM  
**Attachments:** [Please support apartments everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
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[Support Legalizing Apartments Everywhere!.msg](#)  
[Please allow people outside the 1% to live in SF.msg](#)  
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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Sarah Rogers <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Sunday, November 14, 2021 6:54 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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Please pass this legislation immediately!

Sarah Rogers

[serogers@gmail.com](mailto:serogers@gmail.com)

San Francisco, California 94110

**From:** [Raghav Sethi](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Please allow people outside the 1% to live in SF  
**Date:** Sunday, November 14, 2021 9:46:40 PM

---

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Dear Board of Supervisors,

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Please pass this legislation immediately!

Raghav Sethi  
[raghavsethi.rs@gmail.com](mailto:raghavsethi.rs@gmail.com)

San Francisco, California 94111

**From:** [Andrew Wang](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 9:17:40 PM

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Please pass this legislation immediately!

Andrew Wang  
azuriel@gmail.com

San Francisco, California 94114

**From:** [Ira Kaplan](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 9:17:04 PM

---

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Ira Kaplan  
[iradkaplan@gmail.com](mailto:iradkaplan@gmail.com)

San Francisco, California 94133

**From:** [Dan Federman](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 9:08:20 PM

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Please pass this legislation immediately!

Dan Federman  
dfed@me.com  
1353 Page St  
San Francisco, California 94117

**From:** [Heidi Moseson](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 8:42:43 PM

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Commission Commission Secretary,

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Heidi Moseson  
[hmoseson@gmail.com](mailto:hmoseson@gmail.com)

San Francisco, California 94116

**From:** [Jonathan Tyburski](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 8:28:09 PM

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4. Create more environmentally-friendly homes and neighborhoods
5. Create good paying jobs

Please pass this legislation immediately!

Jonathan Tyburski  
jtyburski@gmail.com  
1849 Page St  
Arlington, California 94117

**From:** [Dominique Meroux](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 8:02:30 PM

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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 Members of the San Francisco Board of Supervisors,

I'm reaching out to you today to encourage you to support Supervisor Rafael Mandelman's legislation to legalize up to four units on every residential lot, with Planning Department's recommendation to allow up to six units on all corner lots.

This proposal will help to make our city more affordable, accessible, and diverse. Adopting it will:

1. Undo a history of discriminatory zoning
2. Add more housing that is more affordable
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5. Create good paying jobs

Please pass this legislation immediately!

Dominique Meroux  
dmeroux@gmail.com

Belmont, California 94134



**From:** [Nadia Rahman](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 7:48:00 PM

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Commission Commission Secretary,

Dear Planning Commissioners and Members of the San Francisco Board of Supervisors,

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Please pass this legislation immediately!

Nadia Rahman  
nadia.a.rahman@gmail.com  
775 9th Avenue, Apt. B  
San Francisco, California 94118

**From:** [Andrew Morcos](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 7:38:12 PM

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Please pass this legislation immediately!

Andrew Morcos  
[acmorcos@gmail.com](mailto:acmorcos@gmail.com)

San Francisco, California 94114

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Legalizing Apartments Everywhere!  
**Date:** Monday, November 15, 2021 8:13:42 AM  
**Attachments:** [Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Please Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)  
[Support Legalizing Apartments Everywhere!.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** David Broockman <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Sunday, November 14, 2021 5:53 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support Legalizing Apartments Everywhere!

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Commission Commission Secretary,

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Please pass this legislation immediately!

David Broockman

[david.broockman@gmail.com](mailto:david.broockman@gmail.com)

San Francisco, California 94102

**From:** [Andrew Day](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 6:17:13 PM

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Please pass this legislation immediately!

Andrew Day  
aday.nu@gmail.com  
1788 Clay St  
San Francisco, California 94115

**From:** [David Alexander](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 6:14:48 PM

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Please pass this legislation immediately!

David Alexander  
[alexanderdavid415@gmail.com](mailto:alexanderdavid415@gmail.com)

San Francisco, California 94121

**From:** [Taylor Reno](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 6:13:07 PM

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Please pass this legislation immediately!

Taylor Reno  
[taylor.reno@gmail.com](mailto:taylor.reno@gmail.com)

San Francisco, California 94121

**From:** [Phillip Kobernick](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Please Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 6:11:14 PM

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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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Please pass this legislation immediately!

Phillip Kobernick  
phillipkobernick@gmail.com  
3946 26th st, Cottage in back  
San Francisco, California 94131



**From:** [Nanditha Ramachandran](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 6:06:28 PM

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Please pass this legislation immediately!

Nanditha Ramachandran  
[nkramachandran@gmail.com](mailto:nkramachandran@gmail.com)

San Francisco, California 94117

**From:** [Raul Maldonado](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 5:55:58 PM

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Please pass this legislation immediately!

Raul Maldonado  
rmaldonadocloud@gmail.com

San Francisco, California 94132

**From:** [Mahdi Salmani Rahimi](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Support Legalizing Apartments Everywhere!  
**Date:** Sunday, November 14, 2021 5:55:29 PM

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Please pass this legislation immediately!

Mahdi Salmani Rahimi  
m.s.rahimi@gmail.com  
521 Ellsworth St  
San Francisco, California 94110

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for November 18, 2021  
**Date:** Friday, November 12, 2021 3:48:53 PM  
**Attachments:** [20211118\\_cal.pdf](#)  
[20211118\\_cal.docx](#)  
[CPC Hearing Results 2021.docx](#)  
[Advance Calendar - 20211118.xlsx](#)

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Commissioners,  
Attached are your Calendars for November 18, 2021.

For those who have hard copies delivered, my Office received the updated case report for 17<sup>th</sup> Street late. Therefore, it is being mailed to you today. As always, it is available electronically via hyperlinks from the Agenda or our webpage.

Enjoy the weekend,

**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](http://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: 21030**

**NEXT DISCRETIONARY REVIEW ACTION No: 764**

DRA = Discretionary Review Action; M = Motion; R = Resolution

## November 4, 2021 Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2020-007481CUA	<b>5367 Diamond Heights Boulevard (1900 Diamond Street)</b>	Pantoja	Continued to December 2, 2021	<b>+7 -0</b>
	2021-000215CUA	<b>400 Hyde Street</b>	Hoagland	Continued to December 9, 2021	<b>+7 -0</b>
	2019-020031CUA	<b>2867 San Bruno Ave (Aka 90-98 Woolsey Street)</b>	Durandet	Continued Indefinitely	<b>+7 -0</b>
	2019-020031VAR	<b>2867 San Bruno Ave (Aka 90-98 Woolsey Street)</b>	Durandet	Continued Indefinitely	
	2017-015678CUA	<b>425 Broadway</b>	Asbagh	Continued to December 2, 2021	<b>+7 -0</b>
	2021-005183CUA	<b>2040 Chestnut Street</b>	Jimenez	Continued to January 20, 2022	<b>+7 -0</b>
		<b>Draft Minutes for October 21, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
M-21029	2021-009977CRV	<b>Remote Hearings</b>	Ionin	Adopted	<b>+7 -0</b>
	2018-004217GPA	<b>Overview of General Plan Amendments</b>	Rodgers	Reviewed and Commented	
M-21025	2019-0119440FA	<b>660 03<sup>rd</sup> Street</b>	Westhoff	Approved with Conditions	<b>+7 -0</b>
	2019-011944VAR	<b>660 03<sup>rd</sup> Street</b>	Westhoff	ZA Closed the PH and indicated an intent to Grant	
M-21026	2021-000209CUA	<b>733 Treat Avenue</b>	Samonsky	Approved with Conditions	<b>+7 -0</b>
M-21027	2018-007380CUA	<b>1320 Washington Street</b>	Perry	Approved with Conditions as amended setting the roof deck and planters back five feet on all sides.	<b>+6 -1 (Fung against)</b>
	2018-007380VAR	<b>1320 Washington Street</b>	Perry	ZA closed the PH and indicated an intent to Grant.	
M-21028	2016-013012CUA	<b>478-484 Haight Street</b>	May	Approved with Conditions	<b>+5 -2 (Imperial, Moore against)</b>
DRA-763	2018-003779DRP-02	<b>619 22<sup>nd</sup> Avenue</b>	Winslow	No DR	<b>+7 -0</b>

# SAN FRANCISCO PLANNING COMMISSION



## Notice of Hearing & Agenda

Remote Hearing  
via video and teleconferencing

**Thursday, November 18, 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](mailto: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 [sotf@sfgov.org](mailto:sotf@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](http://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](mailto: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](mailto: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 Pagpaplan. 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](mailto: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 015 1738*

*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.

1. 2019-022510CRV (B. HICKS: (628) 652-7528)  
240-250 CHURCH STREET – west side between Market Street and 15<sup>th</sup> Street; Lot 003 of Assessor’s Block 3543 (District 8) – Request for **Adoption of Findings Related to State Density Bonus** pursuant to Planning Code Section 206.6 to allow the demolition of a one-story limited restaurant (dba Thoroughbread Bakery) and construction of a seven-story, 74 feet 11 inches tall mixed-use building (measuring 28,974 gross square feet) with 24 dwelling units and a ground floor commercial space (dba Thoroughbread Bakery) with rear outdoor activity area within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and the 40-X Height and Bulk District. The Project seeks a waiver from the height limit (Section 250) pursuant to the State Density Bonus Law. 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 December 2, 2021)**
2. 2016-000302DRP (D. WINSLOW: (628) 652-7335)  
460 VALLEJO STREET – north side between Kearny and Montgomery Streets; Lot 020 in Assessor’s Block 0133 (District 3) – Request for **Discretionary Review** of Building Permit no. 2019.0402.6906 for extensive interior alteration of the existing two (2) dwelling unit residence, building recladding removing stucco and replacing with wood siding, and an approximately one (1)-foot increase of the rear yard roof height to allow for the creation of a furnished roof deck above. Permit is submitted in partial abatement of Enforcement Case No. 2018-001495ENF for Planning Code violations for work without a permit. Current permit application legalizes building expansion at the rear, proposed fence less than ten (10)-feet high at rear yard, lightwell infills, a 100 square foot garden shed in rear yard, and restoration of roof deck to twelve (12)-foot front yard setback 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: Take Discretionary Review and Approve*  
(Continued from Regular hearing on September 30, 2021)  
**(Proposed for Continuance to January 13, 2022)**
3. 2019-022419DRP (D. WINSLOW: (628) 652-7335)  
312 UTAH STREET – west side between 16th and 17th Streets; 001A in Assessor’s Block 3961 (District 10) - Request for **Discretionary Review** of Building Permit 2019.1121.7856 to construct a new four-story over basement, three-unit residential building 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: Take Discretionary Review and Approve with Modifications*  
**(Proposed for Continuance to January 20, 2022)**

4. [2019-014461CUA](#) (C. ENCHILL: (628) 652-7551)  
[1324-1326 POWELL STREET](#) – east side between Fisher Alley and Pacific Avenue; Lot 014A in Assessor’s Block 0160 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Section 254 and 303 to allow construction over 35 feet in height for a project that would construct a new eight-story, 84-ft 5-in tall, mixed-use building (approximately 27,160 square feet) with 24 dwelling units and making findings of eligibility for the individually requested State Density Bonus. The project would utilize the State Density Bonus law (California Government Code Sections 65915-65918) and receive four waivers for: site coverage (Planning Code Sec. 134.1), dwelling unit exposure (Planning Code Sec. 140), height limit (Planning Code Sec. 260), and bulk limits (Planning Code Sec. 270) requirements of the planning code. The project site is located within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District, Chinatown Planning Area, and 65-N 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 30, 2021)  
**(Proposed for Indefinite Continuance)**

5. 2021-003142CUA (M. GIACOMUCCI: (628) 652-7414)  
[333 FREMONT STREET](#) – north side between Folsom and Harrison Streets; Lot 331 in Assessor’s Block 3747 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 827, to install a new Macro Wireless Telecommunications Services Facility (for AT&T Mobility) at the rooftop of an existing residential building consisting of installation of twelve (12) panel antennas in four (4) sectors, and ancillary equipment as part of the AT&T Mobility Telecommunications Network. The subject property is located within the RH DTR (Rincon Hill Downtown Residential) Zoning District and 85/250-R 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 August 26, 2021)  
**WITHDRAWN**

## B. COMMISSION MATTERS

6. Consideration of Adoption:
- [Draft Minutes for October 28, 2021](#)
  - [Draft Minutes for November 4, 2021](#)
7. 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

8. Director's Announcements
9. 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.

10. [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.  
*Preliminary Recommendation: Approve with modifications*  
(Continued from Regular hearing on October 28, 2021)
11. [2021-010762PCA](#) (A. MERLONE: (628) 652-7534)  
FOUR-UNIT DENSITY EXCEPTION FOR RESIDENTIAL DISTRICTS [BOARD FILE NO. 210866] – **Planning Code Amendment** – Ordinance amending the Planning Code to provide a density limit exception to permit up to four dwelling units per lot 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 necessity, convenience, and welfare under Planning Code, Section 302.

*Preliminary Recommendation: Approve with modifications*

12. [2019-023037ENVGPA](#) (M. SNYDER: (628) 652-7460)  
WATERFRONT PLAN UPDATE – Informational Presentation - This presentation is to provide an overview of the 2019 Draft Waterfront Plan (2019 Waterfront Plan). The 2019 Waterfront Plan would update and amend the 1997 Waterfront Land Use Plan, which sets long-term goals and policies to guide the use, management, and improvement of 7.5 miles and 800 acres of properties owned and managed by the Port, from Fisherman’s Wharf to India Basin.  
*Preliminary Recommendation: None – Informational*
13. [2017-012086ENV](#) (J. DELUMO: (628) 652-7568)  
770 WOOLSEY STREET – Certification of the **Final Environmental Impact Report (EIR)** – The project site is located on the block bounded by Wayland Street to the north, Hamilton Street to the east, Woolsey Street to the south, and Bowdoin Street to the west (Assessor’s Block 6055, Lot 001). The proposed project would demolish the existing structures on the project site, including 18 greenhouses and associated agricultural accessory structures. The proposed project would construct 62 residential units, comprised of 31 residential duplexes, and 62 vehicle parking spaces accessed via 31 new curb cuts. The proposed residential buildings would be up to 35 feet in height. Of the 62 total units, 12 would be affordable housing units. The proposed project would also include an approximately 0.39-acre publicly accessible open space (which would include two rebuilt greenhouses), approximately 11,200 square feet of common open space for residents only, and approximately 14,900 square feet of private open space for residents. The project would regrade the project site, improve the right-of-way along the street frontages, and include new utility infrastructure. The project site is located within a RH-1 (Residential House, One Family) Zoning District and 40-X Height and Bulk District.  
**Note: The public hearing on the draft EIR is closed. The public comment period for the draft EIR ended on August 9, 2021. Public comment will be received when the item is called during the hearing. However, comments submitted may not be included in the Final EIR.**  
*Preliminary Recommendation: Certify*
- 14a. [2017-012086ENV](#) (K. DURANDET: (628) 652-7315)  
770 WOOLSEY STREET - north side bounded by Hamilton, Bowdoin and Wayland Streets, Lot 001 of Assessor’s Block 6055 (District 9) – Request for **Adoption of Findings and Adoption of Statement of Overriding Considerations under the California Environmental Quality Act (CEQA)** for the 770 Woolsey Street Project, which would demolish the existing structures on the project site, including 18 greenhouses and associated agricultural accessory structures and construct 62 residential units, comprised of 31 residential duplexes, and 62 vehicle parking spaces accessed via 31 new curb cuts. The proposed residential buildings would be up to 35 feet in height. Of the 62 total units, 12 would be affordable housing units. The proposed project would also include an approximately 0.39-acre publicly accessible open space (which would include two rebuilt greenhouses), approximately 11,200 square feet of common open space for residents only, and approximately 14,900 square feet of private open space for residents. The project would regrade the project site, improve the right-of-way along the street frontages, and include

new utility infrastructure. The project site is located within a RH-1 (Residential House, One Family) Zoning District and 40-X Height and Bulk District.

*Preliminary Recommendation: Adopt Findings and Statement of Overriding Considerations under the California Environmental Quality Act.*

- 14b. [2017-012086CUA](#) (K DURANDET: (628) 652-7315)  
770 WOOLSEY STREET – north side bounded by Hamilton, Bowdoin and Wyland Streets, Lot 001 of Assessor's Block 6055 (District 9) – Request for **Conditional Use Authorization** for a Planned Unit Development to maximize residential density on the Site. The Project approvals include the following: 1) Request for Conditional Use Authorization (Sections 209.1, 303 and 304); 2) Request for modifications under the Planned Unit Development for lot width (Section 121), rear yard (Section 134), street frontage (Section 144), car share (Section 166); and 3) Adoption of Findings and Adoption of Statement of Overriding Considerations under the California Environmental Quality Act (CEQA). The project is located within a RH-1 (Residential House-Single Family) Zoning District and 40-X Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*
15. [2019-022830AHB](#) (C. MAY: (628) 652-7359)  
3055 CLEMENT STREET – southeast corner of Clement Street and 32nd Avenue, Lot 043 of Assessor's Block 1463 (District 1) – Request for **HOME-SF Project Authorization**, pursuant to Planning Code Sections 206.3, 328, and 710, to allow the construction of a six-story, 62-foot tall residential building containing seven dwelling units totaling approximately 10,562 square feet above approximately 614 square feet of ground floor commercial space within a NC-1 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*
16. [2019-013276ENX](#) (X. LIANG: (628) 652-7316)  
560 BRANNAN STREET – north side Brannan Street between 4<sup>th</sup> and 5<sup>th</sup> Streets; Lot 044 of Assessor's Block 3777 (District 6) – Request for **Large Project Authorization** (LPA), pursuant to Planning Code Section 329, to permit a new construction greater than 50,000 gross square feet in the Central SoMa Special Use District (SUD) and Findings under the Individually Requested State Density Bonus Program, pursuant to Planning Code Section 206.6 and California Government Code Section 65915, to achieve a 35% density bonus thereby maximizing residential density on the site and includes waivers from: Setback and Streetwall (Section 132.4), Residential Open Space (Sections 135 and 823), Permitted Obstruction (Section 136), Dwelling Unit Exposure (Sections 140 and 249.78), PDR Replacement (Sections 202.8 and 249.78), Lot Coverage (Section 249.78), Height (Section 260), and Narrow Street (Section 261.1), as well as Incentives/Concessions for: Living Roof (Sections 149 and 249.78) and Ground Floor Ceiling Height (Sections 145.1 and 249.78), within a MUG (Mixed Use General) Zoning District, Central SoMa SUD (Special Use District), and 130-CS and 45-X Height and Bulk Districts. The Project includes demolition of a two-story, 15,672 square-foot PDR building and construction of a nine-story, mixed-use building with approximately 80,520 square feet of residential use for a total of 120 units, 5,745 square feet of ground floor PDR use, 107 Class 1 and 8 Class 2 bicycle parking spaces. 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*

17. [2019-005907CUA](#) (K. GUY: (628) 652-7325)  
1151 WASHINGTON STREET – south side between Taylor and Mason Streets; Lot 025 in Assessor's Block 0213 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 303 to allow the alteration of an existing residential building in a manner that does not maximize the principally permitted residential density and that would increase the size of an existing dwelling unit greater than 2,000 square feet within a RM-3 (Residential – Mixed, Medium Density) Zoning District and 65-A Height and Bulk District. The project proposes a rear addition to the existing 3,050 square foot dwelling unit at the basement, first, and second floors, as well as a partially enclosed roof deck reaching a height of 40 feet, resulting in an approximately 5,200 square foot residence. 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: Disapprove*
- 18a. [2019-013808CUA](#) (J. HORN: (628) 652-7366)  
4300 17<sup>TH</sup> STREET – northwest corner of Ord Street; Lot 014A in Assessor's Block 2626 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.77 and 303, to construct a 3,128 square-foot, three-story two-family dwelling on a new lot created through a subdivision of the existing 3,916- square-foot (36' x 81') corner lot. An existing three-story two-family dwelling (4300 17<sup>th</sup> Street) is located on the remaining 1,458 square feet of the original lot and the project proposes to add an Accessory Dwelling Unit at the ground floor. The project is within a RH-2 (Residential House, Two-Family) Zoning District, Corona Heights Large Residence SUD (Special Use District) (PC Section 249.77), 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 October 14, 2021)  
**Note: On November 19, 2020, after hearing and closing public comment, continued indefinitely by a vote of +7 -0; On September 2, 2021, without hearing and closing public comment, continued to October 14, 2021 by a vote of +6 -0; On October 14, 2021, without hearing and closing public comment, continued to November 18, 2021 by a vote of +4 -2 with Imperial and Moore against.**
- 18b. [2019-013808VAR](#) (J. HORN: (628) 652-7366)  
4300 17<sup>TH</sup> STREET – northwest corner of Ord Street; Lot 014A in Assessor's Block 2626 (District 8) – Request for **Variance** from the Planning Code Sections 121 (lot size) and 134 (rear yard). The subject property is located within a RH-2 (Residential – House, Two Family) Zoning District, Corona Heights Large Residence SUD (Special Use District) and 40-X Height and Bulk District.  
(Continued from Regular hearing on October 14, 2021)
19. [2021-003400CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
900 IRVING STREET – north side between 10<sup>th</sup> and 11<sup>th</sup> Streets; Lot 018 in Assessor's Block 1740 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 730, 202.2(a)(5), and 303 to establish a Cannabis Retail use on the first floor and associated storage space at the basement (approximately 2,600 square feet) within the

Inner Sunset NCD (Neighborhood Commercial District) 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*

20. [2021-006602CUA](#) (L. AJELLO: (628) 652-7353)  
1881-1885 LOMBARD STREET – south side between Buchanan and Laguna Streets, Lot 024 of Assessor’s Block 0507 (District 2) – request for Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 303, and 712, to establish an approximately 840 square-foot Cannabis Retail Use (d.b.a. Marina Greens) on the ground floor with 840 square-feet of ancillary office use on the second floor within an existing two-story commercial building. The subject property is located within a NC-3 (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. The Project includes a request for authorization of an on-site smoking / vaporizing lounge. 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*

## 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.

21. [2020-009358DRP](#) (D. WINSLOW: (628) 652-7335)  
2605 POST STREET – south side between Presidio and Lyon Streets; 021 in Assessor’s Block 1082 (District 2) - Request for **Discretionary Review** of Building Permit 2020.0924.4924 to construct a third-floor vertical addition set back 5 feet from the front of the building with and a new third floor balcony at the front. The project also proposes the partial repair and expansion of the existing rear deck to the existing single-family home within a RH-3 (Residential House, Three Family) Zoning District and 40-X Height and Bulk District. The addition would increase the size of the dwelling from approximately 2,934 square feet to 4,196 square feet. 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](http://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, 14<sup>th</sup> 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](mailto: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, 14<sup>th</sup> 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.

<b>Case Type</b>	<b>Case Suffix</b>	<b>Appeal Period*</b>	<b>Appeal Body</b>
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](mailto: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](http://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

4:07 PM 11/12/2021



**To:** Planning Commission  
**From:** Jonas P. Ionin, Director of Commission Affairs  
**Re:** Advance Calendar

*All items and dates are tentative and subject to change.*

November 18, 2021 - CLOSED			
Case No.			Planner
2019-022510CRV	<b>240-250 Church Street</b>	to: 12/2 <i>State Density Bonus, new construction of a 7-story, 24 unit mixed-use building</i>	Hicks
2016-000302DRP	<b>460 Vallejo Street</b>	fr: 9/30 <i>Public-Initiated DR</i>	Winslow
2019-022419DRP	<b>312 Utah Street</b>	to: 1/13 <i>Public-Initiated DR</i>	Winslow
2019-014461CUA	<b>1324-1326 Powell Street</b>	fr: 9/30 <i>State Density Bonus new construction of 8-story, 24 unit</i>	Enchill
2021-003142CUA	<b>333 Fremont Street</b>	to: Indefinite <i>Wireless CUA</i>	Giacomucci
2020-003971PCA	<b>Dwelling Unit Density Exception for Corner Lots in RHD's</b>	fr: 8/26 <i>Planning Code Amendment</i>	Merlone
2021-010762PCA	<b>Four-Unit Density Exception for Residential Districts</b>	fr: 9/23; 10/28 <i>Planning Code Amendment</i>	Merlone
2019-023037ENVGPA	<b>Waterfront Plan Update</b>	<i>Informational</i>	Snyder
2017-012086ENV	<b>770 Woolsey Street</b>	<i>FEIR</i>	Delumo
2017-012086CUA	<b>770 Woolsey Street</b>	<i>Conditional Use Authorization for a Planned Unit Development</i>	Durandet
2019-022830AHB	<b>3055 Clement St</b>	<i>HOME-SF project</i>	May
2019-013276ENX	<b>560 Brannan Street</b>	<i>Demo new construction of 120 units using SDB</i>	Liang
2019-005907CUA	<b>1151 Washington Street</b>	fr: 10/21 <i>CU for residential expansion &gt; 2,000 sf without adding density</i>	Guy
2019-013808CUAVAR	<b>4300 17th Street</b>	fr: 9/2; 10/14 <i>New Construction is Corona Heights SUD</i>	Horn
2021-003400CUA	<b>1285 10th Ave / 900 Irving St</b>	<i>ground floor cannabis retail use</i>	Agnihotri
2021-006602CUA	<b>1881-1885 Lombard St</b>	<i>Cannabis Retail use with on-site consumption lounge</i>	Ajello
2020-009358DRP	<b>2605 Post Street</b>	<i>Public-Initiated DR</i>	Winslow

November 25, 2021 - CANCELED			
Case No.			Planner

## December 2, 2021

# CPC ADVANCE CALENDAR

4:07 PM 11/12/2021

Case No.		Planner
	<b>Remote Hearing</b>	Lynch
	<i>Resolution Adoption</i>	
2020-008417CWP	<b>Economic Recovery and Work Spaces</b>	Pappas
	<i>Informational</i>	
2019-020115ENV	<b>SFPUC Ocean Beach Climate Change Adaptation Project</b>	Moore
	<i>Informational</i>	
2019-022510CRV	<b>240-250 Church Street</b>	fr: 11/18 Hicks
	<i>State Density Bonus</i>	
2018-009812CUA	<b>1268 17th Avenue</b>	fr: 10/21 Dito
	<i>PCS 317 to demolish SFD at rear of lot, add two dwelling units</i>	
2016-005365CUA	<b>230 Anza Street</b>	fr: 10/21 Young
	<i>tantamount to demolition</i>	
2020-008133CUA	<b>228 Vicksburg St</b>	Horn
	<i>Demo SFR and Construct 2-unit dwelling</i>	
2018-015061CUA	<b>1016 Pierce Street</b>	Ajello
	<i>legalize 2-unit DUM and create new ADU</i>	
2017-015678CUA	<b>425 Broadway</b>	fr: 10/7; 10/14; 11/4 Asbaugh
	<i>TBD</i>	
2020-007481CUA	<b>5367 Diamond Heights Blvd. (1900 Diamond St.)</b>	fr: 8/26; 10/14; 10/28 Pantoja
	<i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>	
2021-001219DRM	<b>1228 Funston Street</b>	fr: 10/28 Winslow
	<i>Mandatory DR</i>	
<b>December 9, 2021</b>		
Case No.		Planner
2021-009720CUA	<b>556 Hayes Street</b>	CONSENT Hoagland
	<i>CUA for "liquor store" (dba True Sake) to relocate to a new tenant space</i>	
	<b>Automotive Uses; Housing Density</b>	Flores
	<i>Planning Code Amendment</i>	
	<b>Group Housing</b>	Grob
	<i>Informational</i>	
2019-020611CUAVAR	<b>5114-5116 3rd Street</b>	fr: 6/17; 7/8; 9/23; 10 Sucre
	<i>illegal demolition of a legal dwelling unit</i>	
2018-015983CUAVAR	<b>136 Delmar St.</b>	fr: 8/26; 10/21; 11/4 Hoagland
	<i>Demo SFR and construct 2-unit dwelling</i>	
2020-009146CUA	<b>247 Upper Terrace</b>	fr: 10/28 Horn
	<i>New construction of 2-unit dwelling within Corona Heights SUD</i>	
2021-010715CRV	<b>1201 Sutter Street</b>	Foster
	<i>Change in Section 415 Compliance</i>	
2021-000215CUA	<b>400 Hyde St.</b>	fr: 11/4 Hoagland
	<i>new telecom facility</i>	
2021-006098CUA	<b>1358 South Van Ness Avenue</b>	Christensen
	<i>Demo SFR and construct new 8-unit building</i>	
2021-004141DRP	<b>2000 Oakdale Avenue</b>	Christensen
	<i>Install cannabis store/office space in existing first floor office space.</i>	
2017-013947DRP	<b>310 Green St</b>	Winslow
	<i>Public-Initiated DR</i>	

# CPC ADVANCE CALENDAR

4:07 PM 11/12/2021

December 16, 2021 - Joint with Health			
Case No.			Planner
	CPMC		Purl
	<i>Informational Update</i>		

December 16, 2021			
Case No.			Planner
2021-006276CUA	<b>2034 Mission Street</b>	CONSENT	Wu
	<i>Converting a Limited Restaurant Use to a Restaurant</i>		
2021-009791CUA	<b>1501C Sloat Boulevard</b>	CONSENT	Cisneros
	<i>Formula Retail – Change from Sprint to T-Mobile in Lakeshore Plaza</i>		
2021-001275CUA	<b>5098 Mission Street</b>	CONSENT	Balba
	<i>Formula Retail</i>		
2020-008183CUA	<b>2100 Chestnut</b>	CONSENT	Young
	<i>Formula Retail Use (d.b.a. Wells Fargo Bank)</i>		
	<b>2022 Hearing Schedule</b>		Ionin
	<i>Adoption</i>		
2021-010875PCA	<b>Bars in the Castro Street Neighborhood Commercial District</b>		Merlone
	<i>Planning Code Amendment</i>		
2018-000983OTH	<b>San Francisco Commercial Strategies</b>		Nickolopoulos
	<i>Informational</i>		
2015-005983CUAVAR	<b>850 Bush Street</b>		Foster
	<i>CUA for height above 50 feet in RC Zoning District</i>		
2021-003601CUA	<b>724 Head Street</b>		Pantoja
	<i>CUA for the creation of five or more bedrooms within the Oceanview Large Residence SUD</i>		
2019-017009DRP	<b>616 Belvedere Street</b>		Winslow
	<i>Public-Initiated DR</i>		
2019-022661DRP	<b>628 Shotwell Street</b>		Feeney
	<i>Public-Initiated DR</i>		

December 23, 2021 - CANCELED			
Case No.			Planner

December 30, 2021 - CANCELED			
Case No.			Planner

January 6, 2022			
Case No.			Planner
	<b>Remote Hearing</b>		Lynch
	<i>Resolution Adoption</i>		
2019-020115ENV	<b>SFPUC Ocean Beach Climate Change Adaptation Project</b>		Moore
	<i>DEIR</i>		
2021-002530CUA	<b>2740 McAllister Street</b>		Dito
	<i>Legalize demo of SFD, construct 3FD</i>		
2021-010563DRP	<b>192-196 Laidley Street</b>		Winslow
	<i>Public-Initiated DR</i>		
2016-008167DRP	<b>65 Normandie Terrace</b>		Winslow

# CPC ADVANCE CALENDAR

4:07 PM 11/12/2021

*Public-Initiated DR*

January 13, 2022		
Case No.		Planner
2020-004398PRJ	<b>SFO Shoreline Protection Program</b> <i>Informational</i>	Li
2018-013597ENV	<b>Portsmouth Square Improvement Project</b> <i>EIR Certification</i>	Calpin
2018-013451PRJ	<b>2135 Market Street</b> <i>State Density Bonus new construction of 9-story, 36 unit mixed use building</i>	Horn
2016-000302DRP	<b>460 Vallejo Street</b> fr: 9/30; 11/18 <i>Public-Initiated DR</i>	Winslow
2021-000997DRP	<b>801 Corbett Avenue</b> <i>Public-Initiated DR</i>	Winslow
2021-000182DRP	<b>140 20th Avenue</b> <i>Public-Initiated DR</i>	Winslow

January 20, 2022		
Case No.		Planner
2021-005183CUA	<b>2040 Chestnut Street</b> fr: 11/4 <i>formula retail use establishment (dba Sweetgreen)</i>	Jimenez
2019-022419DRP	<b>312 Utah Street</b> fr: 11/18 <i>Public-Initiated DR</i>	Winslow
2021-000607DRP	<b>525 Leavenworth Street</b> <i>Public-Initiated DR</i>	Winslow

January 27, 2022		
Case No.		Planner
2018-014727AHB	<b>921 O'Farrell Street</b> <i>AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail</i>	Hoagland
2017-013784CUA	<b>2976 Mission Street</b> <i>demolish the existing construct a six-story, mixed use building</i>	Giacomucci
2021-001544DRP-02	<b>877 Carolina Street</b> <i>Public-Initiated DR</i>	Greenan
2021-004987DRP	<b>2760 Divisadero Street</b> <i>Public-Initiated DR</i>	Winslow

February 3, 2022		
Case No.		Planner

February 10, 2022		
Case No.		Planner

February 17, 2022		
Case No.		Planner

February 24, 2022		
Case No.		Planner

**March 3, 2022**

Case No.

Planner

**March 10, 2022**

Case No.

Planner

**March 17, 2022**

Case No.

Planner

**March 24, 2022**

Case No.

Planner

2005.0759CUAENXOFA **725-765 Harrison Street**

Liang

VAR-02 *Revised LPA and Variance to include 759 Harrison, UDU demolition, and updated office allocation)*



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1324 Powell  
**Date:** Friday, November 12, 2021 10:41:27 AM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image001.png](#)

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### Commission Affairs

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[San Francisco Property Information Map](#)

---

**From:** Low, Allan E. (Perkins Coie) <ALow@perkinscoie.com>  
**Sent:** Thursday, November 11, 2021 9:33 PM  
**To:** Daniel Frattin <dfrattin@reubenlaw.com>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Enchill, Charles (CPC) <charles.enchill@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; Matthias Mormino <matthias.mormino@chinatowncdc.org>; Maggie Dong <maggie.dong@chinatowncdc.org>  
**Subject:** RE: 1324 Powell

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

Jonas,

As counsel for Chinatown Community Development Center, CCDC joins in this request for an indefinite continuance.

Thank you,

Allan

**Allan Low | Perkins Coie LLP**

**PARTNER**  
505 Howard Street Suite 1000  
San Francisco, CA 94105  
D. +1.415.344.7008  
F. +1.415.344.7208  
E. [ALow@perkinscoie.com](mailto:ALow@perkinscoie.com)



---

**From:** Daniel Frattin <[dfrattin@reubenlaw.com](mailto:dfrattin@reubenlaw.com)>  
**Sent:** Thursday, November 11, 2021 2:06 PM  
**To:** [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org); [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
**Cc:** Enchill, Charles (CPC) <[charles.enchill@sfgov.org](mailto:charles.enchill@sfgov.org)>; Claudine Asbagh <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>; Low, Allan E. (SFO) <[ALow@perkinscoie.com](mailto:ALow@perkinscoie.com)>; Matthias Mormino <[matthias.mormino@chinatowncdc.org](mailto:matthias.mormino@chinatowncdc.org)>; Maggie Dong <[maggie.dong@chinatowncdc.org](mailto:maggie.dong@chinatowncdc.org)>  
**Subject:** 1324 Powell

Jonas – On behalf of the project sponsor, I am requesting an indefinite continuance of this project, while we work on revisions that will reduce the height of the building and continue to engage in discussions with members of the community. As well, due to a death in the family, the project sponsor will not be available for next week’s hearing. Thanks, and please feel free to call me on the cell with any questions.

## **REUBEN, JUNIUS & ROSE, LLP**

**Daniel A. Frattin, Managing Partner**

T. (415) 567-9000

C. (415) 517-9395

[dfrattin@reubenlaw.com](mailto:dfrattin@reubenlaw.com)

[www.reubenlaw.com](http://www.reubenlaw.com)

**SF Office:**

*One Bush Street, Suite 600*

**San Francisco, CA 94104**

**Oakland Office:**

*492 9<sup>th</sup> Street, Suite 200*

**Oakland, CA 94607**



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To: Members of the Land Use and Transportation Committee  
From: Georgia Schuttish  
Date: November 8, 2021 Hearing on Housing Our Workers  
Re: **SPECULATION**

Dear Supervisors Melgar, Peskin, Preston and Mar:

In a separate email I sent to your staff and Ms. Major, there are five photos of a speculative project in Noe Valley that illustrates a piece of the problem the Land Use and Transportation Committee is grappling with at this hearing.

It may be a small piece, even an arcane piece of the problem of affordability and speculation and the commodification of housing, but it has a ripple affect, not only in Noe Valley but in other neighborhoods throughout the City.

This piece involves Planning Code Section 317 which has been the subject of legislative attempts to “fix”. However there is an easy “fix” already in the Planning Code that the Planning Commission can do. That “fix” is to adjust the Demolition Calculations per Planning Code Section 317 (b)(2)(D)

The Demo Calcs should have been adjusted at least once, if not twice since they were approved in 2008.

In fact in March 2009, Planning Staff said at a public hearing that they would return in a “*couple of months*” to make adjustments to “...*the thresholds for alteration projects that are Tantamount to Demolitions.*” (This hearing can be viewed on SFGOVTV, Item No. 9 on March 26, 2009).

These “*thresholds*” that Planning Staff wanted to adjust back in 2009 are the Demolition Calculations in Section 317 (b)(2)(B) and Section 317 (b)(2)(C) that are intended to allow alterations and prevent demolitions of sound housing.

But unfortunately this adjustment of the Demo Calcs never happened.

The intent of Section 317 Demolition Calculations was to allow for simple alterations or reasonable remodels of homes in the RH neighborhoods. This Code Section was created to respond to an abuse of the system that had been going on for years, where small permits could turn into full blown demolitions.

It was a quantitative way to measure the work to be done on an existing house and preserve sound housing, because existing sound housing is considered more affordable per the General Plan and by many if not most housing experts.

However what has happened over the past ten years is that the unadjusted Demo Calcs have been a loophole that allowed speculators to fundamentally demolish and flip housing without proper scrutiny by Planning Staff, the Planning Commission, the Board of Supervisors and the Public.

In Noe Valley alone since 2014 there have been *at least* 39 speculative projects that should have been reviewed as demolitions for a total increase of over \$150 million for all of the 39 projects, with an average sales increase of \$3.9 million for each of the “flipped” projects. This is a problem.

In 2015 at the urging of former Planning Commissioner Dennis Richards, five other completed Noe Valley projects were re-reviewed. Apparently Staff found that at least 40% of the projects in the sample were really demolitions.

But even still the Demo Calcs were not adjusted.

The five photos in the separate email sent to Ms. Major show a project that common sense may say is a demolition, but it is a City approved alteration.

**Here are some of the details of this project:**

1. In 2012 this house in **Photo #1** was purchased by an LLC for **\$1.26 million**.
2. Soon after this 2012 sale a Permit Application was filed. **Photo #4** shows the rendering which was attached to the approved CatEx uploaded to the SFPIIM. However, there are no Demo Calcs published on the SFPIIM for this project. What the SFPIIM does say in describing the project is the following: *“Remodel of residence to include horizontal rear addition and vertical addition. Add contemporary facade to building.”*
3. **Photos #2 and #3** are from 2013 and 2014 showing the construction. These photos are from Google Earth. Photo #2 is particularly stark and telling.
4. **Photo #5** shows the project upon completion in 2015 when it was flipped and sold for **\$4.85 million**. The project just sold again in October 2021 for **\$6.1 million**.
5. The house in **Photo #1** was originally a modest home prior to the 2012 sale. Mid 20th Century houses like this were “starter homes” even in Noe Valley and worthy of preservation per the policies in the Housing Element. The 2012 asking price of this house was \$200,000 lower than the ultimate 2012 sales price paid by the LLC...the start of the speculation and the commodification of this house.

The Demo Calcs had been in the Code for over three years in 2012 at the time of the spec sale of this house. The Demo Calcs were intended to allow for reasonable remodels, to prevent demolitions, yet they had never been adjusted by the Planning Commission even after Staff's March 26, 2009 testimony.

Meanwhile houses like the house in the photos became speculative projects and part of the explosion in housing costs in Noe Valley and what Planning Staff has now described in their recent report on the proposed Large Residence Ordinance as *"...an epicenter for the de-facto demolition of modestly sized homes and expansion/construction of significantly larger homes...."* .

And it should be added they are also: *significantly more expensive homes that are speculative projects that further commodify housing.*

While I live and have observed this problem in Noe Valley, I have seen scattered examples around the City of projects in other neighborhoods, in the Mission, Laurel Village, the Sunset and even Pacific Heights, that appear to have taken advantage of the fact the Demo Calcs *have never been adjusted.*

As said at the beginning of this letter, this is a small, arcane piece of the housing problem, but one that ripples out within Noe Valley and across the City. And one that should be "fixed" by adjusting the Demo Calcs as was intended when the Section 317 legislation was approved by the City.

The intent to preserve sound housing is written in the Findings which is Section 317 (a) and in Section 317(b)(2)(D) itself. It is something that can be done to try and "fix" the problem of speculation and of the commodification of housing.

Here is the language of Planning Code Section 317 (b)(2)(D):

*"The Planning Commission may reduce the above numerical elements of the criteria in Subsection (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 this Section 317 to conserve existing sound housing and preserve affordable housing."*

If the Planning Commission cannot see their way to effectuate this change they are empowered to effectuate, which should have been done at least once, if not twice since 2009, perhaps the Committee will "fix" the Demo Calcs by reviving the tabled File that was duplicated from Board File No. 200142 last year?

Thank you for holding this hearing and looking at the issue of speculation. And thank you to CCHO for their detailed, compelling and very thorough report on housing for San Franciscans, the workers who *really* make the City work.



Photo#1 Original House prior to 2012 sale and Alteration permit.





Photo #2 After Alteration permit issued 2013



2013

2014

©2023 Google

ASHEURY  
CONSTRUCTION  
Painting Contractors





Photo #3 During Alteration work 2014





Photo #4 Rendering from CatEx in SFPIM of project proposal in 2012.  
No published Demolition Calculations on SFPIM.





Photo #5 Project Completed in 2015  
July 2012 Sales price = \$1.26 million

July 2015  
Sales price =  
\$ 4.85 million

October 2021 Sales price = \$ 6.1 million





**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 312 UTAH STREET, Case No. 2019-022419DRP  
**Date:** Friday, November 12, 2021 9:03:01 AM  
**Attachments:** [312 UtahStreet.pdf](#)

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### Commission Affairs

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[San Francisco Property Information Map](#)

---

**From:** Rodney Minott <rodneyminott@outlook.com>  
**Sent:** Thursday, November 11, 2021 11:13 AM  
**To:** 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>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>  
**Subject:** 312 UTAH STREET, Case No. 2019-022419DRP

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

Dear Commissioners,

My name is Rodney Minott. I'm a longtime Potrero Hill resident and a co-founder of *Save The Hill*, a grassroots neighborhood group dedicated to protecting the health, culture, heritage, and scenic beauty of Potrero Hill.

I'm writing in regards to the proposed development at 312 Utah Street in Potrero Hill. *Save The Hill* has multiple concerns about this planned project. Our group fully supports the neighbors who have filed a Discretionary Review challenging the 312 Utah Street. We believe there are exceptional and extraordinary circumstances associated with the proposed 312 Utah Street project that warrant modifications.

If 312 Utah is approved as currently proposed we fear it will severely impact the Il Pirata, an important adjacent small business that is a restaurant and bar. Il Pirata remains a vital neighborhood institution.

Our concerns deal primarily with sound and privacy issues:

**DECKS**

The Project Sponsor/Developer proposes two decks that will be looking down on the outdoor patio of Il Pirata. This will inevitably cause privacy and sound issues. These decks should be relocated to avoid noise and privacy conflicts with Il Pirata.

**DISTANCE**

The lack of sufficient separation and soundproofing between the proposed project and Il Pirata will create ongoing conflicts over noise and sound. This poses a serious threat to Il Pirata's business in the future. Tragically, beloved small businesses with live entertainment in San Francisco, such as Il Pirata, remain endangered. Please don't allow the 312 Utah Street project to jeopardize Il Pirata.

We urge the Commission to do the right thing by agreeing to take DR and require important modifications to the proposed 312 Utah Street project that'll ensure the future survival of Il Pirata. Thank you.

Regards,

Rodney Minott, on behalf of *Save The Hill*

# SAVE THE HILL

November 11, 2021

Dear Commissioners,

My name is Rodney Minott. I'm a longtime Potrero Hill resident and a co-founder of *Save The Hill*, a grassroots neighborhood group dedicated to protecting the health, culture, heritage, and scenic beauty of Potrero Hill.

I'm writing in regards to the proposed development at 312 Utah Street in Potrero Hill. *Save The Hill* has multiple concerns about this planned project. Our group fully supports the neighbors who have filed a Discretionary Review challenging the 312 Utah Street. We believe there are exceptional and extraordinary circumstances associated with the proposed 312 Utah Street project that warrant modifications.

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## **DECKS**

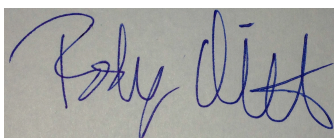
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## **DISTANCE**

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We urge the Commission to do the right thing by agreeing to take DR and require important modifications to the proposed 312 Utah Street project that'll ensure the future survival of Il Pirata. Thank you.

Regards,



Rodney Minott, on behalf of *Save The Hill*

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed amendments related to City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)  
**Date:** Friday, November 12, 2021 9:02:48 AM  
**Attachments:** [11-10-2021 Cover Letter to City BOS Planning Commission.pdf](#)  
[Amended and Restated IFP for IRFD No. 1 \(Treasure Island\).pdf](#)

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[San Francisco Property Information Map](#)

---

**From:** Querubin, Jamie (ADM) <jamie.querubin@sfgov.org>  
**Sent:** Wednesday, November 10, 2021 3:06 PM  
**To:** MYR-BUD Budget <MYR-Budget@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; BOS-Operations <bos-operations@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Beck, Bob (ADM) <bob.beck@sfgov.org>; Brewer, Luke (CON) <luke.brewer@sfgov.org>  
**Subject:** Proposed amendments related to City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)

To Whom it May Concern:

As required by Government Code Section 53369.15, please see the attached memorandum regarding the proposed amendments related to City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) and the attached draft of the Amended Infrastructure Financing Plan (IFP).

Thank you,  
Jamie

### Jamie Querubin

#### Finance Manager | Treasure Island Development Authority

Office of the City Administrator, City & County of San Francisco  
1 Avenue of the Palms, Suite 241  
Treasure Island, San Francisco, CA 94130  
Cell: (415) 844-0620 | Email: [jamie.querubin@sfgov.org](mailto:jamie.querubin@sfgov.org)

[www.sftreasureisland.org](http://www.sftreasureisland.org)

*Due to the Shelter in Place policy, I am currently working remotely. I am reachable via email or cell.*

CITY & COUNTY OF SAN FRANCISCO

TREASURE ISLAND DEVELOPMENT AUTHORITY  
ONE AVENUE OF THE PALMS,  
2<sup>ND</sup> FLOOR, TREASURE ISLAND  
SAN FRANCISCO, CA 94130  
(415) 274-0660 FAX (415) 274-0299  
WWW.SFTREASUREISLAND.ORG



LONDON N. BREED  
MAYOR

ROBERT BECK  
TREASURE ISLAND DIRECTOR

November 10, 2021

City and County of San Francisco  
Attn: Mayor London Breed  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 200  
San Francisco, CA 94102

Board of Supervisors  
City and County of San Francisco  
Attn: Angela Calvillo, Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102

San Francisco Planning Commission  
The Planning Department  
Attn: Commission Secretary  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Proposed amendments related to City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)**

To Whom it May Concern:

On October 19, 2021, the Board of Supervisors of the City and County of San Francisco, as legislative body of the referenced Infrastructure and Revitalization Financing District ("IRFD"), adopted a resolution declaring its intent to undertake certain amendments to and add territory to and amend the infrastructure financing plan for the IRFD ("IFP").

On October 26, 2021, the Board of Supervisors adopted a resolution directing preparation of an amended IFP ("Amended IFP").

As required by Government Code Section 53369.15, I attach a draft of the Amended IFP.

The environmental reports ("Relevant EIRs") required by the California Environmental Quality Act ("CEQA") for the project and any associated private development projects, which Relevant EIRs are described in the remaining portion of this paragraph, are incorporated in their entirety by this reference and are available on the website of the San Francisco Planning Department. On April 21, 2011, the San Francisco Planning Commission by Motion No. 18325 and the Board

of Directors of the Treasure Island Development Authority, by Resolution No. 11-14-04/21, as co-lead agencies, certified the completion of the Final Environmental Impact Report for the project, and unanimously approved a series of entitlement and transaction documents relating to the project, including certain environmental findings under CEQA, a mitigation and monitoring and reporting program (the "MMRP"), and other transaction documents. On June 7, 2011, in Motion No. M 11-0092, the Board of Supervisors of the City unanimously affirmed certification of the Final Environmental Impact Report. On that same date, the Board of Supervisors, in Resolution No. 246-11, adopted CEQA findings and the MMRP, and made certain environmental findings under CEQA (collectively, the "FEIR").

**I am sending you this letter in order to comply with the requirements of applicable law. By this letter, I am also requesting the Clerk of the Board of Supervisors to make the Amended IFP and the Relevant EIRs available for public inspection, as required by Section 53369.15 of the IRFD Law.**

If you have any questions, please contact me or the following representative of the Controller's Office of Public Finance:

Luke Brewer  
Controller's Office of Public Finance  
City & County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 338  
San Francisco, CA 94102  
Mobile: (610) 241-0315  
Email: [luke.brewer@sfgov.org](mailto:luke.brewer@sfgov.org)

Very truly yours,



Robert P. Beck  
Treasure Island Director  
Tel: 415-274-0662



**Amended and Restated  
Infrastructure Financing Plan**

**Infrastructure and Revitalization Financing District No. 1  
(Treasure Island)  
Prepared for:  
City and County of San Francisco**

**Amended by Ordinance of the Board of Supervisors  
of the City and County of San Francisco on \_\_\_\_\_, 2022**

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## I. INTRODUCTION

**General.** This Amended and Restated Infrastructure Financing Plan (“**Infrastructure Financing Plan**”) amends and restates the Infrastructure Plan dated August 15, 2016 (the “**Original Infrastructure Financing Plan**”), which was adopted in connection with the original formation of “City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island)” (the “**IRFD**”).

This Infrastructure Financing Plan was:

- (i) \_\_\_\_\_ prepared at the direction of the Board of Supervisors (the “**Board**”) of the City and County of San Francisco (the “**City**”), in its capacity as the legislative body of the IRFD, by Resolution No. \_\_\_\_ adopted on \_\_\_\_\_, 2021, and signed by the Mayor on \_\_\_\_\_, 2021, pursuant to Government Code Section 53369.13,
- (ii) \_\_\_\_\_ approved by the Board, in its capacity as the legislative body of the City, which is the only entity that is allocating property tax increment to the IRFD, pursuant to Resolution No. \_\_\_\_ adopted on \_\_\_\_\_, 2021, and signed by the Mayor on \_\_\_\_\_, 2021, pursuant to Government Code Section 53369.19,
- (iii) \_\_\_\_\_ approved by the qualified electors of the IRFD at a mail ballot election held on \_\_\_\_\_, 2021, and
- (iv) \_\_\_\_\_ approved by the Board, in its capacity as legislative body of the IRFD, by Ordinance No. \_\_\_\_ adopted on \_\_\_\_\_, 2021, and signed by the Mayor on \_\_\_\_\_, 2021 (the “**Ordinance**”), pursuant to Government Code Section 53369.23.

***The IRFD will be funded solely from a portion of the property tax increment that would otherwise be distributed to the General Fund of the City. No other taxing agency’s revenues will be affected by or available to the IRFD. Consequently, this Infrastructure Financing Plan will discuss the tax increment of the City only.***

***Amendments to the Original Infrastructure Financing Plan.*** This Infrastructure Financing Plan amends the Original Infrastructure Financing Plan in the following ways:

- (i) The Board has been notified by the California State Board of Equalization that the boundaries of the IRFD and the Initial Project Areas (defined below) must conform to the

boundaries of assessor parcel numbers established by the San Francisco Assessor-Recorder in order for the Board of Equalization to assign tax rate areas to the Initial Project Areas. Accordingly, territory has been added to the IRFD and the boundaries of the IRFD and certain Initial Project Areas have been amended to reflect the final development parcels for certain portions of Treasure Island and Yerba Buena Island. These amendments are documented in the boundary map and the legal descriptions included in this Infrastructure Financing Plan. See “Appendix A”.

(ii) Because the Board of Supervisors anticipates the need to make future changes to the boundaries of the IRFD and the Project Areas (including the Initial Project Areas and future Project Areas) in order to conform to final development parcels approved by the Board of Supervisors so that the California State Board of Equalization can assign tax rate areas, this Infrastructure Financing Plan amends the Original Infrastructure Financing Plan to establish a procedure by which future amendments of the boundaries of the IRFD may be approved by the Board of Supervisors as the legislative body of the IRFD without further hearings or approvals, as long as the amendments will not adversely affect the owners of bonds issued by or for the IRFD. See “Future Amendments of this Infrastructure Financing Plan”.

(iii) This Infrastructure Financing Plan amends the Original Infrastructure Financing Plan to reduce the tax increment allocated to the IRFD in order to conform to existing law. See “Section VII - Financing Section” below.

(iv) This Infrastructure Financing Plan amends the Original Infrastructure Financing Plan to provide that actions related to the IRFD, the Project Areas and this Infrastructure Financing Plan shall not require the approval of the qualified electors in the IRFD if the IRFD Law is amended to eliminate any such requirement. See “Future Amendments of this Infrastructure Financing Plan”.

**Summary of Infrastructure Financing Plan.** As required by California Government Code Section 53369 et seq. (the “IRFD Law”), including Section 53369.14 therein, this Infrastructure Financing Plan contains the following information:

- A. A map and legal description of the proposed IRFD. The amended map and legal description, which were approved as described in “Section I - Introduction,” are attached hereto as Appendix A. Property may be annexed to the IRFD in the future in the manner set forth in Section IV, and the map and legal descriptions will be updated accordingly.
- B. A description of the facilities required to serve the development proposed in the area of the IRFD including those to be provided by the private sector, those to be provided by governmental entities without assistance under the IRFD Law, those improvements and facilities to be financed with assistance from the proposed IRFD, and those to be provided

jointly. The description shall include the proposed location, timing, and costs of the improvements and facilities. See Section V for more details. As used herein, the facilities to be financed from the IRFD consist of both facilities (herein, “**Facilities**”) and affordable housing (as defined herein, “**Housing Costs**” and together with the Facilities, the “**IRFD Improvements**”).

- C. A finding that the IRFD Improvements are of communitywide significance (see Section VI for more details).
- D. A financing section, which shall contain all of the following information (see Section VII for more details):
  - 1. A specification of the maximum portion of the incremental tax revenue of the City proposed to be committed to the IRFD for each year during which the IRFD will receive incremental tax revenue. The portion may change over time.
  - 2. A projection of the amount of tax revenues expected to be received by the IRFD in each year during which the IRFD will receive tax revenues. **This is a projection and for illustrative purposes only based on currently expected land uses and development schedules; it is not a limit on the amount of tax increment that can be allocated to the IRFD on an annual basis. Actual results may vary.**
  - 3. A plan for financing the IRFD Improvements, including a detailed description of any intention to incur debt.
  - 4. A limit on the total number of tax increment dollars that may be allocated to the IRFD pursuant to this Infrastructure Financing Plan.
  - 5. A date on which the IRFD will cease to exist, by which time all tax allocation, including any allocation of net available revenue, to the IRFD will end. The date shall not be more than 40 years from the date on which the ordinance forming the IRFD is adopted, or a later date, if specified by the ordinance on which the allocation of tax increment will begin. As discussed more completely in Section VII, the IRFD will consist of multiple project areas with varying tax increment commencement dates, so the IRFD will terminate on the same date as the final project area in the IRFD terminates. As set forth herein, the Board reserves the right to amend this Infrastructure Financing Plan to extend the 40-year duration of Project Areas and the period for allocation of tax increment within a Project Area if the IRFD Law is amended to allow a longer period. No further vote of the qualified electors in the IRFD shall be required if the law is

changed and the Board approves such an extension by ordinance. See “Future Amendments of this Infrastructure Financing Plan.”

6. An analysis of the costs to the City of providing facilities and services to the area of the IRFD while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the City as a result of expected development in the area of the IRFD. **The analyses described in the two preceding sentences and set forth in this Infrastructure Financing Plan reflect certain assumptions and projections and, accordingly, are merely estimates for illustrative purposes only. Actual results may vary.**
  7. An analysis of the projected fiscal impact of the IRFD and the associated development upon the City. **The analysis described in the preceding sentence and set forth in this Infrastructure Financing Plan reflects certain assumptions and projections and, accordingly, is merely an estimate for illustrative purposes only. Actual results may vary.**
  8. A plan for financing any potential costs that may be incurred by reimbursing a developer of a project that is both located entirely within the boundaries of the IRFD and qualifies for the Transit Priority Project Program, pursuant to California Government Code Section 65470, including any permit and affordable housing expenses related to the project.
- E. If any dwelling units occupied by persons or families of low or moderate income are proposed to be removed or destroyed in the course of private development or facilities construction within the area of the IRFD, a plan providing for replacement of those units and relocation of those persons or families consistent with the requirements of Section 53369.6 of the IRFD Law. See Section VII for a further discussion of the replacement housing plan.

***Future Amendments of this Infrastructure Financing Plan.***

1. General. The Board reserves the right, and nothing in this Infrastructure Financing Plan limits the ability of the Board, to update or amend this Infrastructure Financing Plan and the Development Agreements (as defined herein) in accordance with and subject to applicable law.
2. Amendments related to Changes in the IRFD Law. In addition, and in furtherance of the foregoing, the Board reserves the right to amend this Infrastructure Financing Plan by ordinance,

and without any public hearing or vote of the qualified electors of the IRFD or other proceedings, for the following purposes:

(a) to extend the 40-year duration of Project Areas and the period for allocation of tax increment within a Project Area, if and to the extent the IRFD Law is amended to allow a longer period;

(b) to increase the maximum amount of bonded indebtedness and other debt for the IRFD based on the increased period of tax increment allocation described in the preceding clause (a);

(c) for the purpose of financing Housing Costs, to allocate to the IRFD (i) any property tax revenue that was not previously allocated to the IRFD, including but not limited to any ad valorem property tax revenue annually allocated to the City pursuant to Section 97.70 of the Revenue and Taxation Code, if and to the extent the IRFD Law is amended to permit such an allocation, and (ii) subject to compliance with the DDA Financing Plan, the Conditional City Increment;

(d) to adopt any alternative amendment or annexation procedure with respect to the IRFD that is permitted by an amendment to the IRFD Law;

(e) to amend the list of IRFD Facilities as long as the Board finds that the resulting IRFD Facilities are permitted by the IRFD Law, will serve the development in the IRFD and are of communitywide significance; and

(f) to eliminate the requirement for the approval of qualified electors for actions related to the IRFD, the Project Areas and this Infrastructure Financing Plan if the IRFD Law is amended to eliminate any such requirement.

3. Amendments of IRFD and Project Area Boundaries Related to Tax Rate Areas. The Board of Supervisors anticipates that it will need to make future changes to the boundaries of the IRFD and the Project Areas in order to conform to final development parcels approved by the Board so that the California State Board of Equalization can assign tax rate areas to the Project Areas. Accordingly, the Board reserves the right, and nothing in this Infrastructure Financing Plan limits the ability of the Board, to amend the boundaries of the IRFD or the Project Areas by ordinance, and without any public hearing or vote of the qualified electors of the IRFD or other proceedings, to the extent necessary to provide for the assignment of tax rate areas, as long as an independent fiscal consultant determines that the change will not adversely impact debt service coverage on

outstanding IRFD bonds. For the avoidance of doubt, the authority to change the boundaries of the IRFD and the Project Areas pursuant to this Infrastructure Financing Plan applies to (i) the Initial Project Areas and (ii) each new Project Area created through annexation of property to the IRFD pursuant to Section IV, in each case as amended or expanded as described in this Infrastructure Financing Plan or permitted by the IRFD Law.

## II. DESCRIPTION OF TREASURE ISLAND PROJECT

The Treasure Island project (the "**Project**") is currently intended to be comprised of approximately nine future development stages on the islands known as Treasure Island and Yerba Buena Island (collectively, "**Treasure Island**"). As detailed on Table 1, it is currently anticipated that the Project will include up to a total of 5,827 market rate residential units, 2,173 below market rate units, 451,000 square feet of retail, 100,000 square feet of commercial space, and 500 hotel rooms.

Appendix A contains a map of Yerba Buena Island and Treasure Island. It is anticipated that the territory planned to be developed as part of the Project that is not initially part of the IRFD will be annexed to the IRFD in the future, in accordance with the procedures set forth in the IRFD Law, the Resolution of Intention for the IRFD (Board of Supervisors Resolution No. 503-16, adopted by the Board of Supervisors on December 6, 2016 and approved by the Mayor on December 16, 2016), and this Infrastructure Financing Plan. If the anticipated future annexations to the IRFD occur as expected, the ultimate boundaries of the IRFD will encompass the entirety of the development parcels in the Project. A map and the legal description of the property initially contained in the IRFD is set forth in Appendix A, as such map and legal description have been amended.

The Project is being developed by Treasure Island Community Development, LLC, or permitted transferees, as the master developer ("**TICD**" or "**Developer**"). In connection with the development of the Project, (i) TICD and the Treasure Island Development Authority, a California non-profit public benefit corporation ("**TIDA**"), entered into the Disposition and Development Agreement dated June 28, 2011 (the "**TIDA DDA**") and (ii) TICD and the City entered into the Development Agreement dated June 28, 2011 (the "**City DA**" and along with the TIDA DDA, collectively, the "**Development Agreements**"). Attached to both the TIDA DDA and the City DA is the Financing Plan (the "**DDA Financing Plan**"), which discusses, among other things, facilities and Housing Costs (as such term is defined in the DDA Financing Plan) to be financed by the formation of an infrastructure financing district. Although the DDA Financing Plan discusses infrastructure district financing through legislation that is different than the IRFD Law (because the IRFD Law had not been created at the time), the City finds that the IRFD Law is a better vehicle for financing the Project and all references in the DDA Financing Plan to "IFD" or "IFD Act" shall mean "IRFD" and "IRFD Law," respectively,



and that the IRFD will be used to comply with the requirements of the DDA Financing Plan. Except for the change from IFD to IRFD and from IFD Act to IRFD Law, which has been agreed to by the Developer, nothing in this Infrastructure Financing Plan is intended to amend the Development Agreements.

The entirety of Treasure Island (not including certain lands retained by the U.S. Government) is entitled for development. Development will occur in Major Phases and Sub-Phases, as such terms are defined in and as completed in accordance with the TIDA DDA, as it may be revised from time to time.

Major Phase 1, which includes Yerba Buena, Stage 1, Stage 2, and Stage 3, has been approved by TIDA. The Major Phase application outlines the development plan for approximately 3,474 market rate residential homes, 827 below market rate units, 451,000 square feet of retail, 100,000 square feet of commercial space and 500 hotel rooms. The first two stages of Major Phase 1 – i.e., Yerba Buena and Stage 1 - have received sub-phase approval from TIDA, and development has commenced in these areas. It is these two stages of Major Phase 1 that comprise the Initial Project Areas (as defined herein) of the IRFD.

As Annexation Territory (as defined in Section IV) is annexed to the IRFD, information similar to the paragraph immediately above will be contained in the Annexation Supplement (as defined in Section IV) for each annexation of Annexation Territory.

The scope and timing of future stages are conceptual at this time, and will be determined by the demand for the finished homes on Treasure Island and based on the phasing of development consistent with the Development Agreements.

All new development is anticipated to be complete and fully absorbed by 2035. It is anticipated that there may be an approximate 2-year lag between the date that development is completed and the date the full assessed value of such development is reflected on the tax roll.

**Table 1 – Projected Treasure Island Development – Project-Wide**

Development*	Market Rate Units ("MRU")	Inclusionary Below Market Rate Units ("Inclusionary BMR")	TIDA Below Market Rate Units ("TIDA BMR")	Anticipated Construction Commencement Date for MRU and Inclusionary BMR (but not TIDA BMR)	Total Residential Square Footage	Hotel Rooms	Retail Square Footage	Commercial Square Footage
Yerba Buena Island	285	15	0	2017	528,000	50		
Stage 1	1825	96	196	2017	2,367,350	200		
Stage 2	745	19	107	2018	990,000	250	451,000	100,000
Stage 3	619	53	341	2019	1,101,800			
Stage 4	416	20	0	2020	479,600			
Stage 5	486	30	353	2022	961,000			
Stage 6	378	16	61	2022	515,500			
Stage 7	527	29	499	2023	1,211,900			
Stage 8	546	29	309	2026	971,400			
Totals	5,827	307	1,866		9,126,550	500	451,000	100,000

\* Projected residential and Hotel developments may also include incidental commercial/retail improvements.

**THE ANALYSIS DESCRIBED IN THIS SECTION AND SET FORTH IN THIS INFRASTRUCTURE FINANCING PLAN REFLECTS CERTAIN ASSUMPTIONS AND PROJECTIONS AND, ACCORDINGLY, IS MERELY AN ESTIMATE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL RESULTS MAY VARY.**

**THE TYPE OF DEVELOPMENT AND THE NUMBER OF UNITS AND SQUARE FOOTAGE OF RETAIL/COMMERCIAL SPACE ARE BASED ON CURRENT PROJECTIONS; ACTUAL DEVELOPMENT MAY, AND WILL LIKELY, VARY. NOTHING IN THIS INFRASTRUCTURE FINANCING PLAN SHALL LIMIT THE ABILITY OF THE DEVELOPER TO REVISE THE SCOPE AND TIMING OF THE PROJECT.**

**Project Areas A-E.** The IRFD will be initially formed over the property identified in the boundary map attached as Appendix A in five project areas (herein, each a “**Project Area**” and, collectively, the “**Initial Project Areas**”) - Project Area A (consisting of Yerba Buena Island), Project Area B (consisting of part of Treasure Island Stage 1), Project Area C (consisting of part of Treasure Island Stage 1), Project Area D (consisting of part of Treasure Island Stage 1), and Project Area E (consisting of part of Treasure Island Stage 1). The anticipated maximum development in Project Areas A-E is shown in Table 2 below.

<b>Table 2 – Treasure Island Private Development in Project Areas A-E</b>						
	Project Area A (Yerba Buena Island)	Project Area B (Treasure Island Stage 1)	Project Area C (Treasure Island Stage 1)	Project Area D (Treasure Island Stage 1)	Project Area E (Treasure Island Stage 1)	Totals
Townhomes	220	32	0	0	0	252
Low-Rise Residential	0	266	0	0	0	266
Mid-Rise Residential	80	159	0	0	0	239
High-Rise Residential	0	0	556	620	0	1,176
High-Rise Branded Condominiums	0	0	0	0	193	193
Rental Apartments	0	95	0	0	0	95
Total Residential Units	300	552	556	620	193	2,221
Market Rate Units	285 (95%)	497 (90%)	556 (100%)	579 (93%)	193 (100%)	2,110 (95%)
Inclusionary BMR Units <sup>1</sup>	15 (5%)	55 (10%)	0 (0%)	41 (7%)	0 (0%)	111 (5%)
Hotel Rooms	50	0	0	0	200	250
Total Residential Square Footage <sup>2</sup>	528,000	616,900	611,600	682,000	241,250	2,679,750

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<sup>1</sup> Does not include the projected affordable units to be constructed by TIDA on TIDA-owned land (which will be exempt from taxation).

The numbers in Table 2 represent the current maximum density for the Initial Project Areas. ***The type of development and the number of units and square footage of retail/commercial space are based on current projections; actual development may, and will likely, vary. The Net Available Increment allocated to the IRFD will be based on the actual development within the IRFD.***

As Annexation Territory is annexed to the IRFD, information similar to Table 2 will be contained in the Annexation Supplement for each annexation of Annexation Territory.

### **III. DESCRIPTION OF THE PROPOSED IRFD**

#### **A. Boundaries of the IRFD**

The amended map showing the boundaries of the IRFD (the “**Boundary Map**”), including each of the Initial Project Areas, and the amended legal description of the property in the IRFD, are attached hereto as Appendix A.

#### **B. Project Areas**

Pursuant to Section 53369.5 of the IRFD Law, the IRFD may be divided into separate Project Areas, each with distinct limitations. As shown on the Boundary Map, the IRFD will initially consist of five (5) Project Areas. Pursuant to Section IV herein, additional Project Areas may be designated in connection with the annexation of additional property to the IRFD.

#### **C. Approval of Boundaries**

The boundaries of the IRFD and the Initial Project Areas, and the procedures for amending the boundaries, were approved as described in “Section I - Introduction.”

## **IV. PROCEDURE FOR ANNEXATION OF PROPERTY TO THE IRFD**

### **A. Authority for Project Areas and Annexation**

Section 53369.5(b) of the IRFD Law provides as follows:

A district may include areas that are not contiguous. A district may be divided into project areas, each of which may be subject to distinct limitations established under this chapter. The legislative body may, at any time, add territory to a district or amend this infrastructure financing plan for the district by conducting the same procedures for the formation of a district or approval of bonds, if applicable, as provided pursuant to this chapter.

### **B. Findings of the Board**

The Board hereby finds and determines as follows:

- The IRFD Law allows the annexation of property into an IRFD subsequent to the initial formation of the IRFD.
- The IRFD Law allows the creation of Project Areas within the boundaries of the IRFD that may have distinct limitations, and any tax increment generated from a Project Area is allocated to the IRFD.
- When property is annexed into the IRFD, a vote shall be required of the qualified electors of the territory to be annexed only.
- Property that is annexed into the IRFD may annex into an existing Project Area, in which case it will be subject to the limitations applicable to that Project Area, or into a separate and newly-created Project Area with unique limitations that are set forth in the Annexation Supplement (as defined below).
- This Infrastructure Financing Plan defines the procedures for the annexation of property into the IRFD, and such procedures are consistent with the Resolution of Intention and the IRFD Law.

**C. Initiation of Annexation**

Annexation of property to the IRFD shall be initiated by a petition executed by the owners of the property desiring to annex into the IRFD (the "**Annexation Territory**"). The petition shall include (i) the name of the owner(s) of the Annexation Territory, (ii) the legal description of the Annexation Territory (which may be by reference to Assessor's Parcel Numbers or lots on a recorded map), (iii) either the identity of the existing Project Area into which the Annexation Territory is to be annexed or a request to designate the Annexation Territory as a new Project Area, (iv) if the Annexation Territory is to be designated as a new Project Area, the Commencement Year (as defined in Section VII) for the new Project Area, (v) the anticipated amount of additional Bonds (as defined herein) that may be issued as a result of the allocation of the tax increment derived from the Annexation Territory, and (vi) authorization to use the Net Available Increment derived from the Annexation Territory and any additional Bond proceeds for purposes of financing the IRFD Improvements described in Section V.

**D. Procedures for Annexation**

This section summarizes the procedures for annexation of Annexation Territory to the IRFD. The intent of this section is to establish a clear process for each and every annexation of Annexation Territory, subject to any changes in the IRFD Law or any changes to this Infrastructure Financing Plan. Numerous annexations over time are expected.

1. Adopt a Resolution of Intention to Annex. Within sixty (60) days following the receipt of a petition for annexation, the Board shall adopt a resolution of intention to annex the applicable Annexation Territory into the IRFD (the "**Resolution of Intention to Annex**"). Each Resolution of Intention to Annex shall do all of the following:

a. State that annexation of the Annexation Territory to the IRFD is proposed under the terms of the IRFD Law and this Infrastructure Financing Plan and describe the boundaries of the Annexation Territory, which may be accomplished by reference to a map on file in the office of the clerk of the City, and shall include a legal description of the Annexation Territory.

b. Identify the existing Project Area into which the Annexation Territory is proposed to be annexed, or, if the property owners have requested that the Annexation Territory be annexed into the IRFD as a new Project Area, identify the name and location of the new Project Area.

c. Identify the Base Year for determining the Net Available Increment to be derived from the Annexation Territory, which shall be Fiscal Year 2016-17.

d. State that upon annexation of the Annexation Territory to the IRFD, the IRFD Improvements described in this Infrastructure Financing Plan may be financed with the Net Available Increment derived from the Annexation Territory, including any additional Bond proceeds that may be generated as the result of the increased allocation of Net Available Increment derived from the Annexation Territory.

e. If a new Project Area is requested, establish (i) the Commencement Year for when Net Available Increment from the Annexation Territory will commence to be allocated to the IRFD, which shall be the same as the Commencement Year identified in the petition of the landowners, unless the landowners of the Annexation Territory agree in writing to an alternative Commencement Year, and (ii) the termination date, which shall be 40 years after the Commencement Year (or such longer period permitted by the IRFD Law and approved by the Board).

f. Pursuant to resolution, the Board approved the issuance of Bonds for the Initial Project Areas of the IRFD in a maximum principal amount of (i) \$780 million plus (ii) the amount approved by the Board and the qualified electors of the Annexation Territory in connection with each annexation of Annexation Territory to the IRFD. Therefore, each Resolution of Intention to Annex will state that the annexation of the Annexation Territory to the IRFD will include an authorization to issue a maximum additional principal amount of Bonds above the \$780 million authorized for the Initial Project Areas. Such additional Bonds will be issued upon the same terms, and subject to the same limitations, as the Bonds set forth in the resolutions forming the IRFD.

g. State that Annexation Territory, if annexed to the IRFD, will be subject to the appropriations limit established for the IRFD.

h. Fix a time and place for a public hearing on the proposed annexation with the date of the public hearing to be no sooner than 60 days after the proposed Annexation Supplement (as defined below) of this Infrastructure Financing Plan has been sent to the Clerk of the Board.

2. Resolution of Intention to Issue Bonds. For each annexation, the Board shall adopt a resolution stating its intent to issue additional Bonds secured by the Net Available Increment for the IRFD as a whole as a result of the additional bonding capacity derived from the addition of the Annexation Territory. Any bonds issued in the IRFD will be secured by all of the property in the IRFD, including all Project Areas. The resolution shall contain the information described in Section 53369.41 of the IRFD Law.

3. Annexation Supplement. After adopting a Resolution of Intention to Annex, the Board will adopt a resolution designating and directing TIDA to prepare an appendix to this

Infrastructure Financing Plan for the applicable Annexation Territory (each an “**Annexation Supplement**”). Upon its completion, each Annexation Supplement will be sent to each landowner in the Annexation Territory, and the Board, as the legislative body of the only affected taxing entity, will approve such Annexation Supplement, and such Annexation Supplement will be a permanent part of this Infrastructure Financing Plan.

4. Distribution of Copies of Resolution of Intention to Annex; Notice of Public Hearing. The clerk of the Board shall mail a copy of each Resolution of Intention to Annex to each owner of land within the applicable Annexation Territory and to the Clerk of the Board. In addition, a notice of each public hearing shall be given by publication not less than once a week for four successive weeks in a newspaper of general circulation published in the City. The notice shall state that the IRFD will be used to finance public works, briefly describe the public works, briefly describe the proposed financial arrangements, including the proposed commitment of incremental tax revenue, describe the boundaries of the IRFD and the Annexation Territory and state the day, hour, and place when and where any persons having any objections to the annexation of the Annexation Territory or the proposed Annexation Supplement, or the regularity of any of the prior proceedings, may appear before the Board and object to the annexation of the Annexation Territory or the adoption of the Annexation Supplement by the Board.

5. Conduct Public Hearing. The Board shall conduct a public hearing prior to approving any Annexation Supplement to this Infrastructure Financing Plan and approving the annexation of the Annexation Territory to the IRFD. The public hearing shall be called no sooner than 60 days after the applicable Annexation Supplement has been sent to each owner of property in the Annexation Territory. At the hour set in the required notices, the Board shall proceed to hear and pass upon all written and oral objections. The hearing may be continued from time to time. The Board shall consider all evidence and testimony for and against the annexation of the Annexation Territory and the adoption of the Annexation Supplement.

6. Calling Special Election.

a. At the conclusion of a public hearing on an annexation of Annexation Territory, the Board may adopt a resolution proposing such annexation and proposing adoption of the Annexation Supplement, or it may abandon the proceedings. In the resolution of annexation, the Board will submit the proposal to annex the Annexation Territory to the IRFD, the authorization to issue Bonds for the IRFD (as increased by the inclusion of the Annexation Territory), and the appropriations limit of the IRFD to the qualified electors of the Annexation Territory in an election that complies with Sections 53369.20-53369.22 of the IRFD Law.



b. For each annexation, the qualified electors for the election shall be the qualified electors for the applicable Annexation Territory only, as defined in Section 53369.20 of the IRFD Law.

7. Adoption of an Ordinance. After the canvass of returns of any election on the annexation of property to the IRFD, and if two-thirds of the votes cast by the qualified electors in the Annexation Territory upon the question of annexing the Annexation Territory to the IRFD are in favor of such annexation, the Board shall, by ordinance, adopt the Annexation Supplement and order the annexation of the Annexation Territory to the IRFD with full force and effect of law. The ordinance shall identify the Commencement Year if the Annexation Territory is designated as a new Project Area and the principal amount of the Bonds added to the maximum aggregate principal amount of Bonds for the IRFD as a result of the annexation. If two-thirds of the votes cast by the qualified electors in the Annexation Territory upon the question of annexing the Annexation Territory to the IRFD are not in favor of such annexation, the Board shall take no further action with respect to the proposed annexation of such Annexation Territory for one year from the date of the election.

## **V. DESCRIPTION OF THE FACILITIES REQUIRED TO SERVE THE PROJECT**

Based on the information available to the City as of the date of this Infrastructure Financing Plan and subject to change, the following is a description of the facilities required to serve the Project.

### ***A. Facilities to be Provided by the Private Sector***

The Facilities required to serve development that will be provided by the private sector are as follows:

- Improvements to strengthen the perimeter of Treasure Island.
- Interior soil stabilization and raising the level of Treasure Island.
- Public infrastructure on Treasure Island, including roads and highways, curbs and gutters, sidewalks, streetlights, storm drains, water improvements, fire protections, recycled water improvements, storm drains, retaining walls, landscaping, conduit and cables, and other public utilities.
- Open space, parks and shoreline improvements.
- Improvements to the Ferry Terminal.
- Improvements required for development of the Project.

These Facilities are described in more detail in Appendix C.

These Facilities will be constructed throughout Treasure Island as development progresses (currently estimated to continue through 2035).

Some, but not all, of these Facilities are anticipated to be financed or reimbursed through the IRFD, consistent with the DDA Financing Plan. All of the Facilities listed in Appendix C under the caption “Facilities to be Provided by the Private Sector” are to be constructed by the Developer of the Project. To the extent not financed by the IRFD (or other forms of public finance, including Mello-Roos Financings (see subsection C of Section VII)), the costs listed in Appendix C under the caption “Facilities to be Provided by the Private Sector” will be borne by the Developer.

***B. Facilities to be Provided by Governmental Entities Without Assistance from the IRFD***

The City will construct a Wastewater Treatment Plant on Treasure Island expected to cost approximately \$65 million. This Wastewater Treatment Plan will not be financed with assistance from the IRFD.

***C. Facilities to be Financed with Assistance from the Proposed IRFD***

The housing to be developed by TIDA and the Facilities required to serve development in the area of the IRFD, including anticipated Annexation Territories, are summarized in Appendix C. The Facilities include both those provided by the private sector and those provided by the public sector, and the Housing Costs include affordable housing to be provided by TIDA.

As set forth in Section VII and the DDA Financing Plan:

- 82.5% of Net Available Increment will be used to finance Facilities (directly or through Bonds);
- 17.5% of the Net Available Increment will be dedicated to TIDA to be used for Housing Costs (directly or through Bonds); and
- Once Developer has been paid or reimbursed for all Qualified Project Costs to which it is entitled for the Project as a whole (not just the Initial Project Areas) as defined in and in accordance with the Development Agreements, the City may dedicate 100% of the Net Available Increment to TIDA for Housing Costs or Facilities set forth on Appendix C as may be updated and approved by the TIDA Board and the City’s Board.

As shown, the total cost of the Facilities for the entire Project to be provided by the private sector in current dollars is estimated at approximately \$1.9 billion.

As shown, the estimated Housing Costs to be incurred by TIDA in current dollars is approximately \$970 million. Housing Costs of affordable housing built by TIDA will be financed out of the 17.5% of the Net Available Increment allocated to TIDA for affordable housing until the Developer has been paid or reimbursed for all Qualified Project Costs to which it is entitled for the Project as a whole (not just the Initial Project Areas) under the Development Agreements; thereafter, 100% of the Net Available Increment may be used to financing Housing Costs to be incurred by TIDA.

As shown, the total cost of Facilities to be provided by TIDA or the City in current dollars is estimated at approximately \$250 million.

By mutual agreement, the City and Developer may agree to issue Facilities-only or affordable housing-only bonds to finance only Facilities or affordable housing, respectively, or divide the allocation in some other manner depending on the timing of construction expenditures, provided the overall allocation must satisfy the requirements of the DDA Financing Plan.

***D. Facilities to be Provided Jointly by the Private Sector and Governmental Entities***

None.

**VI. COMMUNITYWIDE BENEFITS OF IRFD-FUNDED FACILITIES**

The IRFD Improvements will substantially benefit not just the immediate Treasure Island neighborhood, but the City as a whole. Treasure Island will be transformed from its current condition into a new and vibrant neighborhood, with all new utility connections, streets, landscaping, passive and active open space, and transportation upgrades, as well as new commercial and residential uses. These new and improved amenities will both support the new community as well as draw visitors from within San Francisco as well as neighboring areas. The Treasure Island neighborhood is unique in that it contains a concentration of streets of citywide and regional importance because of its proximity to the Bay Bridge and the bridge's on- and off-ramps in the neighborhood, in addition to its proximity to the downtown, the City's major job center.

Treasure Island has been targeted as a key part of the City to absorb future growth per the Development Agreements. Funding the IRFD Improvements on Treasure Island will support and catalyze planned growth in the City. Should these IRFD Improvements not be funded and constructed, housing development on Treasure Island will be less robust and will be a less desirable area for growth, pushing development pressures into outlying areas of the City and the region, contrary to existing local and regional policies, which would exacerbate local and regional congestion, greenhouse gas emissions, and job-housing imbalance locally and regionally. By

supporting growth on Treasure Island with necessary public infrastructure and improvements, future residents will be provided the option of taking the ferry or public transit to the East Bay or into the City center, and from there to take Muni, BART, or Caltrans. The transit hub on Treasure Island will be located within walking distance of every residence on Treasure Island and an on-island shuttle will bring residents from around Treasure Island to the Transit Hub, thereby reducing the need for any residents to drive. The construction of affordable housing will serve a significant communitywide benefit in helping to alleviate the regional housing crisis, particularly the significant need for affordable housing located near job centers. The open space program includes a 25-plus acre Sports Park providing flexible-programming athletic fields capable of supporting a variety of active recreational activities and team sports to foster healthy and active lifestyles for residents and visitors as well as providing needed regional service sports facilities and space for large gatherings and events. Additionally, passive uses of open space will be added, including urban farms, walking trails, and parks.

As described above, the construction of affordable housing will serve a significant communitywide benefit in helping to alleviate the regional housing crisis, particularly the significant need for affordable housing located near job centers.

The City and TIDA found that the IRFD Improvements are of community-wide significance in Section 3.2(b) of the DDA Financing Plan. The Board of Supervisors also found that the IRFD Improvements are of community-wide significance in the Resolution of Intention.

## **VII. FINANCING SECTION**

***The financing plan delineated in this Infrastructure Financing Plan is based on the best information available regarding the scope, timing, and value of future development. However, given the time horizon for the entire Project development and the conceptual nature of some of the planned developments, actual values may be different than the projections contained herein.***

The IRFD will receive incremental property tax revenue that would otherwise be allocated to the City. No other taxing entity is affected by or participating in the IRFD. Consequently, the tax increment revenues as discussed in this Infrastructure Financing Plan means only the City Portion, as shown in Table 3 below. The version of Table 3 that was included in the Original Infrastructure Financing Plan has been amended as shown below in order to conform to existing law.

**Table 3 – Distribution of 1% Property Tax Rate Among Taxing Agencies**

	<i>Adopted IFP</i>	<i>Proposed Amended IFP</i>
<b>City Portion</b>		
City Pledged Portion	IRFD	56.69%
City Portion Not Dedicated to IRFD but Pledged as Conditional City Increment	General Fund (unless needed by the IRFD as set forth in the DDA Financing Plan)	8.00%
<b>Total City Portion</b>		<b>64.69%</b>
<b>ERAF Portion</b>		
Education Revenue Augmentation Fund		25.33%
<b>Other Taxing Agencies</b>		
San Francisco Unified School District		7.70%
San Francisco Community College Fund		1.44%
San Francisco County Office of Education		0.097335%
Bay Area Rapid Transit District		0.63%
Bay Area Air Quality Management District		0.21%
<b>Total Other Taxing Agencies</b>		<b>9.98%</b>
<b>Total</b>		<b>100.00%</b>

As used in this Infrastructure Financing Plan, and consistent with the DDA Financing Plan, the “City Pledged Portion” of the property tax amounts that are dedicated to the IRFD and shown in Table 3 above shall be referred to as **"Net Available Increment"** and the City Portion not dedicated to the IRFD but pledged if and as needed to pay debt service on Bonds shall be referred to as the **"Conditional City Increment"**.

The IRFD will be funded solely from a diversion of the Net Available Increment that would otherwise be distributed to the General Fund. However, pursuant to the Development Agreements, the Conditional City Increment is pledged for the payment of Bonds issued by the IRFD to the extent Net Available Increment is not available to make a debt service payment (see Section VIII for a discussion of the pledge of the Conditional City Increment). Tax increment revenues payable to ERAF and the Other Taxing Agencies are not affected by or pledged to the IRFD.

As described herein, there are five Initial Project Areas in the IRFD. Each Project Area has its own limitations under the IRFD Law. The base year for the IRFD and each proposed and future Project Area shall be Fiscal Year 2016-2017, but the tax increment revenues will be allocated to each Project Area commencing in the applicable Commencement Year described below in Table 4 (the **"Commencement Year"**).

The Commencement Year shall be calculated separately for each Project Area. Tax increment shall be allocated to a Project Area on the first day of the fiscal year that follows the fiscal year in which at a certain amount of tax increment (i.e., the **"trigger amount"**) is generated in the Project

Area and received by the City, and ending 40 years thereafter (or such longer period, if permitted by the IRFD Law and approved by the Board). The trigger amount for each Initial Project Area is shown in Table 4.

**Table 4 – Project Areas and Limitations**

<b>Project Area</b>	<b>Location</b>	<b>Base Year</b>	<b>Commencement Year</b>	<b>Last Year</b>
A	Yerba Buena Island	2016-17	The Fiscal Year that follows the Fiscal Year in which at least \$150,000 of tax increment is generated in the Project Area and received by the City.	40 years <sup>2</sup> following the Commencement Year
B	Treasure Island Stage 1	2016-17	The Fiscal Year that follows the Fiscal Year in which at least \$150,000 of tax increment is generated in the Project Area and received by the City.	40 years <sup>3</sup> following the Commencement Year
C	Treasure Island Stage 1	2016-17	The Fiscal Year that follows the Fiscal Year in which at least \$300,000 of tax increment is generated in the Project Area and received by the City.	40 years <sup>3</sup> following the Commencement Year
D	Treasure Island Stage 1	2016-17	The Fiscal Year that follows the Fiscal Year in which at least \$300,000 of tax increment is generated in the Project Area and received by the City.	40 years <sup>3</sup> following the Commencement Year
E	Treasure Island Stage 1	2016-17	The Fiscal Year that follows the Fiscal Year in which at least \$150,000 of tax increment is generated in the Project Area and received by the City.	40 years <sup>3</sup> following the Commencement Year

A table similar to Table 4 shall be set forth in the Annexation Supplement for each annexation of Annexation Territory.

The annual allocation of tax revenues to the IRFD by the City, as the sole affected taxing entity allocating tax revenues to the IRFD, is contingent upon the IRFD's use of such increment to pay

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<sup>2</sup> Or such longer period if allowed by the IRFD Law and approved by the Board.

for the costs of the IRFD Improvements, and to accomplish other authorized IRFD purposes, including to pay debt service on bonds issued to accomplish such purposes. Each annual allocation of tax revenues to the IRFD by the City under this Infrastructure Financing Plan shall be subject to this condition, and in no event may future allocations of tax revenues be accelerated. For the avoidance of doubt, nothing in the paragraph is intended to require the tax revenues to be immediately spent on such authorized IRFD purposes, it being specifically contemplated that tax revenues may be accumulated and spent for authorized IRFD purposes over time as provided in the IRFD Law.

***A. Maximum portion of the incremental tax revenue of the City proposed to be committed to the IRFD for each year during which the IRFD will receive incremental tax revenue***

As shown above in Table 3, the City receives 64.588206% of property tax increment generated within the IRFD, including 56.588206% which it dedicated and pledged in the DDA Financing Plan as Net Available Increment to finance the IRFD Improvements and 8.000000% which is dedicated as Conditional City Increment, but will accrue to the City's General Fund if not required for repayment of Bonds (as defined herein). Separately for each Project Area of the IRFD, property tax increment is calculated by applying the 1% base tax levy to incremental assessed property value<sup>3</sup> of the property in a Project Area. Incremental assessed property value is the difference between future assessed value of the property in the Project Area during any year for the Project Area and the aggregate assessed value of the Project Area's properties as shown upon the assessment roll used in connection with the taxation of the property by the City, last equalized prior to the effective date of the ordinance creating the IRFD pursuant to the IRFD Law, and referred to as the base year for the applicable Project Area (as shown in Table 4).

In the Development Agreements and by this Infrastructure Financing Plan, the City has agreed to allocate 100% of the Net Available Increment to the financing of the IRFD Improvements that qualify under the IRFD Law, until all of such IRFD Improvements are financed in full. **Therefore, the maximum portion of incremental tax revenue of the City proposed to be annually committed to the IRFD for each year during which the IRFD will receive incremental tax revenue is 56.588206% of the 1% base property tax levy, as shown above in Table 3 (subject to an additional contribution of the Conditional City Increment if needed as set forth in the DDA Financing Plan).**

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<sup>3</sup> While the current total property tax rate is 1.18%, voter-approved overrides comprise .18%. Therefore, the taxes that are potentially available for distribution are calculated from the 1% County-wide rate.

Under the DDA Financing Plan, the Developer and the City agreed that 17.5% of the Net Available Increment will be allocated to TIDA for Housing Costs. Section 53369.3 of the IRFD Law allows the financing of Housing Costs from tax increment. Consequently, 17.5% of all tax increment revenues that are allocated to the IRFD (as collected and paid annually and as collected from the proceeds of each sale of Bonds, unless otherwise agreed by the City) shall be put in a segregated account to be used by TIDA for Housing Costs. The remaining 82.5% will be used to finance the private sector improvements constituting a portion of the IRFD Improvements. As set forth above in Section V, once the Developer has been paid or reimbursed for all Qualified Project Costs to which it is entitled for the Project as a whole (not just the Initial Project Areas) under the Development Agreements, the City may dedicate 100% of the Net Available Increment to TIDA for Housing Costs or Facilities set forth on Appendix C approved by the TIDA Board and the City's Board.

For the Initial Project Areas, the base year aggregated assessed value of each Initial Project Area in the IRFD properties is anticipated to be \$0. The new development anticipated within the Initial Project Areas of the IRFD is anticipated to be valued at \$4.24 billion upon build-out in fiscal year 2030-31, resulting in an estimated \$42.4 million of annual property tax increment and \$24.0 million of annual Net Available Increment in fiscal year 2031-32.

82.5% of Net Available Increment will be used to finance Facilities and 17.5% will be available to TIDA for Housing Costs.

As Annexation Territory is annexed to the IRFD, information similar to the preceding paragraphs in this Section will be contained in the Annexation Supplement for each annexation of Annexation Territory.

This Subsection, as set forth in the Original Infrastructure Financing Plan, has been amended to reflect the changes shown in Table 3.

***B. Projection of the amount of tax revenues expected to be received by the IRFD in each year during which the IRFD will receive tax revenues***

The anticipated incremental assessed value, property tax increment, Net Available Increment, and Conditional City Increment for the Initial Project Areas of the IRFD are summarized in Table 5 below. The anticipated incremental assessed value, property tax increment, Net Available Increment, and Conditional City Increment for each individual Initial Project Area of the IRFD are summarized in Tables 5A – 5E below in nominal dollars.



***The amounts shown in Table 5 and in Tables 5A – 5E are based on the best information available regarding the scope, timing, and value of future development. However, given the time horizon for the entire Project development and the conceptual nature of some of the planned developments, actual values may be different than the projections contained herein. In addition, because the commencement years and final years for receiving Net Available Increment is dependent on the timing of generation and receipt of Net Available Increment within each Project Area, the commencement and final years shown in Table 5 and Tables 5A – 5E are estimates only; actual dates for each Project Area may differ.***

Table 5 and Tables 5A – 5E, as set forth in the Original Infrastructure Financing Plan, have been amended to reflect the changes shown in Table 3.

**Table 5 – Projected IRFD Assessed Value and Allocation of Tax Increment to IRFD**

<b>Aggregate - All Project Areas</b>						
<i>Fiscal Year</i>	Estimated Incremental Assessed Value (\$000)	1%Tax Increment (\$000)	Net Available Increment - 100% of City Pledged Portion (\$000)	Net Available Increment to be Used for Housing Costs- 17.5% (\$000)	Net Available Increment to be Used for Facilities - 82.5% (\$000)	Conditional City Increment Available for Bond Debt Service Coverage - 8.00% of TI (\$000)
2018/19 (Commencement Yr)	\$26,085	\$261	\$148	\$26	\$122	\$21
2019/20	\$187,965	\$1,880	\$1,064	\$186	\$878	\$150
2020/21	\$517,005	\$5,170	\$2,926	\$512	\$2,414	\$414
2021/22	\$789,244	\$7,892	\$4,466	\$782	\$3,685	\$631
2022/23	\$1,155,480	\$11,555	\$6,539	\$1,144	\$5,394	\$924
2023/24	\$1,572,223	\$15,722	\$8,897	\$1,557	\$7,340	\$1,258
2024/25	\$2,051,977	\$20,520	\$11,612	\$2,032	\$9,580	\$1,642
2025/26	\$2,392,416	\$23,924	\$13,538	\$2,369	\$11,169	\$1,914
2026/27	\$2,818,156	\$28,182	\$15,947	\$2,791	\$13,157	\$2,255
2027/28	\$3,275,178	\$32,752	\$18,534	\$3,243	\$15,290	\$2,620
2028/29	\$3,691,970	\$36,920	\$20,892	\$3,656	\$17,236	\$2,954
2029/30	\$3,989,524	\$39,895	\$22,576	\$3,951	\$18,625	\$3,192
2030/31	\$4,155,143	\$41,551	\$23,513	\$4,115	\$19,398	\$3,324
2031/32	\$4,244,730	\$42,447	\$24,020	\$4,204	\$19,817	\$3,396
2032/33	\$4,336,250	\$43,362	\$24,538	\$4,294	\$20,244	\$3,469
2033/34	\$4,429,744	\$44,297	\$25,067	\$4,387	\$20,680	\$3,544
2034/35	\$4,525,254	\$45,253	\$25,608	\$4,481	\$21,126	\$3,620
2035/36	\$4,622,824	\$46,228	\$26,160	\$4,578	\$21,582	\$3,698
2036/37	\$4,722,499	\$47,225	\$26,724	\$4,677	\$22,047	\$3,778
2037/38	\$4,824,323	\$48,243	\$27,300	\$4,777	\$22,522	\$3,859
2038/39	\$4,928,344	\$49,283	\$27,889	\$4,881	\$23,008	\$3,943
2039/40	\$5,034,609	\$50,346	\$28,490	\$4,986	\$23,504	\$4,028
2040/41	\$5,143,165	\$51,432	\$29,104	\$5,093	\$24,011	\$4,115
2041/42	\$5,254,064	\$52,541	\$29,732	\$5,203	\$24,529	\$4,203
2042/43	\$5,367,354	\$53,674	\$30,373	\$5,315	\$25,058	\$4,294
2043/44	\$5,483,088	\$54,831	\$31,028	\$5,430	\$25,598	\$4,386
2044/45	\$5,601,318	\$56,013	\$31,697	\$5,547	\$26,150	\$4,481
2045/46	\$5,722,098	\$57,221	\$32,380	\$5,667	\$26,714	\$4,578
2046/47	\$5,845,484	\$58,455	\$33,079	\$5,789	\$27,290	\$4,676
2047/48	\$5,971,532	\$59,715	\$33,792	\$5,914	\$27,878	\$4,777
2048/49	\$6,100,298	\$61,003	\$34,520	\$6,041	\$28,479	\$4,880
2049/50	\$6,231,842	\$62,318	\$35,265	\$6,171	\$29,094	\$4,985
2050/51	\$6,366,223	\$63,662	\$36,025	\$6,304	\$29,721	\$5,093
2051/52	\$6,503,503	\$65,035	\$36,802	\$6,440	\$30,362	\$5,203
2052/53	\$6,643,744	\$66,437	\$37,596	\$6,579	\$31,017	\$5,315
2053/54	\$6,787,011	\$67,870	\$38,406	\$6,721	\$31,685	\$5,430
2054/55	\$6,933,368	\$69,334	\$39,235	\$6,866	\$32,369	\$5,547
2055/56	\$7,082,883	\$70,829	\$40,081	\$7,014	\$33,067	\$5,666
2056/57	\$7,235,622	\$72,356	\$40,945	\$7,165	\$33,780	\$5,788
2057/58	\$7,391,657	\$73,917	\$41,828	\$7,320	\$34,508	\$5,913
2058/59	\$6,228,846	\$62,288	\$35,248	\$6,168	\$29,080	\$4,983
2059/60	\$2,815,585	\$28,156	\$15,933	\$2,788	\$13,145	\$2,252
2060/61	\$803,495	\$8,035	\$4,547	\$796	\$3,751	\$643
2061/62	\$820,555	\$8,206	\$4,643	\$813	\$3,831	\$656
Cumulative Total over 44 year IRFD Term	n/a	\$1,906,237	\$1,078,705	\$188,773	\$889,932	\$152,499

**Table 5A – Projected IRFD Assessed Value and Allocation of Tax Increment for Project Area A**

Project Area A - Yerba Buena Island						
<i>Fiscal Year</i>	Estimated Incremental Assessed Value (\$000)	1% Tax Increment (\$000)	Net Available Increment - 100% of City Pledged Portion (\$000)	Net Available Increment to be Used for Housing Costs- 17.5% (\$000)	Net Available Increment to be Used for Facilities - 82.5% (\$000)	Conditional City Increment Available for Bond Debt Service Coverage - 8.00% of TI (\$000)
2018/19 (Commencement Yr)	\$26,085	\$261	\$148	\$26	\$122	\$21
2019/20	\$85,054	\$851	\$481	\$84	\$397	\$68
2020/21	\$245,663	\$2,457	\$1,390	\$243	\$1,147	\$197
2021/22	\$369,072	\$3,691	\$2,089	\$365	\$1,723	\$295
2022/23	\$525,421	\$5,254	\$2,973	\$520	\$2,453	\$420
2023/24	\$628,252	\$6,283	\$3,555	\$622	\$2,933	\$503
2024/25	\$641,750	\$6,417	\$3,632	\$636	\$2,996	\$513
2025/26	\$655,537	\$6,555	\$3,710	\$649	\$3,060	\$524
2026/27	\$669,621	\$6,696	\$3,789	\$663	\$3,126	\$536
2027/28	\$684,007	\$6,840	\$3,871	\$677	\$3,193	\$547
2028/29	\$698,703	\$6,987	\$3,954	\$692	\$3,262	\$559
2029/30	\$713,714	\$7,137	\$4,039	\$707	\$3,332	\$571
2030/31	\$729,049	\$7,290	\$4,126	\$722	\$3,404	\$583
2031/32	\$744,713	\$7,447	\$4,214	\$737	\$3,477	\$596
2032/33	\$760,714	\$7,607	\$4,305	\$753	\$3,551	\$609
2033/34	\$777,058	\$7,771	\$4,397	\$770	\$3,628	\$622
2034/35	\$793,754	\$7,938	\$4,492	\$786	\$3,706	\$635
2035/36	\$810,810	\$8,108	\$4,588	\$803	\$3,785	\$649
2036/37	\$828,231	\$8,282	\$4,687	\$820	\$3,867	\$663
2037/38	\$846,028	\$8,460	\$4,788	\$838	\$3,950	\$677
2038/39	\$864,206	\$8,642	\$4,890	\$856	\$4,035	\$691
2039/40	\$882,776	\$8,828	\$4,995	\$874	\$4,121	\$706
2040/41	\$901,745	\$9,017	\$5,103	\$893	\$4,210	\$721
2041/42	\$921,122	\$9,211	\$5,212	\$912	\$4,300	\$737
2042/43	\$940,916	\$9,409	\$5,324	\$932	\$4,393	\$753
2043/44	\$961,135	\$9,611	\$5,439	\$952	\$4,487	\$769
2044/45	\$981,788	\$9,818	\$5,556	\$972	\$4,584	\$785
2045/46	\$1,002,886	\$10,029	\$5,675	\$993	\$4,682	\$802
2046/47	\$1,024,438	\$10,244	\$5,797	\$1,014	\$4,783	\$820
2047/48	\$1,046,452	\$10,465	\$5,922	\$1,036	\$4,885	\$837
2048/49	\$1,068,941	\$10,689	\$6,049	\$1,059	\$4,990	\$855
2049/50	\$1,091,912	\$10,919	\$6,179	\$1,081	\$5,098	\$874
2050/51	\$1,115,378	\$11,154	\$6,312	\$1,105	\$5,207	\$892
2051/52	\$1,139,349	\$11,393	\$6,447	\$1,128	\$5,319	\$911
2052/53	\$1,163,834	\$11,638	\$6,586	\$1,153	\$5,433	\$931
2053/54	\$1,188,846	\$11,888	\$6,727	\$1,177	\$5,550	\$951
2054/55	\$1,214,397	\$12,144	\$6,872	\$1,203	\$5,669	\$972
2055/56	\$1,240,496	\$12,405	\$7,020	\$1,228	\$5,791	\$992
2056/57	\$1,267,157	\$12,672	\$7,171	\$1,255	\$5,916	\$1,014
2057/58	\$1,294,391	\$12,944	\$7,325	\$1,282	\$6,043	\$1,036
Cumulative Total over 40 IRFD Term	n/a	\$335,454	\$189,827	\$33,220	\$156,608	\$26,836

**Table 5B – Projected IRFD Assessed Value and Allocation of Tax Increment for Project Area B**

Project Area B - Treasure Island Stage 1						
<i>Fiscal Year</i>	Estimated Incremental Assessed Value (\$000)	1% Tax Increment (\$000)	Net Available Increment - 100% of City Pledged Portion (\$000)	Net Available Increment to be Used for Housing Costs- 17.5% (\$000)	Net Available Increment to be Used for Facilities - 82.5% (\$000)	Conditional City Increment Available for Bond Debt Service Coverage - 8.00% of TI (\$000)
2019/20 (Commencement Yr)	\$71,899	\$719	\$407	\$71	\$336	\$58
2020/21	\$190,598	\$1,906	\$1,079	\$189	\$890	\$152
2021/22	\$337,812	\$3,378	\$1,912	\$335	\$1,577	\$270
2022/23	\$445,554	\$4,456	\$2,521	\$441	\$2,080	\$356
2023/24	\$537,685	\$5,377	\$3,043	\$532	\$2,510	\$430
2024/25	\$646,424	\$6,464	\$3,658	\$640	\$3,018	\$517
2025/26	\$660,326	\$6,603	\$3,737	\$654	\$3,083	\$528
2026/27	\$674,528	\$6,745	\$3,817	\$668	\$3,149	\$540
2027/28	\$689,036	\$6,890	\$3,899	\$682	\$3,217	\$551
2028/29	\$703,855	\$7,039	\$3,983	\$697	\$3,286	\$563
2029/30	\$718,994	\$7,190	\$4,069	\$712	\$3,357	\$575
2030/31	\$734,458	\$7,345	\$4,156	\$727	\$3,429	\$588
2031/32	\$750,255	\$7,503	\$4,246	\$743	\$3,503	\$600
2032/33	\$766,392	\$7,664	\$4,337	\$759	\$3,578	\$613
2033/34	\$782,877	\$7,829	\$4,430	\$775	\$3,655	\$626
2034/35	\$799,716	\$7,997	\$4,525	\$792	\$3,733	\$640
2035/36	\$816,917	\$8,169	\$4,623	\$809	\$3,814	\$654
2036/37	\$834,489	\$8,345	\$4,722	\$826	\$3,896	\$668
2037/38	\$852,438	\$8,524	\$4,824	\$844	\$3,980	\$682
2038/39	\$870,774	\$8,708	\$4,928	\$862	\$4,065	\$697
2039/40	\$889,505	\$8,895	\$5,034	\$881	\$4,153	\$712
2040/41	\$908,639	\$9,086	\$5,142	\$900	\$4,242	\$727
2041/42	\$928,184	\$9,282	\$5,252	\$919	\$4,333	\$743
2042/43	\$948,150	\$9,482	\$5,365	\$939	\$4,426	\$759
2043/44	\$968,546	\$9,685	\$5,481	\$959	\$4,522	\$775
2044/45	\$989,381	\$9,894	\$5,599	\$980	\$4,619	\$792
2045/46	\$1,010,665	\$10,107	\$5,719	\$1,001	\$4,718	\$809
2046/47	\$1,032,406	\$10,324	\$5,842	\$1,022	\$4,820	\$826
2047/48	\$1,054,615	\$10,546	\$5,968	\$1,044	\$4,923	\$844
2048/49	\$1,077,303	\$10,773	\$6,096	\$1,067	\$5,029	\$862
2049/50	\$1,100,478	\$11,005	\$6,227	\$1,090	\$5,138	\$880
2050/51	\$1,124,153	\$11,242	\$6,361	\$1,113	\$5,248	\$899
2051/52	\$1,148,337	\$11,483	\$6,498	\$1,137	\$5,361	\$919
2052/53	\$1,173,041	\$11,730	\$6,638	\$1,162	\$5,476	\$938
2053/54	\$1,198,277	\$11,983	\$6,781	\$1,187	\$5,594	\$959
2054/55	\$1,224,057	\$12,241	\$6,927	\$1,212	\$5,715	\$979
2055/56	\$1,250,391	\$12,504	\$7,076	\$1,238	\$5,837	\$1,000
2056/57	\$1,277,292	\$12,773	\$7,228	\$1,265	\$5,963	\$1,022
2057/58	\$1,304,773	\$13,048	\$7,383	\$1,292	\$6,091	\$1,044
2058/59	\$1,332,844	\$13,328	\$7,542	\$1,320	\$6,222	\$1,066
Cumulative Total over 40 IRFD Term	n/a	\$348,261	\$197,074	\$34,488	\$162,586	\$27,861

**Table 5C – Projected IRFD Assessed Value and Allocation of Tax Increment for Project Area C**

Project Area C - Treasure Island Stage 1						
<i>Fiscal Year</i>	Estimated Incremental Assessed Value (\$000)	1% Tax Increment (\$000)	Net Available Increment - 100% of City Pledged Portion (\$000)	Net Available Increment to be Used for Housing Costs- 17.5% (\$000)	Net Available Increment to be Used for Facilities - 82.5% (\$000)	Conditional City Increment Available for Bond Debt Service Coverage - 8.00% of TI (\$000)
2020/21 (Commencement Yr)	\$36,972	\$370	\$209	\$37	\$173	\$30
2021/22	\$37,711	\$377	\$213	\$37	\$176	\$30
2022/23	\$90,938	\$909	\$515	\$90	\$425	\$73
2023/24	\$221,541	\$2,215	\$1,254	\$219	\$1,034	\$177
2024/25	\$379,388	\$3,794	\$2,147	\$376	\$1,771	\$304
2025/26	\$510,855	\$5,109	\$2,891	\$506	\$2,385	\$409
2026/27	\$740,918	\$7,409	\$4,193	\$734	\$3,459	\$593
2027/28	\$1,021,746	\$10,217	\$5,782	\$1,012	\$4,770	\$817
2028/29	\$1,043,884	\$10,439	\$5,907	\$1,034	\$4,873	\$835
2029/30	\$1,066,502	\$10,665	\$6,035	\$1,056	\$4,979	\$853
2030/31	\$1,089,609	\$10,896	\$6,166	\$1,079	\$5,087	\$872
2031/32	\$1,113,217	\$11,132	\$6,299	\$1,102	\$5,197	\$891
2032/33	\$1,137,337	\$11,373	\$6,436	\$1,126	\$5,310	\$910
2033/34	\$1,161,979	\$11,620	\$6,575	\$1,151	\$5,425	\$930
2034/35	\$1,187,156	\$11,872	\$6,718	\$1,176	\$5,542	\$950
2035/36	\$1,212,877	\$12,129	\$6,863	\$1,201	\$5,662	\$970
2036/37	\$1,239,156	\$12,392	\$7,012	\$1,227	\$5,785	\$991
2037/38	\$1,266,005	\$12,660	\$7,164	\$1,254	\$5,910	\$1,013
2038/39	\$1,293,435	\$12,934	\$7,319	\$1,281	\$6,038	\$1,035
2039/40	\$1,321,459	\$13,215	\$7,478	\$1,309	\$6,169	\$1,057
2040/41	\$1,350,091	\$13,501	\$7,640	\$1,337	\$6,303	\$1,080
2041/42	\$1,379,343	\$13,793	\$7,805	\$1,366	\$6,439	\$1,103
2042/43	\$1,409,229	\$14,092	\$7,975	\$1,396	\$6,579	\$1,127
2043/44	\$1,439,762	\$14,398	\$8,147	\$1,426	\$6,722	\$1,152
2044/45	\$1,470,957	\$14,710	\$8,324	\$1,457	\$6,867	\$1,177
2045/46	\$1,502,827	\$15,028	\$8,504	\$1,488	\$7,016	\$1,202
2046/47	\$1,535,389	\$15,354	\$8,688	\$1,520	\$7,168	\$1,228
2047/48	\$1,568,656	\$15,687	\$8,877	\$1,553	\$7,323	\$1,255
2048/49	\$1,602,643	\$16,026	\$9,069	\$1,587	\$7,482	\$1,282
2049/50	\$1,637,367	\$16,374	\$9,266	\$1,621	\$7,644	\$1,310
2050/51	\$1,672,843	\$16,728	\$9,466	\$1,657	\$7,810	\$1,338
2051/52	\$1,709,088	\$17,091	\$9,671	\$1,692	\$7,979	\$1,367
2052/53	\$1,746,118	\$17,461	\$9,881	\$1,729	\$8,152	\$1,397
2053/54	\$1,783,951	\$17,840	\$10,095	\$1,767	\$8,328	\$1,427
2054/55	\$1,822,603	\$18,226	\$10,314	\$1,805	\$8,509	\$1,458
2055/56	\$1,862,093	\$18,621	\$10,537	\$1,844	\$8,693	\$1,490
2056/57	\$1,902,438	\$19,024	\$10,766	\$1,884	\$8,882	\$1,522
2057/58	\$1,943,658	\$19,437	\$10,999	\$1,925	\$9,074	\$1,555
2058/59	\$1,985,770	\$19,858	\$11,237	\$1,966	\$9,271	\$1,589
2059/60	\$2,028,795	\$20,288	\$11,481	\$2,009	\$9,471	\$1,623
Cumulative Total over 40 IRFD Term	n/a	\$505,263	\$285,919	\$50,036	\$235,883	\$40,421

**Table 5D – Projected IRFD Assessed Value and Allocation of Tax Increment for Project Area D**

Project Area D - Treasure Island Stage 1						
<i>Fiscal Year</i>	Estimated Incremental Assessed Value (\$000)	1%Tax Increment (\$000)	Net Available Increment - 100% of City Pledged Portion (\$000)	Net Available Increment to be Used for Housing Costs- 17.5% (\$000)	Net Available Increment to be Used for Facilities - 82.5% (\$000)	Conditional City Increment Available for Bond Debt Service Coverage - 8.00% of TI (\$000)
2019/20 (Commencement Yr)	\$31,011	\$310	\$175	\$31	\$145	\$25
2020/21	\$43,773	\$438	\$248	\$43	\$204	\$35
2021/22	\$44,648	\$446	\$253	\$44	\$208	\$36
2022/23	\$45,541	\$455	\$258	\$45	\$213	\$36
2023/24	\$46,452	\$465	\$263	\$46	\$217	\$37
2024/25	\$111,750	\$1,118	\$632	\$111	\$522	\$89
2025/26	\$238,487	\$2,385	\$1,350	\$236	\$1,113	\$191
2026/27	\$375,254	\$3,753	\$2,123	\$372	\$1,752	\$300
2027/28	\$478,608	\$4,786	\$2,708	\$474	\$2,234	\$383
2028/29	\$835,222	\$8,352	\$4,726	\$827	\$3,899	\$668
2029/30	\$1,071,304	\$10,713	\$6,062	\$1,061	\$5,001	\$857
2030/31	\$1,174,127	\$11,741	\$6,644	\$1,163	\$5,481	\$939
2031/32	\$1,199,566	\$11,996	\$6,788	\$1,188	\$5,600	\$960
2032/33	\$1,225,557	\$12,256	\$6,935	\$1,214	\$5,722	\$980
2033/34	\$1,252,110	\$12,521	\$7,085	\$1,240	\$5,846	\$1,002
2034/35	\$1,279,239	\$12,792	\$7,239	\$1,267	\$5,972	\$1,023
2035/36	\$1,306,956	\$13,070	\$7,396	\$1,294	\$6,102	\$1,046
2036/37	\$1,335,274	\$13,353	\$7,556	\$1,322	\$6,234	\$1,068
2037/38	\$1,364,204	\$13,642	\$7,720	\$1,351	\$6,369	\$1,091
2038/39	\$1,393,762	\$13,938	\$7,887	\$1,380	\$6,507	\$1,115
2039/40	\$1,423,960	\$14,240	\$8,058	\$1,410	\$6,648	\$1,139
2040/41	\$1,454,813	\$14,548	\$8,233	\$1,441	\$6,792	\$1,164
2041/42	\$1,486,334	\$14,863	\$8,411	\$1,472	\$6,939	\$1,189
2042/43	\$1,518,538	\$15,185	\$8,593	\$1,504	\$7,089	\$1,215
2043/44	\$1,551,439	\$15,514	\$8,779	\$1,536	\$7,243	\$1,241
2044/45	\$1,585,054	\$15,851	\$8,970	\$1,570	\$7,400	\$1,268
2045/46	\$1,619,397	\$16,194	\$9,164	\$1,604	\$7,560	\$1,296
2046/47	\$1,654,484	\$16,545	\$9,362	\$1,638	\$7,724	\$1,324
2047/48	\$1,690,331	\$16,903	\$9,565	\$1,674	\$7,891	\$1,352
2048/49	\$1,726,955	\$17,270	\$9,773	\$1,710	\$8,062	\$1,382
2049/50	\$1,764,372	\$17,644	\$9,984	\$1,747	\$8,237	\$1,411
2050/51	\$1,802,600	\$18,026	\$10,201	\$1,785	\$8,415	\$1,442
2051/52	\$1,841,656	\$18,417	\$10,422	\$1,824	\$8,598	\$1,473
2052/53	\$1,881,559	\$18,816	\$10,647	\$1,863	\$8,784	\$1,505
2053/54	\$1,922,326	\$19,223	\$10,878	\$1,904	\$8,974	\$1,538
2054/55	\$1,963,976	\$19,640	\$11,114	\$1,945	\$9,169	\$1,571
2055/56	\$2,006,529	\$20,065	\$11,355	\$1,987	\$9,368	\$1,605
2056/57	\$2,050,004	\$20,500	\$11,601	\$2,030	\$9,570	\$1,640
2057/58	\$2,094,421	\$20,944	\$11,852	\$2,074	\$9,778	\$1,676
2058/59	\$2,139,800	\$21,398	\$12,109	\$2,119	\$9,990	\$1,712
Cumulative Total over 40 IRFD Term	n/a	\$500,314	\$283,119	\$49,546	\$233,573	\$40,025

**Table 5E – Projected IRFD Assessed Value and Allocation of Tax Increment for Project Area E**

Project Area E - Treasure Island Stage 1						
Fiscal Year	Estimated Incremental Assessed Value (\$000)	1%Tax Increment (\$000)	Net Available Increment - 100% of City Pledged Portion (\$000)	Net Available Increment to be Used for Housing Costs- 17.5% (\$000)	Net Available Increment to be Used for Facilities - 82.5% (\$000)	Conditional City Increment Available for Bond Debt Service Coverage - 8.00% of TI (\$000)
2022/23 (Commencement Yr)	\$48,026	\$480	\$272	\$48	\$224	\$38
2023/24	\$138,292	\$1,383	\$783	\$137	\$646	\$111
2024/25	\$272,665	\$2,727	\$1,543	\$270	\$1,273	\$218
2025/26	\$327,210	\$3,272	\$1,852	\$324	\$1,528	\$262
2026/27	\$357,835	\$3,578	\$2,025	\$354	\$1,671	\$286
2027/28	\$401,781	\$4,018	\$2,274	\$398	\$1,876	\$321
2028/29	\$410,305	\$4,103	\$2,322	\$406	\$1,916	\$328
2029/30	\$419,010	\$4,190	\$2,371	\$415	\$1,956	\$335
2030/31	\$427,900	\$4,279	\$2,421	\$424	\$1,998	\$342
2031/32	\$436,979	\$4,370	\$2,473	\$433	\$2,040	\$350
2032/33	\$446,250	\$4,463	\$2,525	\$442	\$2,083	\$357
2033/34	\$455,719	\$4,557	\$2,579	\$451	\$2,128	\$365
2034/35	\$465,389	\$4,654	\$2,634	\$461	\$2,173	\$372
2035/36	\$475,264	\$4,753	\$2,689	\$471	\$2,219	\$380
2036/37	\$485,349	\$4,853	\$2,747	\$481	\$2,266	\$388
2037/38	\$495,648	\$4,956	\$2,805	\$491	\$2,314	\$397
2038/39	\$506,166	\$5,062	\$2,864	\$501	\$2,363	\$405
2039/40	\$516,908	\$5,169	\$2,925	\$512	\$2,413	\$414
2040/41	\$527,878	\$5,279	\$2,987	\$523	\$2,464	\$422
2041/42	\$539,081	\$5,391	\$3,051	\$534	\$2,517	\$431
2042/43	\$550,521	\$5,505	\$3,115	\$545	\$2,570	\$440
2043/44	\$562,205	\$5,622	\$3,181	\$557	\$2,625	\$450
2044/45	\$574,138	\$5,741	\$3,249	\$569	\$2,680	\$459
2045/46	\$586,324	\$5,863	\$3,318	\$581	\$2,737	\$469
2046/47	\$598,768	\$5,988	\$3,388	\$593	\$2,795	\$479
2047/48	\$611,478	\$6,115	\$3,460	\$606	\$2,855	\$489
2048/49	\$624,457	\$6,245	\$3,534	\$618	\$2,915	\$500
2049/50	\$637,712	\$6,377	\$3,609	\$632	\$2,977	\$510
2050/51	\$651,249	\$6,512	\$3,685	\$645	\$3,040	\$521
2051/52	\$665,073	\$6,651	\$3,764	\$659	\$3,105	\$532
2052/53	\$679,192	\$6,792	\$3,843	\$673	\$3,171	\$543
2053/54	\$693,610	\$6,936	\$3,925	\$687	\$3,238	\$555
2054/55	\$708,335	\$7,083	\$4,008	\$701	\$3,307	\$567
2055/56	\$723,373	\$7,234	\$4,093	\$716	\$3,377	\$579
2056/57	\$738,730	\$7,387	\$4,180	\$732	\$3,449	\$591
2057/58	\$754,414	\$7,544	\$4,269	\$747	\$3,522	\$604
2058/59	\$770,432	\$7,704	\$4,360	\$763	\$3,597	\$616
2059/60	\$786,789	\$7,868	\$4,452	\$779	\$3,673	\$629
2060/61	\$803,495	\$8,035	\$4,547	\$796	\$3,751	\$643
2061/62	\$820,555	\$8,206	\$4,643	\$813	\$3,831	\$656
Cumulative Total over 40 IRFD Term	n/a	\$216,945	\$122,765	\$21,484	\$101,281	\$17,356

The Board will allocate the Net Available Increment to the IRFD, which will be applied to meet all of its obligations, including: (A) for 82.5% of the Net Available Increment (i) accumulation and expenditure on Facilities, and (ii) payment of debt service, debt service coverage requirements, and replenishment of any debt service reserve fund for Bonds secured by the 82.5% of the Net Available Increment; and (B) for 17.5% of the Net Available Increment (i) accumulation and expenditure on Housing Costs, and (ii) payment of debt service, debt service coverage requirements, and replenishment of any debt service reserve fund for Bonds secured by the 17.5% of the Net Available Increment.

As Annexation Territory is annexed into the IRFD, the Annexation Supplement shall contain a table similar to the tables above for the tax increment revenues expected from each annexation of Annexation Territory.

***C. Plan for financing the IRFD Improvements, including a detailed description of any intention to incur debt***

The IRFD Improvements will be financed through a combination of annual tax increment revenue allocated to the IRFD (in the manner permitted by the IRFD Law, including, without limitation, Section 53369.2), as well as indebtedness (herein, “**Bonds**”) secured by the property tax increment committed to the IRFD.

Under proceedings to form the IRFD, the IRFD is authorized to issue, in one or more series, up to (i) \$780 million in Bonds, plus (ii) the amount approved by the Board and the qualified electors of the Annexation Territory in connection with each annexation of Annexation Territory to the IRFD. Pursuant to the IRFD Law, the Board intends to issue Bonds, in one or more series, secured by the Net Available Increment generated from all Project Areas in the IRFD. The Bonds may be taxable or tax-exempt, and may be current-interest bonds, capital appreciation bonds, fixed-rate bonds, or variable-rate bonds. Pursuant to Section 53369.14(d)(5) of the IRFD Law, the Board may issue Bonds with a final maturity date of up to 30 years from the date of issuance.

As Annexation Territory is annexed to the IRFD, the Annexation Supplement for each annexation shall estimate the additional bond capacity that results from the tax increment revenue to be generated by the Annexation Territory.



***D. Limit on the total number of dollars of taxes that may be allocated to the IRFD pursuant to this Infrastructure Financing Plan***

It is estimated that:

- a total of \$1.079 billion of Net Available Increment and \$152 million of Conditional City Increment<sup>4</sup> will be generated within the Initial Project Areas of the IRFD over the life of the IRFD to finance the IRFD Improvements,
- plus additional amounts of Net Available Increment and Conditional City Increment generated from Annexation Territory annexed to the IRFD following approval of such annexation by the Board and the qualified electors within such Annexation Territory.

The amount generated within the Initial Project Areas represents 100% of the total tax increment that would otherwise be allocated to the General Fund of the City from the properties in the Initial Project Areas of the IRFD over the life of the IRFD. This amount is necessary to fund debt service on the Bonds used to fund the private sector Facilities and is expected to be sufficient to pay any pay-as-you-go administrative and capital expenses for the Initial Project Areas.

The annual allocation of tax increment to the IRFD for purposes of Section 53369.30(b) of the IRFD Law shall be the amount appropriated by the Board for deposit in the special fund or funds established for the IRFD; provided, however, that the Board hereby commits to appropriate and, therefore, allocate Net Available Increment from the Initial Project Areas to (i) to pay debt service on any Bonds issued for the IRFD and to comply with any other covenants related to Bonds issued for the IRFD as set forth in the Development Agreements and the approval actions relating to each Bond issuance and (ii) reimburse the Developer in accordance with the DDA Financing Plan.

**After providing an allowance for variations in future inflation, it has been determined that the total nominal number of tax increment dollars to be allocated to the Initial Project Areas of the IRFD over the life of the IRFD shall not exceed \$1.53 billion of Net Available Increment and \$216 million of Conditional City Increment. The combined total of Net Available Increment and Conditional City Increment allocated to the Initial Projects Areas of the IRFD shall not exceed \$1.75 billion. The IRFD cash flow projection assuming these factors is set forth in Appendix D, Table 1 (Net Available Increment) and Table 2 (Conditional City Increment). This Subsection and Appendix D, as set forth in the Original Infrastructure Financing Plan, have been amended to reflect the changes shown in Table 3.**

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<sup>4</sup> The use of Conditional City Increment is restricted as described in Section VIII.

As Annexation Territory is annexed to the IRFD, the increase in the allocation of tax increment dollars to the IRFD as a result of the annexation of Annexation Territory, along with information similar to that set forth above, shall be included in the Annexation Supplement for each annexation of the Annexation Territory.

***E. IRFD termination date by Project Area***

Each Initial Project Area of the IRFD will terminate forty (40) years (or such longer period as allowed by the IRFD Law and approved by the Board) from the date specified as the Commencement Year, as shown in Table 4 and in any corresponding table in an Annexation Supplement. As additional land is annexed to the IRFD into its own Project Area, the termination date will be the fortieth (40<sup>th</sup>) year (or such longer period as allowed by the IRFD Law and approved by the Board) from the date specified in the Annexation Supplement as the Commencement Year (which may be any year selected by the land owner annexing into the IRFD). See Table 4 for a list of the termination dates for the Initial Project Areas.

As Annexation Territory is annexed to the IRFD, a table similar to Table 4 shall be included in the Annexation Supplement for each annexation of Annexation Territory. The IRFD will terminate on the same date as the final Project Area (as may be created by annexation of Annexation Territory) in the IRFD terminates.

***F. Analysis of City service costs and revenues to be generated by the Project***

An assessment of the annual revenue and cost impacts of the entire Project on the City is presented in Appendix B. As shown, net of revenues allocated to the IRFD, the Project is expected to generate an annual surplus to the City (i.e., the General Fund, the MTA Fund, the Library Fund, and the Children’s Fund) during construction and upon buildout. The diversion of revenues to the IRFD is not anticipated to adversely impact the City’s ability to provide services to the area. Upon stabilization, the IRFD properties are anticipated to annually generate a net surplus of \$11.1 million to the City after the diversion to the IRFD and payment of all Bonds. The annual surplus upon stabilization to the City’s General Fund is anticipated to total \$7.4 million.

The fiscal impact analysis attached to this Infrastructure Financing Plan as Appendix B has been amended from the version attached to the Original Infrastructure Financing Plan only to reflect the reduced amount of tax increment allocated to the IRFD in order to conform to existing law, as shown in Table 3.

***G. Analysis of fiscal impact of IRFD on each affected taxing entity***

The only taxing entity that is affected by the IRFD is the City. The impacts on the General Fund of the City are detailed in the fiscal impact analysis provided as Appendix B. The fiscal impact analysis attached to this Infrastructure Financing Plan as Appendix B has been amended from

the version attached to the Original Infrastructure Financing Plan only to reflect the reduced amount of tax increment allocated to the IRFD in order to conform to existing law, as shown in Table 3. See Appendix B and subsection F above.

#### ***H. Transit Priority Project Program analysis***

As part of the Project entitlements, the City created an innovative and robust transit and transportation program designed to reduce private automobile use. The parameters of the development, including building heights, densities, the affordable housing program and the transportation program, were approved as an integrated whole in June 2011. The City does not currently intend to provide any increase in densities under the Transit Priority Project Program set forth in Government Code Section 65470(c). To the extent that the City and Developer may apply for state or federal funds as a transit priority project under Government Code Section 65470 or any other state or federal law, nothing in this subsection H shall prevent such application or award.

#### ***I. Replacement Housing***

The plan providing for the replacement of dwelling units occupied by persons or families of low or moderate income proposed to be removed or destroyed in the course of private development or facilities construction within the area of the IRFD and the relocation of such persons or families consistent with Section 53369.6 of the IRFD Law is set forth in the TIDA DDA Housing Plan (the “**Housing Plan**”), which is shown as Exhibit E to the TIDA DDA. Furthermore, in order to comply with Sections 53369.6(d) and 53369.6(e) of the IRFD Law and other applicable laws, TIDA adopted the Transition Housing Rules and Regulations (the “**THRRs**”) to provide certain benefits to households legally occupying the housing units at the time they are required to move in connection with the Project, including for pre-DDA households the opportunity to occupy transition units, moving benefits, and down-payment assistance. All occupants are also provided with advisory services in accordance with applicable law. The TIDA DDA provides that, as a mutual condition to close on any Sub-Phase and transfer from TIDA to Developer, the THRRs must be implemented as to all units in that Sub-Phase. Finally, the Housing Plan provides that the Developer shall not have the right to demolish any existing occupied residential units on Yerba Buena Island or Treasure Island until the Transition Requirements, as defined in Section 10.3.3(h) of the TIDA DDA have been satisfied. For the complete terms of the foregoing provisions, reference is hereby made to the TIDA DDA and the Housing Plan.

Those portions of the Initial Project Areas that are not currently owned by TIDA were transferred to the Developer by TIDA on February 22, 2016. The Developer commenced demolition of improvements in the Initial Project Areas in March, 2016. Demolition on Yerba Buena Island was completed in August, 2016; demolition on Treasure Island is expected to be completed in December, 2016. In the Initial Project Areas, a total of 70 residential units were demolished. These 70 units are the total units demolished in the Initial Project Areas – both market and low-income units. None of these 70 units were occupied at the time of demolition.

Under the Housing Plan, in the Initial Project Areas, the Developer is constructing approximately 111 low-income units, and TIDA is expected to construct approximately 196 low-income units. Accordingly, the number of low-income units being constructed in the Initial Project Areas far exceeds the number of low-income units demolished in such area. A minimum of 70 replacement units will be constructed prior to the end of the 4-year time period required by Section 53369.6 of the IRFD Law.

The Board finds that the satisfaction of the conditions for demolition and replacement housing in the Housing Plan, including the THRRs, satisfies Section 53369.6 of the IRFD Law as it relates to the Initial Project Areas.

As used in this section, the term “**low-income unit**” means a unit occupied by persons or families of low or moderate income at affordable housing cost (as defined in California Health and Safety Code Section 50052.5) or affordable rent (as defined in California Health and Safety Code Section 50053).

As Annexation Territory is annexed to the IRFD, if dwelling units are to be demolished, a section similar to this subsection I shall be included in the Annexation Supplement for each annexation of Annexation Territory.

## **VIII. MISCELLANEOUS PROVISIONS**

### **A. *Conditional City Increment***

Under Section 3.3(e) of the DDA Financing Plan, the Developer and the City agreed that the City would allocate the "Conditional City Increment" to the IRFD for the limited purpose of paying debt service on Bonds in the event that the Net Available Increment is insufficient for that purpose. The Conditional City Increment is identified in Table 3.

In connection with the issuance of Bonds, the Conditional City Increment shall be added to the Net Available Increment when determining coverage on the Bonds and such amounts shall be pledged to the payment of debt service on the Bonds. However, in any given year, should the Net Available Increment be sufficient to cover the debt service on the Bonds, the Conditional City Increment shall not be remitted to the IRFD, or, if previously remitted to the IRFD, shall be returned to the City.

If the Conditional City Increment is ever used to pay debt service on Bonds, then in future years after first paying or setting aside amounts needed for debt service due during such Fiscal Year on Bonds for the IRFD secured by or payable from Net Available Increment, the IRFD shall repay the City out of Net Available Increment for any Conditional City Increment used to pay debt service on Bonds in an amount equal to the Conditional City Increment used to pay debt service on the Bonds plus interest through the date of repayment of the amount of Conditional City Increment

used to pay debt service on the Bonds at the Default Interest Rate (as defined in the DDA Financing Plan).

**B. *Limitations on Receipt of Tax Increment Revenues***

The Developer agreed to certain restrictions on the receipt of Net Available Increment under certain circumstances. Accordingly, the limitations on receipt of Net Available Increment described in Sections 3.8 and 3.9 of the DDA Financing Plan are incorporated into this Infrastructure Financing Plan.

**C. *Mello-Roos Financing***

Under the DDA Financing Plan, the City and the Developer agreed to form one or more community facilities districts (each a "**CFD**") under the Mello-Roos Community Facilities Act of 1982 (the "**CFD Act**") to finance various facilities. Some of the Facilities are also eligible for financing by the CFD. The Developer and the City intend to use both the CFDs and the IRFD to fund all of the eligible facilities required to be constructed for the Project. In addition, the TIDA Board and the Board may authorize Net Available Increment be used to pay debt service on one or more CFDs.

**D. *Validation***

In Case No. CGC-17-557496, the Superior Court of the State of California issued a judgment on May 9, 2018, as to the validity of the Original Infrastructure Financing Plan, including any amendments of the Original Infrastructure Financing Plan consistent with the IRFD Law.

The amendments of the Original Infrastructure Financing Plan set forth in this Infrastructure Financing Plan are consistent with the IRFD Law and, therefore, this Infrastructure Financing Plan is legal, valid and binding.

## APPENDIX A: Amended Boundary Map and Legal Description of the IRFD

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### Legal Description:

#### Project Area A

- Legal for 1Y (APN NO. 8948-001)

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT 19 AS SHOWN ON FINAL TRANSFER MAP NO. 8674, FILED FOR RECORD ON DECEMBER 7, 2015 IN BOOK FF OF SURVEY MAPS AT PAGES 177 THROUGH 192, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for 2Y-H (APN NO. 8949-002)

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT 2 AS SHOWN ON FINAL MAP 9228, FILED FOR RECORD ON APRIL 19, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 7 TO 23, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for 3Y (APN NO. 8952-001)

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT 003 AS SHOWN ON FINAL MAP NO. 9856, FILED FOR RECORD ON JULY 10, 2020 IN BOOK 1 OF FINAL MAPS AT PAGES 48 TO 63, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for 4Y (APN NOS.: 8954-004, 8954-005)

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOTS 001 AND 002 AS SHOWN ON FINAL MAP NO. 9856, FILED FOR RECORD ON JULY 10, 2020 IN BOOK 1 OF FINAL MAPS AT PAGES 48 TO 63, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.



## Project Area B

- Legal for B1-A (APN NOS.: 8901-003, 8901-004)

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOTS 13 AND 14 AS SHOWN ON FINAL MAP NO. 9235, FILED FOR RECORD ON SEPTEMBER 13, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 170 TO 179, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for C2.2 (APN NO. 8903-004)

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT 8 AS SHOWN ON FINAL MAP NO. 9235, FILED FOR RECORD ON SEPTEMBER 13, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 170 TO 179, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for C2.3 (APN NO. 8904-004)

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT 3 AS SHOWN ON FINAL MAP NO. 10297, FILED FOR RECORD ON APRIL 4, 2021 IN BOOK 1 OF FINAL MAPS AT PAGES 187 TO 191, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for C3.3 and C3.4 (APN NOS.: 8906-005 & 8906-006 or 8906-009)

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT 1 AS SHOWN ON FINAL MAP NO. 10297, FILED FOR RECORD ON APRIL 4, 2021 IN BOOK 1 OF FINAL MAPS AT PAGES 187 TO 191, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

### **Project Area C**

- Legal for C1.1 and C1.2 (APN NO. 8902-004)  
All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT 12 AS SHOWN ON FINAL MAP NO. 9235, FILED FOR RECORD ON SEPTEMBER 13, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 170 TO 179, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

### **Project Area D**

- Legal for C2.1 (APN NO. 8902-003)  
All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT 7 AS SHOWN ON FINAL MAP NO. 9235, FILED FOR RECORD ON SEPTEMBER 13, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 170 TO 179, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for C3.5 (APN NOS.: 8906-007, 8906-008)  
All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOTS 2 AND 6 AS SHOWN ON FINAL MAP NO. 10297, FILED FOR RECORD ON APRIL 4, 2021 IN BOOK 1 OF FINAL MAPS AT PAGES 187 TO 191, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

### **Project Area E**

- Legal for C2.4 (APN NO.: 8904-005)  
All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT 10 AS SHOWN ON FINAL MAP NO. 9235, FILED FOR RECORD ON SEPTEMBER 13, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 170 TO 179, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for C2-H (APN NO.: 8904-006)  
All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT 11 AS SHOWN ON FINAL MAP NO. 9235, FILED FOR RECORD ON SEPTEMBER 13, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 7 TO 23, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for APN NO. 1939-107

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT F AS SHOWN ON FINAL MAP NO. 9235, FILED FOR RECORD ON SEPTEMBER 13, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 7 TO 23, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for APN NO. 1939-111

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT J AS SHOWN ON FINAL MAP NO. 9235, FILED FOR RECORD ON SEPTEMBER 13, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 7 TO 23, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

- Legal for APN NO. 1939-112

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT K AS SHOWN ON FINAL MAP NO. 9235, FILED FOR RECORD ON SEPTEMBER 13, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 7 TO 23, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

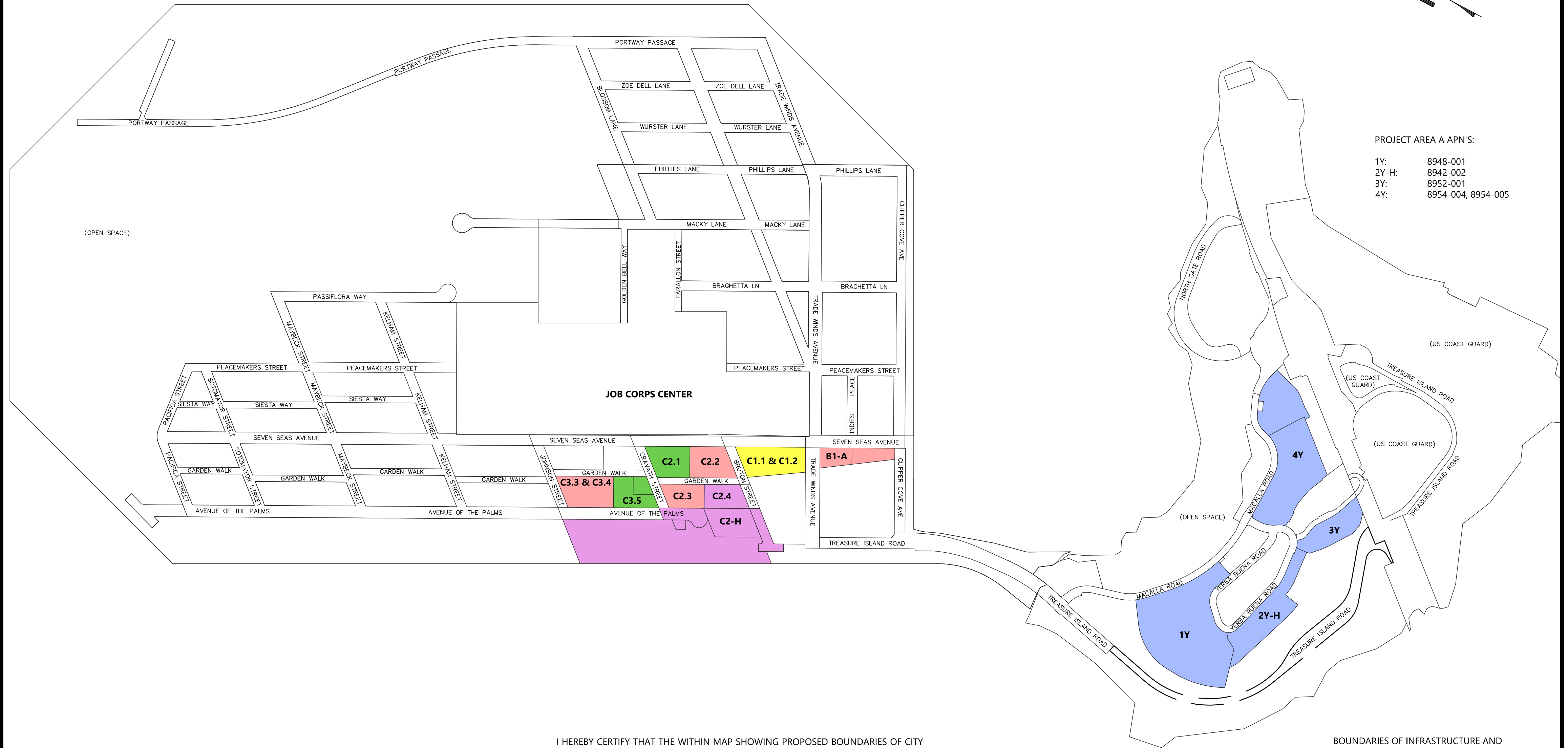
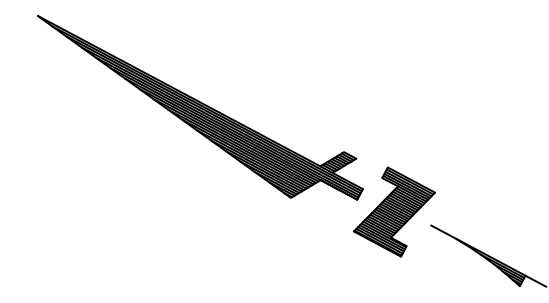
- Legal for APN NO. 1939-116

All that real property situate in the City and County of San Francisco, State of California and being more particularly described as follows:

ALL OF LOT P AS SHOWN ON FINAL MAP NO. 9235, FILED FOR RECORD ON SEPTEMBER 13, 2018 IN BOOK 134 OF CONDOMINIUM MAPS AT PAGES 7 TO 23, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

**Amended Boundary Map:**

# PROPOSED BOUNDARIES OF CITY AND COUNTY OF SAN FRANCISCO INFRASTRUCTURE AND REVITALIZATION FINANCING DISTRICT NO.1 (TREASURE ISLAND PUBLIC INFRASTRUCTURE)



PROJECT AREA A APN'S:  
 1Y: 8948-001  
 2Y-H: 8942-002  
 3Y: 8952-001  
 4Y: 8954-004, 8954-005

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF CITY AND COUNTY OF SAN FRANCISCO INFRASTRUCTURE AND REVITALIZATION FINANCING DISTRICT NO. 1 (TREASURE ISLAND PUBLIC INFRASTRUCTURE) WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ITS RESOLUTION NO. \_\_\_\_\_.

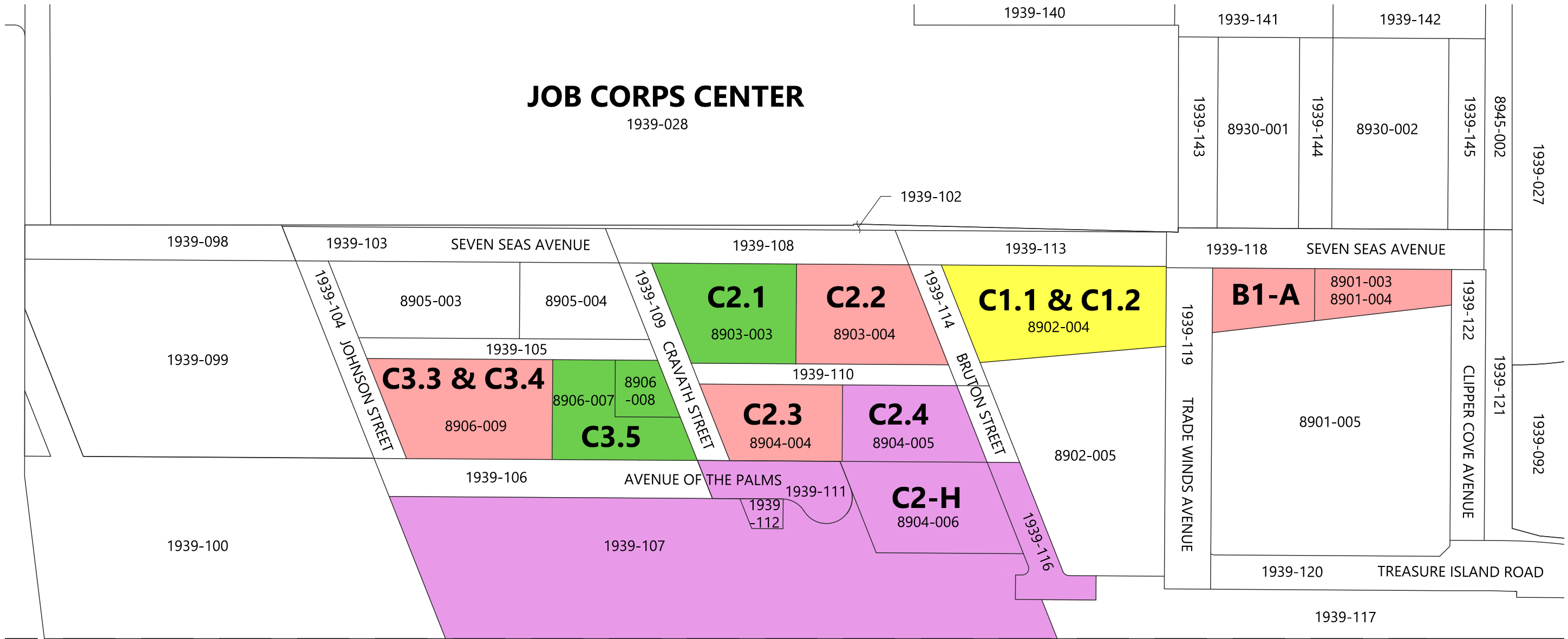
(CLERK OF THE BOARD OF SUPERVISORS)

- BOUNDARIES OF INFRASTRUCTURE AND REVITALIZATION FINANCING DISTRICT NO. 1
- BOUNDARIES OF PROJECT AREA A
  - BOUNDARIES OF PROJECT AREA B
  - BOUNDARIES OF PROJECT AREA C
  - BOUNDARIES OF PROJECT AREA D
  - BOUNDARIES OF PROJECT AREA E



# JOB CORPS CENTER

1939-028



### BOUNDARIES OF INFRASTRUCTURE AND REVITALIZATION FINANCING DISTRICT NO. 1

- BOUNDARIES OF PROJECT AREA A
- BOUNDARIES OF PROJECT AREA B
- BOUNDARIES OF PROJECT AREA C
- BOUNDARIES OF PROJECT AREA D
- BOUNDARIES OF PROJECT AREA E

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PLOT DATE: 09-14-21 PLOTTED BY: mysl

Revisions	
No.	Date

Date:	2021-09-14
Scale:	1" = 200'
Design:	
Drawn:	SCM
Approved:	SCM
Job No.:	200150

Drawing Number:

200150

**APPENDIX B: Fiscal Impact Analysis of City  
(Amended to reflect amended Table 3)**

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# KEYSER MARSTON ASSOCIATES

***DRAFT***

**ASSESSMENT OF FISCAL IMPACTS  
TO THE CITY AND COUNTY OF SAN FRANCISCO  
TREASURE ISLAND / YERBA BUENA ISLAND  
DEVELOPMENT PROJECT**

*Prepared for*  
**City and County of San Francisco**

*Prepared by*  
**Keyser Marston Associates, Inc.**

**August 2016  
Amended October 27, 2021**



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## I. EXECUTIVE SUMMARY

The City and County of San Francisco (CCSF), is considering adopting an Infrastructure and Revitalization Financing District (IRFD) to fund a portion of the cost of developing public facilities and affordable housing that will support the Treasure Island/Yerba Buena Island Development Project (the Project). The process for adopting an IRFD is governed by California Government Code Sections 53369 -53369.49. The fiscal impact analysis presented in this report has been prepared to meet the requirements of Section 53369.14 (d) (6), specifically addressing the following:

“The costs to the city of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city as a result of expected development in the area of the district.”<sup>1</sup>

The Project consists of the development of a mixed use community on Treasure Island and Yerba Buena Island to be undertaken by Treasure Island Community Development LLC (TICD) and the Treasure Island Development Authority (TIDA). It is anticipated that the Project will include 8,000 housing units, two hotels totaling 250 rooms, 451,000 square feet of retail and 100,000 square feet of office. The Project will also contain over 300 acres of privately maintained parks and open space, among other community amenities. Completion and full occupancy of the Project is anticipated by FY2031/32 (16 years). Upon buildout, the Project’s service population is projected to reach 16,326 residents and 2,544 employees.

The IRFD will initially include a portion of the Project, with an estimated 2,221 market rate and inclusionary units and 250 hotel rooms. It is anticipated that additional properties will be added to the IRFD over time. Because City services to the Islands generally cannot be apportioned to the various individual components of the Project, this fiscal impact analysis addresses the impacts of the anticipated entire Project. The analysis reflects the anticipated development program and phasing schedule provided by TICD in March 2016 (27.2% affordable scenario), as well as current fiscal information derived from CCSF’s FY 2015/16 Budget and Appropriation Ordinance.

This analysis updates the fiscal impact estimates contained in the “Fiscal Analysis of the Treasure Island/Yerba Buena Island Development Project” prepared by Economic & Planning Systems, Inc. (EPS) in May 2011. The 2011 analysis was approved as part of the approval of the Project’s Development Agreement between TICD and TIDA. Consistent with the approach of the May 2011 analysis, this fiscal analysis addresses the additional General Fund service costs to be generated by the Project beyond the cost of General Fund services that are currently being provided to the Islands. There are some differences in approach, however, which are detailed in Section IIC.

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<sup>1</sup> The CCSF is the only taxing agency that is proposed to participate in the IRFD. Therefore, this fiscal analysis addresses only the impacts on the CCSF.

It is anticipated that the IRFD for the entire Project will be comprised of several project areas. Each project area will have a 40-year term, with a start date conditioned upon achievement of an assessed valuation threshold, selected specifically for each project area. Given that the overall term of the IRFD is not known at this time, this fiscal analysis evaluates the impacts of the entire Project over an extended period of time to ensure that the potential aggregate of 40-year terms is captured by the analysis. A 52-year term, extending from FY 2015/16 through FY 2067/68 has been evaluated.

The analysis evaluates the cumulative and annual fiscal impacts on the CCSF General Fund, the Municipal Transit Agency (MTA) Fund (“MTA Fund”), and the Library Preservation Fund (“Library Fund”). The analysis assumes the diversion of 100% of the General Fund’s 56.588206% share of annual property tax increment to the IRFD throughout the entire study period.<sup>2</sup>

The analysis is presented in the attached Tables 1 through 26, Appendix Tables A-1 through A-4 and in Section III of this report.

#### A. Net Fiscal impacts to the General Fund

The Project is anticipated to generate a cumulative surplus to the City’s General Fund over the anticipated window of the term of the IRFD. It is estimated that the cumulative surplus to the City’s General Fund from FY 2015/16 through FY 2067/68 will total approximately \$688.2 million in nominal dollars or \$328.7 million in current (2016) dollars (3% discount rate). The Project is anticipated to generate an annual General Fund surplus throughout the study period, with an estimated annual surplus upon stabilization of \$12.2 million in nominal dollars or \$6.8 million in current (2016) dollars.

<b>Exhibit 1 – Net General Fund Impacts</b>				
	<b>Cumulative Impacts (FY 2015/16 – FY 2067/68)</b>		<b>Annual Impacts Upon Build-out / Stabilization (FY 2035/36)</b>	
	<b>\$2016 millions</b>	<b>\$nominal millions</b>	<b>\$2016 millions</b>	<b>\$nominal millions</b>
Revenues*	\$981.2	\$2,426.7	\$21.9	\$39.5
Expenditures	(\$652.6)	(\$1,738.5)	(\$15.1)	(\$27.3)
<b>Net Surplus (Expense)</b>	<b>\$328.7</b>	<b>\$688.2</b>	<b>\$6.8</b>	<b>\$12.2</b>

\* Includes annual recurring and construction-related revenues

<sup>2</sup> This is a conservative assumption. A portion of property tax revenue will likely be retained by the City prior to and following the 40-year terms of the individual IRFD project areas.

## B. Net Fiscal Impacts to MTA and Library Preservation Funds

The Project is anticipated to generate a cumulative surplus and ongoing annual surpluses after build-out to the MTA and Library Preservation Funds. The sum of operating revenues and General Fund transfers (required by the City's Charter) to be generated by the Project are anticipated to exceed the estimated cost to the funds of providing enhanced services in all fiscal years and result in a cumulative surplus. The cumulative surplus is estimated to total \$201 million (2016\$). The annual surplus upon stabilization is estimated to total \$3.8 million (2016\$).

<b>Exhibit 2 – Net MTA and Library Fund Impacts</b>				
	<b>Cumulative Impacts (FY 2015/16 – FY 2067/68)</b>		<b>Annual Impacts Upon Buildout / Stabilization (FY 2035/36)</b>	
	<b>\$2016 millions</b>	<b>\$nominal millions</b>	<b>\$2016 millions</b>	<b>\$nominal millions</b>
Revenues	\$277.8	\$718.6	\$6.4	\$11.6
Expenditures	(\$76.8)	(\$222.8)	(\$2.7)	(\$4.8)
<b>Net Surplus (Expense)</b>	<b>\$201.0</b>	<b>\$495.8</b>	<b>\$3.8</b>	<b>\$6.8</b>

## C. Aggregate Net Fiscal Impacts to General Fund, MTA Fund and Library Preservation Fund

The Project's aggregate impact on the General Fund, MTA Fund and Library Preservation Fund is anticipated to be positive on a cumulative basis and on an annual basis throughout the study period. The cumulative city surplus is estimated to total \$529.6 million (2016\$). The annual city surplus upon stabilization is estimated to total \$10.5 million (2016\$).

<b>Exhibit 3 – Net General Fund, MTA and Library Fund Impacts</b>				
	<b>Cumulative Impacts (FY 2015/16 – FY 2067/68)</b>		<b>Annual Impacts Upon Buildout / Stabilization (FY 2035/36)</b>	
	<b>\$2016 millions</b>	<b>\$nominal millions</b>	<b>\$2016 millions</b>	<b>\$nominal millions</b>
Revenues	\$1,259.0	\$3,145.3	\$28.3	\$51.1
Expenditures	(\$729.4)	(\$1,961.3)	(\$17.8)	(\$32.1)
<b>Net Surplus (Expense)</b>	<b>\$529.6</b>	<b>\$1,184.0</b>	<b>\$10.5</b>	<b>\$19.0</b>

## D. Other City Revenues to be Generated by the Project

The Project will generate additional revenues to the City. These include traditional sources of revenue as well as revenues resulting from the terms of the Development Agreement. Traditional sources include building permit fees, development impact fees and ongoing revenues that are "restricted" to specific purposes. Ongoing "restricted" revenues include General Fund transfers to the Children's Services Fund, as well as franchise fees, fines, licenses and forfeiture revenues to be generated by the Project. These revenues are presented in Table 2A.

Project specific revenue sources include: a subsidy payment for affordable housing totaling \$17,500 per market rate unit, funding for parks and open space maintenance, funding for community facilities, and funding for transportation. Given that these are limited revenue contributions that will not be available on a recurring basis, and some are payments to mitigate impacts generated by the Project, they have not been quantified and included in this fiscal analysis.

## II. INTRODUCTION

The City and County of San Francisco (CCSF), is considering adopting an Infrastructure and Revitalization Financing District (IRFD) to fund a portion of the cost of developing public facilities and affordable housing that will support the Treasure Island/Yerba Buena Island Development Project (the Project). The process for adopting an IRFD is governed by California Government Code Sections 53369 -53369.49. The fiscal impact analysis presented in this report has been prepared to meet the requirements of Section 53369.14 (d) (6), specifically addressing the following:

“The costs to the city of providing facilities and services to the area of the district while the area is being developed and after the area is developed. The plan shall also include an analysis of the tax, fee, charge, and other revenues expected to be received by the city as a result of expected development in the area of the district.”<sup>3</sup>

### A. Project Description

The subject Project consists of the development of a 360-acre site on Yerba Buena and Treasure Island (the Islands) with residential, commercial and hotel uses, in addition to 300 acres of privately maintained parks and open space. The developer, Treasure Island Community Development LLC (TICD), anticipates the Project to reach completion and full occupancy by FY 2031/32, or within the next 16 years. Exhibit 4 summarizes the anticipated development program, which includes:

- 8,000 housing units, including:
  - 5,521 for sale units, of which 223 are Below Market Rate (BMR) units
  - 613 rental units, of which 84 are BMR units
  - 1,866 additional BMR rental units to be built on sites owned by TIDA and the Treasure Island Homeless Development Initiative (TIHDI)
- Two hotels with a total of 250 rooms
- 451,000 square feet of retail
- 100,000 square feet of office

Pricing of for-sale residential units is anticipated to range from \$1.1 million to \$1.8 million for market rate units and \$175,000 to \$353,000 for BMR units (Exhibit 5).

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<sup>3</sup> The CCSF is the only taxing agency that is proposed to participate in the IRFD. Therefore, this fiscal analysis addresses only the impacts on the CCSF.

Exhibit 4 – Proposed Development Program (27.2% Affordable scenario)				
Land Use		Total		
<b>Residential</b>				
TIDI Units	<u>Market</u>	<u>BMR</u>		
For Sale	5,298	223	5,521	DU
For Rent	529	84	613	DU
	<u>5,827</u>	<u>307</u>	<u>6,134</u>	
TIDA/THDI Units			<u>1,866</u>	DU
			<b>8,000</b>	<b>DU</b>
<b>Hotel</b>				
Full Service Hotel			200	Rms
Spa Hotel			50	Rms
			<u>250</u>	<b>Rms</b>
<b>Commercial</b>				
Retail			451,000	Sq Ft
Office			100,000	Sq Ft
			<u>551,000</u>	<b>Sq Ft</b>

Exhibit 5 – Targeted Pricing of For-Sale Units				
Unit Type	Market Units	Market Sale Price (2016\$)	BMR Units	BMR Sale Price (2016\$)
YBI Townhomes	200	\$1,790,000	10	\$347,000
TI Townhomes	271	\$1,410,000	0	\$353,000
Flats	2,044	\$1,037,000	117	\$288,000
Neighborhood Tower	1,771	\$1,202,000	96	\$226,000
Branded Condo	895	\$1,377,000	0	\$226,000
Highrise	117	\$1,140,000	0	\$175,000
<b>Total Units</b>	<b>5,298</b>		<b>223</b>	

## B. Service Population

Upon buildout, the Project's service population is projected to reach 16,326 residents and 2,544 employees (Exhibit 6). Density factors used for estimating employment are referenced in the table below. The total residential population is estimated by unit type based on average household size information from the American Community Survey (2014) for comparable census block groups in San Francisco. The average household size of the Project reflects a factor of 2.04 residents per household, which is slightly below the San Francisco average of 2.10 (Appendix Table A-4). The service population is equivalent to the sum of the resident and employee population (day and evening population).



<b>Exhibit 6 – Project Demographics</b>		
<b>Service Population</b>	<b>Measure</b>	<b>Estimate</b>
<b>Households</b>	<i>99.8% occupied</i>	7,984
<b>Residents</b>	<i>Appendix Table A-4</i>	16,326
<b>Employees</b>		
Retail	<i>3.3 emp/1,000 sf</i>	1,371
Office	<i>3.1 emp/1,000 sf</i>	281
Hotel	<i>0.80 emp/rm</i>	200
Other Employment	<i>Table 8</i>	159
Residential Employment	<i>0.07 emp/du</i>	533
		2,544
<b>Service Population: Day &amp; Evening Population</b>	<i>pop + emp.</i>	18,869

### **C. Approach**

The subject analysis evaluates the marginal impacts of the Project on the CCSF General Fund, Municipal Transit Agency (MTA) Fund, and Library Preservation Fund. The analysis runs from FY 2015/16 through FY 2067/68, which encompasses the full construction period and the duration of the IRFD.<sup>4</sup>

The fiscal impacts are presented net of General Fund tax increment to be diverted to the IRFD. The analysis assumes the diversion of 100% of the General Fund's 56.588206% share of annual property tax increment for the duration of the study period to the IRFD.<sup>5</sup>

This analysis updates the fiscal impact estimates contained in the "Fiscal Analysis of the Treasure Island/Yerba Buena Island Development Project" prepared by Economic & Planning Systems, Inc. (EPS) in May 2011. The 2011 analysis was approved as part of the approval of the Project's Development Agreement between TICD and TIDA. Consistent with the approach of the May 2011 analysis, this fiscal analysis addresses the marginal additional General Fund service costs to be generated by the Project beyond the cost of General Fund services that are

<sup>4</sup> The IRFD is comprised of multiple project areas. Each project area will have a term of 40 years, with start and termination dates specific to each project area. The termination dates have not yet been established for any of the project areas, but it is likely that none will extend beyond 2067/68.

<sup>5</sup> This is a conservative assumption. A portion of property tax revenue will likely be retained by the City during the study period, prior to and following the 40-year terms of the individual IRFD project areas.

currently being provided to the Islands. The approach of the subject analysis does, however, differ from the previous analysis in several respects:

1. *Charter-required transfers of aggregate discretionary revenues from the General Fund to the MTA Fund, Children's Services Fund and Library Preservation Fund.* While the previous analysis considered only the General Fund transfer to MTA, the subject analysis reflects the impacts to the General Fund net of the three transfers. The baseline revenue transfers reflected in the analysis are as follows:
  - MTA Fund – 9.19% of General Fund Aggregate Discretionary Revenue (ADR)
  - Library Preservation Fund – 2.29% of ADR
  - Children's Services Fund – 8.76% of ADR
2. *Property tax set-asides from the General Fund to the Open Space Fund, Children's Services Fund and Library Preservation Fund.* In the subject analysis, property tax set-asides to the Open Space Fund, Children's Services Fund and Library Preservation Fund, representing 8% of the base property tax increment, are assumed to be retained by the General Fund to fund General Fund services. Pursuant to the Development Agreement, this revenue shall be available to meet debt coverage requirements for IRFD bonds. The prior analysis apportioned 8% of base property tax increment to the foregoing funds.
3. *Policy changes.* The subject analysis reflects policy changes that have taken effect following the completion of the prior analysis. Proposition B, passed by voters in 2014, stipulates that the baseline revenue transfer amount to the MTA Fund must be adjusted annually to reflect the change in the CCSF service population. This population-based adjustment to the citywide General Fund transfer is calculated as a General Fund expense in the subject analysis. In addition, the subject analysis reflects changes to the allocation of Transit Occupancy Tax (TOT) revenues. TOT revenues that were diverted to the Convention Facilities Fund at the time of the 2011 analysis are now assumed to be retained by the General Fund, per the FY 2015/16 Adopted Budget.
4. *Exclusion of certain General Fund revenue sources.* The subject analysis excludes two revenue categories that were included as General Fund revenues in the 2011 analysis. The Controller's Office has indicated that General Fund revenues categorized as Licenses, Permits and Fees and Fines, Forfeitures and Penalties are generally restricted for specific expenditures not available to fund General Fund service costs. These revenues have been estimated, but not included as General Fund revenues.

Projections contained in the subject analysis are based on a combination of project-specific estimating sources and on average revenue and cost factors derived from the CCSF budget

ordinance. Project-specific estimating sources are derived from information provided by the Developer, such as improvement values, and/or input from CCSF departments regarding the service needs of the Project. Average revenue and cost factors are derived per resident, per employee or per service population unit (residents and employees combined) for the City as a whole and applied to the corresponding population of the Project (as shown on Exhibit 6).

The IRFD will initially include a portion of the Project, with an estimated 2,221 market rate and inclusionary units and 250 hotel rooms. It is anticipated that additional properties will be added to the IRFD over time. Because City services to the Islands generally cannot be apportioned to the various individual components of the Project, this fiscal impact analysis addresses the impacts of the anticipated entire Project. The analysis reflects the anticipated development program and phasing schedule provided by TICD in March 2016 (27.2% affordable scenario), as well as current fiscal information derived from CCSF's FY 2015/16 Budget and Appropriation Ordinance.

The assessed valuation schedule reflected in the subject fiscal analysis does not precisely mirror the schedule contained in the main body of the IRFD's Infrastructure Financing Plan (IFP) because: 1) the IFP projection reflects only a portion of the Project while the fiscal impact analysis reflects the entire project; 2) the IFP reflects a "maximum density" development scenario for the initial five project areas while the fiscal analysis reflects a somewhat lower density scenario for the initial five areas; and 3) the IFP reflects specific 40-year terms for each of the five project areas while the fiscal analysis addresses impacts over a longer time period in order to capture the potential window for all of the project areas to ultimately be annexed to the IRFD.

With the exception of property-based revenues, revenue and service cost factors are assumed to increase at an annual rate of 3% per year. Assessed property values for the purposes of estimating VLF and property tax revenues are based on IRFD assessed value projections. Assessed values are assumed to increase at the Proposition 13 statutory rate of 2% per year.

Annual projections contained in the attached tables are presented in nominal (inflated) dollars, unless otherwise noted. Current (2016) dollar figures are calculated based on a 3% per year discount rate and are included in summary tables for comparison purposes.

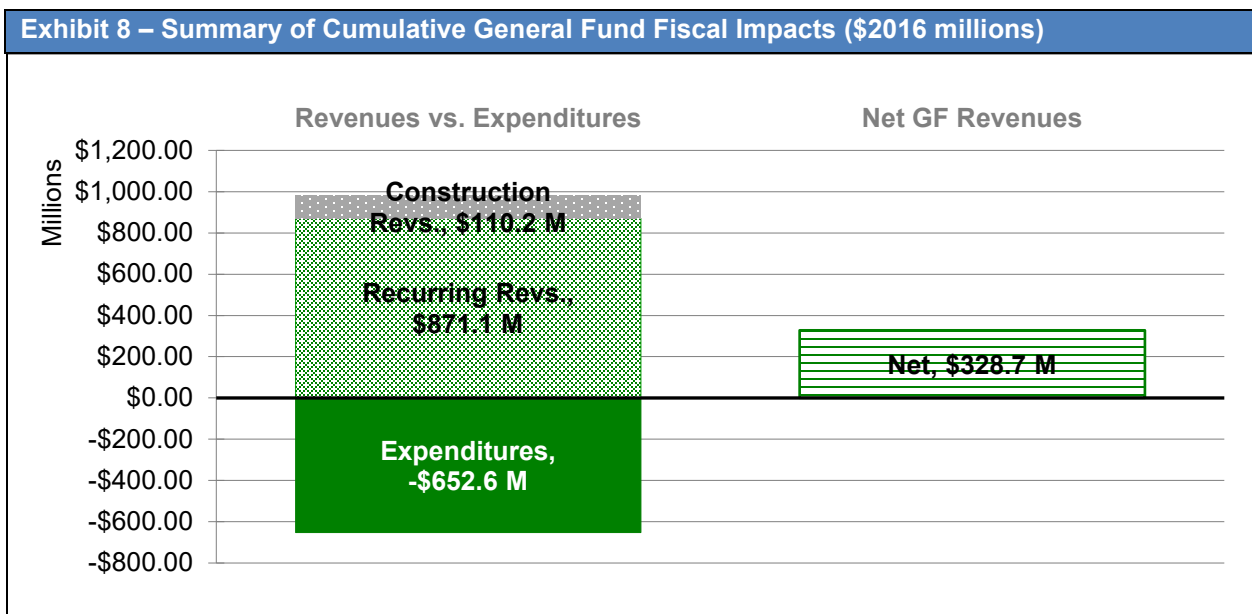
### III. FISCAL IMPACTS

#### A. Summary of Net Fiscal Impacts to the General Fund

Exhibits 7 and 8 and Table 1 (attached) present the revenue and service cost impacts of the Project on the CCSF General Fund after the expected diversion of tax increment to the IRFD.

The Project is anticipated to generate a surplus to the City's General Fund, amounting to \$328.7 million (2016\$) over the full 52-year study period. Per Exhibit 7, the net surplus in stabilized year FY 2035/36 would total \$6.8 million (2016\$).

Exhibit 7 – Summary of General Fund Fiscal Impacts				
General Fund Impact	Cumulative FY 2015/16 – FY 2067/68		Stabilized Year FY 2035/36	
	\$2016 millions	\$nominal	\$2016 millions	\$nominal
<b>Recurring Revenues/Expenditures</b>				
Revenues	\$871.1	\$2,284.4	\$21.9	\$39.5
Expenditures	<u>\$652.6</u>	<u>\$1,738.5</u>	<u>\$15.1</u>	<u>\$27.3</u>
Net Recurring	\$218.5	\$545.9	\$6.8	\$12.2
<b>Construction-Related Revenues</b>				
	<u>\$110.2</u>	<u>\$142.3</u>	<u>\$0.0</u>	<u>\$0.0</u>
<b>Net General Fund Impact</b>	\$328.7	\$688.2	\$6.8	\$12.2



## B. General Fund Revenues

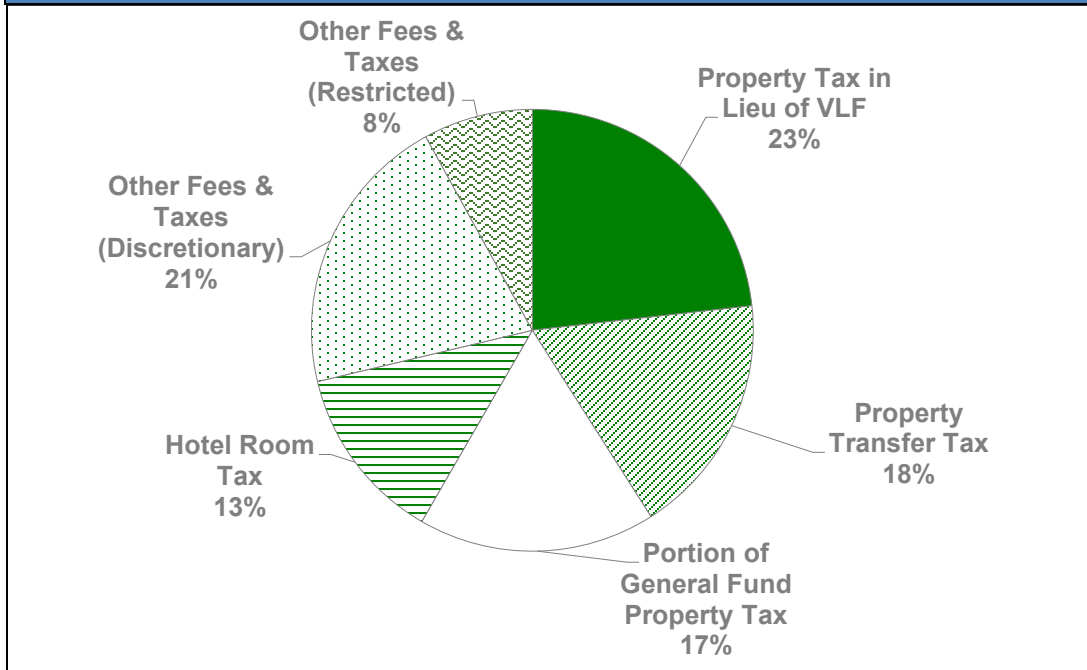
Exhibits 9 through 12 and Tables 2-A and 2-B (attached) provide additional information on the revenue impacts of the Project on the CCSF General Fund after the expected diversion of tax increment to the IRFD. Detailed assumptions are provided on Table 10 and calculations are provided on Tables 11A through 15 (recurring revenues) and Tables 24 through 26 (construction-related revenues).

### 1. Recurring Revenues

Cumulative recurring General Fund revenues are estimated to total \$871.1 million (2016\$). Upon stabilization, the Project is estimated to generate approximately \$21.9 million in annual General Fund revenues by year FY 2035/36 (2016\$). VLF revenues are expected to be the leading category (23%), followed by property transfer taxes (18%), and the 8% General Fund share of base property taxes (17%). Public Safety Sales Tax revenues are a restricted revenue source; remaining revenue sources are assumed to be discretionary.

<b>Exhibit 9 – Recurring General Fund Revenues</b>					
<b>General Fund Revenues</b>	<b>Cumulative FY 2015/16 - FY 2067/68</b>		<b>Stabilized Year FY 2035/36</b>		<b>% Share</b>
	<b>\$2016 millions</b>	<b>\$nominal</b>	<b>\$2016 millions</b>	<b>\$nominal</b>	
<b>Recurring Revenues</b>					
Portion of General Fund Property Tax	\$125.5	\$305.2	\$3.8	\$6.9	17%
Property Tax in Lieu of VLF	\$186.8	\$489.5	\$5.1	\$9.2	23%
Property Transfer Tax	\$162.6	\$439.0	\$3.9	\$7.0	18%
Sales and Use Tax	\$117.4	\$316.9	\$2.8	\$5.1	13%
Telephone Users Tax	\$21.8	\$58.2	\$0.5	\$0.9	2%
Access Line Tax	\$20.2	\$53.9	\$0.5	\$0.8	2%
Water Users Tax	\$0.5	\$1.4	\$0.0	\$0.0	0%
Gas Electric Steam Users Tax	\$5.7	\$15.3	\$0.1	\$0.2	1%
Gross Receipts Tax	\$24.3	\$65.3	\$0.6	\$1.0	3%
Business License Tax	\$1.7	\$4.6	\$0.0	\$0.1	0%
Hotel Room Tax	<u>\$130.9</u>	<u>\$336.6</u>	<u>\$2.8</u>	<u>\$5.1</u>	<u>13%</u>
Subtotal-Discretionary	\$797.5	\$2,085.8	\$20.1	\$36.4	92%
Public Safety Sales Tax	<u>\$73.6</u>	<u>\$198.6</u>	<u>\$1.8</u>	<u>\$3.2</u>	<u>8%</u>
<b>TOTAL</b>	<b>\$871.1</b>	<b>\$2,284.4</b>	<b>\$21.9</b>	<b>\$39.5</b>	<b>100%</b>

**Exhibit 10 – Recurring Revenues by Source in Stabilized Year FY 2035/36**



**2. One-Time Construction Revenues**

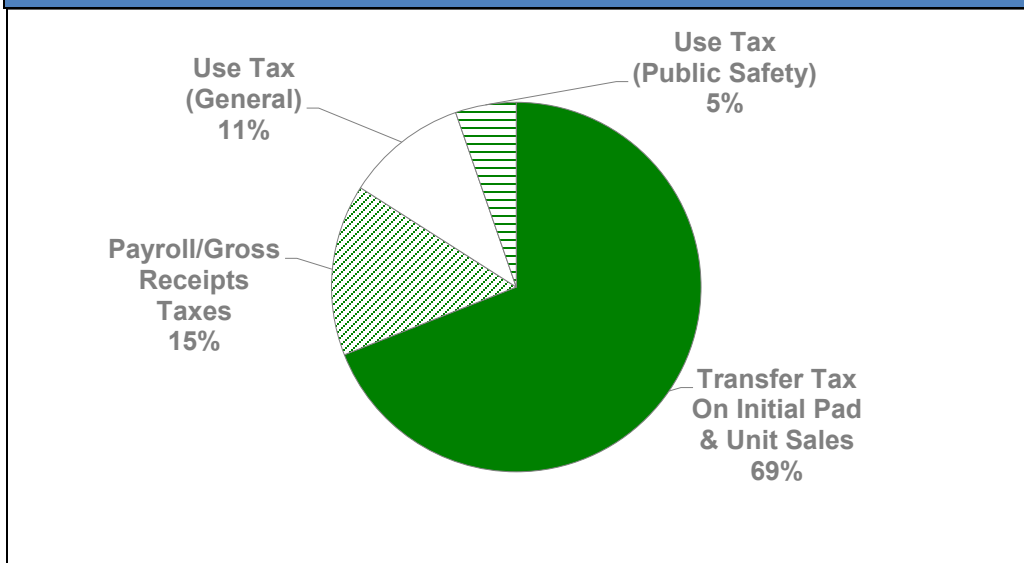
In addition to recurring revenues, the Project will generate one-time, construction-related revenues amounting to \$110.2 million (2016\$) through buildout (Exhibit 11). Exhibit 9 illustrates the distribution of cumulative construction-related revenues. Transfer taxes on initial pad and unit sales account for 69% of revenues, followed by gross receipts taxes paid by contractors (15%) and use tax revenues from purchases of construction materials, including unrestricted use tax revenues (11%) and use tax revenues for public safety purposes (5%). The estimate of gross receipts taxes includes a small amount of payroll taxes to be paid by contractors before the payroll tax fully phases out in 2018.

**Exhibit 11 – Construction-Related Revenues**

General Fund Revenues (Construction-Related)	Cumulative		% Share
	FY 2015/16 - FY 2031/32		
	\$2016 millions	\$nominal	
<b>Construction Revenues</b>			
Transfer Tax On Initial Pad & Unit Sales	\$76.1	\$99.2	69%
Gross Receipts Taxes / Construction	\$16.0	\$20.3	15%
Payroll Tax / Construction	\$0.6	\$0.6	1%
Construction Sales Tax (General)	\$11.7	\$14.8	11%
Subtotal-Discretionary	\$104.3	\$134.9	95%
Construction Sales Tax (Public Safety)	\$5.9	\$7.4	5%
<b>Total Construction Revenues</b>	<b>\$110.2</b>	<b>\$142.3</b>	<b>100%</b>

\* Payroll tax is phased out in 2018.

**Exhibit 12 – Cumulative Construction Revenues by Source (FY 2016 – FY 2032)**



### **3. Property Tax In-Lieu of Motor Vehicle License Fees (VLF) Revenues**

Pursuant to SB 1096, the City receives subvention revenues from the State in the form of an allocation of property tax revenues to replace a large portion of the motor vehicle license fee revenues that were distributed proportionate to population prior to the adoption of the legislation in 2004. These subvention payments are based on the growth in assessed value relative to the Citywide assessed value as of 2004/05. Under the State's formula, the City receives \$1.07 per \$1,000 of growth in assessed property values. Revenue from the Project is based on the Project's contribution to growth in assessed values (Tables 10, 11A).

### **4. Property Transfer Tax Revenues**

The CCSF collects a property transfer tax of \$6.80 per \$1,000 of transferred value on transactions between \$250,000 and \$1 million, \$7.50 per \$1,000 on transactions up to \$5 million, \$20.00 per \$1,000 on transactions of up to \$10 million, and \$25.00 per \$1,000 on transactions of \$10 million or more. This analysis estimates property transfer taxes based on sales values of the initial site acquisition, completed pads and residential units, absorption rates, and the assumption that for-sale homes will be resold, on average, every 10 years. The resale value of market rate and below market units is assumed to increase annually by 1% and 3%, respectively. A tax rate of \$20 per \$1,000 is assumed for initial site acquisition and residential pad sales; a rate of \$7.50 per \$1,000 is assumed for hotel pad sales and market rate residential units; finally, a rate of \$6.80 per \$1,000 is assumed for sales of BMR units. Rental and commercial buildings are assumed to be subject to extensive hold periods (Tables 10, 15, 25).

## **5. 8% Portion of General Fund Property Tax Increment – 8% of 1% Base Property Tax Levy**

100% of the General Fund's 56.588206% share of annual property tax increment will be diverted to the IRFD over the life of the IRFD and will not be available to fund General Fund service costs. The General Fund receives an additional 8% of the 1% base tax levy. While the 8% portion of the base tax levy is traditionally set aside for the Open Space Fund, Children's Services Fund and Library Preservation Fund, it is assumed that this "8% Portion of General Fund tax increment" is retained by the General Fund and is used to fund city services. The share of property taxes retained by the General Fund is anticipated to total \$125.5 million through FY2067/68 (2016\$), including \$3.8 million (2016\$) annually upon stabilization.

The property's assessed value in FY 2015/16 is assumed to be \$0. Future assessed values are estimated based on values projected in TICD's pro forma. Values of residential units reflect targeted sales prices presented on Exhibit 2. Assessed values are assumed to increase at the Prop. 13 statutory rate of 2% per year and readjust to market values upon sale (Tables 10, 11A).

## **6. Transient Occupancy Tax ("Hotel Tax")**

Hotel tax revenues reflect room rates and occupancy rates to be achieved by the 50-room hotel on Yerba Buena Island and the 200-room hotel on Treasure Island, based on information provided by TICD and analysis of the performance of competitive hotels in the market place. Based on this information, the Yerba Buena Island hotel would generate approximately \$178,000 in annual revenue per room, assuming an average daily rate of \$650 and stabilized occupancy of 75%. The Treasure Island hotel would generate approximately \$82,000 in annual revenue per room, assuming an average daily rate of \$300 and stabilized occupancy of 75%. The hotel tax rate in San Francisco is 14%, resulting in annual TOT revenues per room of approximately \$11,500 for the Treasure Island hotel and \$25,000 for the Yerba Buena Island hotel. One hundred percent of TOT revenues are assumed to accrue to the General Fund, pursuant to the FY2015/16 Adopted Budget (Tables 10, 11A).

## **7. Sales and Use Tax Revenues**

The CCSF General Fund receives 1% of taxable sales. Recurring sales tax revenues will be generated from on-site retail sales and through spending by Project residents within the City. Construction-related sales tax revenues comprise business-to-business sales generated from the purchase of construction materials. Consistent with the 2011 EPS study, business-to-business taxable sales generated by office tenants are not considered, and employee spending is assumed to be reflected in on-site retail sales. Specific sales tax assumptions by source are summarized below:

- *Retailer-generated:* Taxable sales generated by on-site retailers are estimated assuming gross (taxable and non-taxable) sales productivity of \$600 per rentable square foot, with



80% of sales being taxable. The anticipated sales performance of the Project aligns with that of competitive Class A retail space in San Francisco, such as Stonestown Galleria. Consistent with the 2011 EPS study, on-site sales are reduced by 25% to avoid double-counting of on-site resident expenditures (Tables 10, 13).

- *Hotel-generated:* Non-room revenues are assumed to comprise one-third of total hotel revenues and half of these sales are assumed to be taxable, consistent with the 2011 EPS study. Based on projected room rates, taxable sales per room are estimated to be \$21,000 for the Treasure Island hotel and \$44,000 for the Yerba Buena Island hotel (Tables 10, 13).
- *Resident-generated:* Taxable sales generated by new residents are implied from the estimated household incomes by unit type of Project residents and consumer expenditure data published by the Bureau of Labor Statistics. Estimates are reduced to account for expenditures that are anticipated to occur outside of San Francisco based on the City's existing capture rate of retail expenditure potential, derived from California Board of Equalization and U.S. Census data (Tables 10, 12).
- *Construction-generated:* Use tax revenues generated by construction contractors are estimated based on development costs provided in the TICD development pro forma and typical relationships between "hard" and "soft" development costs and material and labor costs. The revenue estimate reflects the assumption that San Francisco is designated as the point of sale by the general and sub-contractors for 50% of materials purchased for the construction of the Project (Tables 10, 25).

## **8. Public Safety Sales Tax Revenues**

Unlike other General Fund revenue sources included in this analysis, Public Safety Sales Tax revenues are restricted to specific public safety uses. The City and County receives an annual allocation of the half-cent statewide Public Safety Sales Tax (Proposition 172) in proportion to its share of statewide taxable sales. For purposes of this analysis it is assumed that the CCSF disbursement will grow proportionally to the increase in taxable sales supported by the Project (Tables 10, 11, 26). For taxable sales assumptions, refer to the discussion of the general (1%) sales and use tax, above.

## **9. Payroll/ Gross Receipts Tax Revenues**

Passed by voters in November 2012, the gross receipts tax replaces the City and County's payroll tax, and phases in from 2014 to 2018. Consequently, construction contractors are the only businesses expected to generate payroll taxes (Table 10).

Per the San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax, the tax rate varies by business type and by the amount of gross receipts generated. Businesses generating less than \$1 million each year in gross receipts are exempt from the tax.

Average retail and hotel gross receipts are based on the sales productivity levels used to estimate sales and hotel taxes. Construction and rental and leasing gross receipts are based on the TICD pro forma. Tax rates are assigned to these businesses by selecting the applicable industry and size category from the rate schedule. For office tenants, gross receipts taxes are estimated based on 2015 gross receipts tax revenue generated per employee by all San Francisco firms, adjusted to account for phase-in factors that apply to gross receipts tax rates through 2018 (Tables 10, 14, 25).

Payroll tax rates for fiscal years 2015/16 through 2018/19 are determined in accordance with San Francisco Business and Tax Regulations Code, Article 12-A: Payroll Expense Tax Ordinance. It is assumed that payroll constitutes 40% of construction hard costs and that 25% of payroll expenditures are exempt from taxation (Tables 10, 25).

### **10. Business Registration Fee Revenues**

Per the San Francisco Business and Tax Regulations Code, Article 12: Business Registration, the fee per business is charged by tier based on the level of gross receipts generated. The number of businesses at the project is calculated assuming 3,000 square feet per retail business and 5,000 square feet per office business. Two hotels are assumed. Average gross receipts for office, retail and hotel businesses used to determine applicable fee rates are consistent with gross receipts tax estimating assumptions (Tables 10, 14).

### **11. Utility Users Tax Revenues**

The City and County of San Francisco imposes a 7.5% tax on charges for certain utilities services. These include non-residential telephone, electricity, natural gas, steam, and water services, and both residential and non-residential cellular telephone services. For purposes of this analysis, the utility users tax has been estimated based on CCSF budget factors for FY 2015/16. The budget factors have been calculated on a per employee basis for electricity, natural gas, steam, and water taxes, and on a per service population basis for telephone services (Tables 10, 11).

### **12. Access Line Tax Revenues**

Access line taxes are levied against residential and commercial users. For purposes of this analysis, the access tax is estimated based on CCSF budget factors for FY 2015/16. The budget factors have been calculated on a per service population basis. Based on the City's 2015/16 budget, access line tax revenues total approximately \$31.25 per resident/employee (Tables 10, 11).

### **13. Licenses, Permits and Franchise Fees and Fines, Forfeitures and Penalties**

Licenses, permits, and franchise fees, and fines, forfeitures, and penalties are excluded from the General Fund revenue sources. The Controller's Office has indicated that these revenue

categories are comprised primarily of restricted revenues dedicated to specific expenditures that have not been included in the analysis. For informational purposes, Table 2-A estimates total revenues to be generated by the Project for each category of restricted revenues.

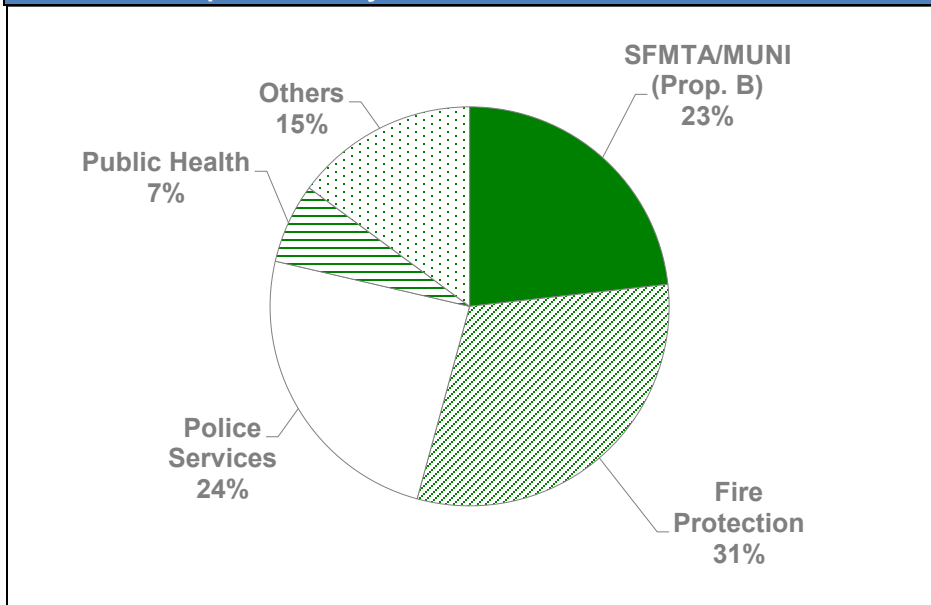
### C. General Fund Expenses

Exhibits 13 and 14 and Tables 2-A and 2-B provide information on the expense impacts of the Project on the CCSF General Fund after the expected diversion of tax increment to the IRFD. Detailed expense assumptions are provided on Table 16 and calculations are provided on Tables 17 through 23.

Cumulative General Fund expenses are estimated to total \$652.6 million (2016\$). The Project is estimated to generate approximately \$15.1 million in General Fund expenditures in stabilized year FY 2035/36 (2016\$). Exhibit 14 illustrates the distribution of recurring General Fund expenditures. Fire Protection is expected to be the leading expense category (31%), followed by Police Services (24%) and the population-based transfer to MTA required under Proposition B (23%).

<b>Exhibit 13 – General Fund Expenditures</b>					
<b>General Fund Expenditures – \$2016 millions</b>	<b>Cumulative FY 2015/16 - FY 2067/68</b>		<b>Stabilized Year FY 2035/36</b>		<b>% Share</b>
	<b>\$2016 millions</b>	<b>\$nominal</b>	<b>\$2016 millions</b>	<b>\$nominal</b>	
<b>Recurring Expenditures</b>					
Elections	\$12.1	\$32.2	\$0.3	\$0.5	2%
Assessor/Recorder	\$6.5	\$16.3	\$0.1	\$0.2	1%
311	\$3.6	\$9.5	\$0.1	\$0.1	1%
Police Services	\$151.6	\$414.0	\$3.7	\$6.7	24%
Fire Protection	\$208.7	\$547.9	\$4.7	\$8.5	31%
911 Emergency Response	\$18.4	\$49.0	\$0.4	\$0.8	3%
Public Health	\$42.3	\$112.6	\$1.0	\$1.8	6%
Public Works	\$40.5	\$108.6	\$1.0	\$1.7	6%
Library/Community Facilities	\$17.9	\$45.4	\$0.4	\$0.7	2%
MTA/MUNI (Prop. B)	<u>\$151.0</u>	<u>\$402.9</u>	<u>\$3.5</u>	<u>\$6.3</u>	<u>23%</u>
<b>Total</b>	<b>\$652.6</b>	<b>\$1,738.5</b>	<b>\$15.1</b>	<b>\$27.3</b>	<b>100%</b>

**Exhibit 14 – Expenditures by Source in Stabilized Year FY 2035/36**



### **1. General Fund Transfer to MTA Fund**

For purposes of ensuring adequate funding for public transit, the San Francisco Charter requires an annual transfer from the General Fund to the MTA Fund. The base transfer amount is equivalent to 9.193% of aggregate General Fund discretionary revenues. Proposition B, passed by voters in 2014, stipulates that the base transfer amount must be adjusted annually to reflect the change in the CCSF service population. In this analysis, the baseline transfer is deducted from gross revenues to be generated by the Project, while the Proposition B transfer is calculated as a General Fund expense. The annual Proposition B transfer from the General Fund to MTA is calculated by applying the current transfer amount per service population unit to the Project's service population (Tables 16, 21-A).

Per the San Francisco Charter, a supplementary transfer may be required to compensate MTA for increases in transit service. KMA compared the net costs of enhanced transit services on Treasure Island to the projected base transfer (including Proposition B) to determine the need for additional General Fund support. Based on this analysis, as presented on Table 21-A, base General Fund transfers, as well as MTA operating revenue and intergovernmental transfers to be generated by the Project are anticipated to exceed the estimated cost to MTA of providing enhanced services in all fiscal years. Based on this assessment, no supplementary General Fund transfer to MTA has been assumed.

### **2. Fire Department Expenditures**

The San Francisco Fire Department anticipates that upon buildout, the Project will require two engine trucks, two ladder trucks, two ambulances, and a battalion chief. In addition, the 2011 EPS report indicates that there is currently one engine, one ladder truck, one ambulance, and

one hose tender on the Islands. The estimate of marginal expenditures therefore reflects the addition of one engine, one ladder truck, one ambulance, the battalion chief, as well as the phasing out of the hose tender. Personnel costs are based on the 2015-16 Salary Ordinance and staffing ratios by apparatus provided in the 2011 EPS report. Capital costs by apparatus reflect cost estimates from the 2011 EPS report, adjusted for inflation. All capital costs are annualized based on their useful life, per the EPS report. Based on the most recent TICD Schedule of Performance (June 2016), it is assumed that new fire expenses will be phased in upon completion of the new fire station on Treasure Island in FY 2023-24 (Tables 16, 18, 19).

### **3. Police Department Expenditures**

Based on a service level of 1.7 sworn officers per 1,000 residents and employees as determined in the 2011 EPS report, the Project is anticipated to require 32 officers upon buildout. In addition, the EPS report indicates that there are currently 11 sworn officers serving the Treasure Island station. Therefore, the marginal cost of the Project reflects the addition of 21 sworn officers. The factor for total Police expenditures on Treasure Island is \$297 per unit of service population, which has been extrapolated from the targeted service level and the staffing cost per sworn officer estimated by the San Francisco Office of the Controller in 2015. Existing service costs are estimated based on the same study of staffing costs and are netted out from the total public safety cost to determine the marginal impact of the Project (Tables 16, 17).

### **4. 911/ Emergency Communications**

The factor for Emergency Communications expenditures is \$25 per resident, in accordance with a service level of 1.18 emergency calls per resident. The service level is based on the 2011 EPS study, while staffing costs are derived from the 2015 Adopted Salary Ordinance (Tables 16, 17).

### **5. Public Health**

The factor for Public Health expenditures is \$60 per resident, which reflects modifications to the analysis of public health costs contained in the 2011 EPS study. The prior analysis estimates Public Health costs based on average usage of emergency room and inpatient services per low to moderate income resident, and the cost to the General Fund to provide these services. In the present analysis, the service cost per low to moderate income resident is adjusted for inflation and applied to the population of low and moderate income residents upon buildout of the Project. The total cost is divided by the total resident population to determine the Public Health cost per resident (Tables 16, 17).

### **6. Public Works**

Public Works expenses include maintenance of street infrastructure built by the Project. The Project will add 1,849,420 square feet of streets which will be publicly maintained. The annual cost per mile for street sweeping and for capital repairs is based on the EPS report and adjusted

for inflation. Maintenance costs of new street infrastructure are phased in over the development program as specific population thresholds are met (Tables 16, 20). It is also assumed that private sources will share in maintenance costs during the construction period. A portion of new Public Works expenses will be offset by restricted Public Works revenues generated by the Project:

- *Gas Tax* – The CCSF Gas Tax fund is anticipated to receive revenues proportional to the Project’s residential population as a percentage of the City’s current population. The current factor for Gas Tax revenues is \$20 per resident based on the CCSF FY 2015/16 budget (Table 10);
- *Prop. K Sales Tax* – Public Works receives a portion of the half-cent local sales tax for transportation capital projects approved by voters in 2003. In accordance with the Proposition K expenditure plan, it is assumed that Public Works will receive 10% of tax revenues for street maintenance and renovation projects (Table 10).

Currently, TIDA funds Public Works work orders on Treasure Island related to street cleaning, street repair, urban forestry, and building repair through lease revenues. Based on conversations with TIDA staff, it is assumed that these expenditures will phase out over the course of the development or continue to be funded through lease revenues.

## **7. *Library / Community Facilities***

Per the 2011 EPS report, the Project is anticipated to include certain community facility expenses to be supported by the General Fund and/or other funds. These facilities may include: a community center, a library, and senior and youth services. It is assumed that Library expenditures will be funded by baseline transfers to the Library Preservation Fund, while Community facility expenditures will be funded by the General Fund. Operations costs and the initial cost of furnishings, fixtures, and equipment for planned facilities are based on estimates from the 2011 EPS report, adjusted for inflation. Initial capital costs are amortized over five years with a five percent interest rate, starting in FY 2021/22 (Table 23).

## **8. *Elections***

The factor for Elections expenditures is \$17 per resident, based on a service level of 800 voters per polling place, per the 2011 EPS study. The average cost per polling place reflects the EPS estimate, adjusted for inflation (Tables 16, 17).

## **9. *Assessor-Recorder***

The Project will require one full-time equivalent position in the Office of the Assessor Recorder, per the 2011 EPS study. The staffing cost is derived from the 2015 Adopted Salary Ordinance (Tables 16, 17).

**10. 311**

The factor for 311 Call Center expenditures is \$5 per resident, based on a service level of 4.59 calls per resident, per the 2011 EPS study, and staffing costs derived from the 2015 Adopted Salary Ordinance. The expenditure factor has been reduced to reflect transfers from enterprise funds which reimburse half of the Call Center’s costs, according to the CCSF FY2015/16 budget (Tables 16, 17).

**11. Open Space**

It is assumed that property owners will be responsible for maintaining the Project’s 300 acres of open space.

**12. Other General Fund Expenditures**

Consistent with the 2011 study, the Project is assumed to have no impact on remaining General Fund program areas, including: Culture and Recreation, Human Welfare and Neighborhood Development, Economic Development and other General Administration programs (Table 16).

**D. Summary of Fiscal Impacts to Baseline Funds**

Under current City policies, approximately 20% of aggregate discretionary revenues (ADR) are transferred from the General Fund to the MTA, Library Preservation and Children’s Services Funds, as detailed on Exhibit 15. The Project is anticipated generate additional General Fund discretionary revenues to be transferred to the foregoing funds, as well as additional costs to the funds to provide enhanced services on the Islands.

<b>Exhibit 15 – General Fund Set-Asides</b>	
<b>Fund</b>	<b>Set-aside %</b>
MTA*	9.19% of ADR
Library Preservation	2.29% of ADR
Children's Services	8.76% of ADR

\* Baseline transfer only. Proposition B population adjustment still calculated as expense. ADR = Aggregate General Fund Discretionary Revenues

The sum of operating revenues and General Fund transfers to be generated by the Project to the MTA and Library Preservation Funds are anticipated to exceed the estimated cost of providing enhanced services in all fiscal years and result in a cumulative surplus. The cumulative surplus is anticipated to total \$201 million (2016\$) through FY2067/68 (Exhibit 16). Per Exhibit 17, the annual surplus upon stabilization in FY 2035/36 is anticipated to be \$3.8 million (2016\$). While

corresponding service costs have not been estimated, General Fund transfers to the Children's Services Fund are anticipated to total \$96.7 million through FY2067/68 (Exhibit 18).

<b>Exhibit 16 – Cumulative Fiscal Impact on MTA and Library Preservation Funds</b>						
<b>FY2015-16 to FY2067/68</b>	<b>Fund Revenues</b>		<b>Fund Expense</b>		<b>Net Fund Impact</b>	
	<b>\$2016 millions</b>	<b>\$nominal millions</b>	<b>\$2016 millions</b>	<b>\$nominal millions</b>	<b>\$2016 millions</b>	<b>\$nominal millions</b>
MTA	\$252.5	\$655.7	(\$66.2)	(\$195.9)	\$186.3	\$459.8
Library Preservation	<u>\$25.2</u>	<u>\$62.9</u>	<u>(\$10.6)</u>	<u>(\$26.9)</u>	<u>\$14.6</u>	<u>\$36.0</u>
<b>Net Surplus</b>	<b>\$277.8</b>	<b>\$718.6</b>	<b>(\$76.8)</b>	<b>(\$222.8)</b>	<b>\$201.0</b>	<b>\$495.8</b>

<b>Exhibit 17 – Annual Fiscal Impact on MTA and Library Preservation Funds: Stabilized Year FY2035/36</b>						
<b>FY2015-16</b>	<b>Fund Revenues</b>		<b>Fund Expense</b>		<b>Net Fund Impact</b>	
	<b>\$2016 millions</b>	<b>\$nominal millions</b>	<b>\$2016 millions</b>	<b>\$nominal millions</b>	<b>\$2016 millions</b>	<b>\$nominal millions</b>
MTA	\$5.8	\$10.5	(\$2.4)	(\$4.4)	\$3.4	\$6.1
Library Preservation	<u>\$0.6</u>	<u>\$1.0</u>	<u>(\$0.2)</u>	<u>(\$0.4)</u>	<u>\$0.4</u>	<u>\$0.6</u>
<b>Net Surplus</b>	<b>\$6.4</b>	<b>\$11.6</b>	<b>(\$2.7)</b>	<b>(\$4.8)</b>	<b>\$3.8</b>	<b>\$6.8</b>

<b>Exhibit 18 – Fiscal Revenues to Children's Services Fund</b>				
<b>Children's Services Fund Revenues</b>	<b>Cumulative FY 2015/16 - FY 2067/68</b>		<b>Stabilized Year FY 2035/36</b>	
	<b>\$2016 millions</b>	<b>\$nominal</b>	<b>\$2016 millions</b>	<b>\$nominal</b>
Total General Fund Transfers	\$96.7	\$240.8	\$2.2	\$4.0

### 1. Net Impact On MTA Fund

The Project's total net impact on MTA consists of: (1) the base share of General Fund revenues generated by the Project to be transferred to MTA; (2) the increase in the citywide base transfer amount attributable to growth in the Project's service population (per Proposition B); and (3) the net service cost to MTA to provide enhanced service to Treasure Island. While the San Francisco Charter provides for a supplementary transfer to MTA to fund changes in service levels, no such transfer is included in the subject analysis, based on the finding that baseline transfers to the MTA are anticipated to exceed the marginal service costs in all fiscal years.

The estimate of net service costs is based on the "Enhanced Level of Service scenario" analyzed in the 2011 EPS fiscal report and the Transportation Implementation Plan (2011), which includes the implementation of the proposed Civic Center line. The scenario reflects eight phases reaching total annual ridership of approximately 3 million and 10 buses in service upon buildout, representing an increase of approximately 2.5 million annual passengers and 6 buses over the



current condition. The following MTA revenue and expenditure inputs are used to estimate net service costs of enhanced transit service, as shown on Tables 21A through 22B:

#### *MTA Expenditures*

- **Operating costs:** Operating costs for the eight phases of the Transportation Plan are based on the 2011 EPS study and adjusted for inflation (Table 22-A).
- **Other MTA costs:** According to the 2011 EPS report, other MTA costs will include annual maintenance of stop signs, signals and bike lines. The cost of these services upon buildout is based upon the EPS study and adjusted for inflation. The buildout cost is phased in over the development period based on annual growth in the service population (Table 22-B).
- **Capital costs**
  - **Vehicles:** The cost per articulated bus is extrapolated from MTA's 2014 procurement contract with New Flyer of America Inc. to purchase 61 articulated low floor buses, including an allowance for tax, warranty, and consultant support. Per the 2011 EPS report, 20% of new vehicle costs are assumed to be covered by the Project Developer; the remaining costs are amortized over a 14-year period with a 5% interest rate (Tables 21-B, 22-B).
  - **Bus Facility:** The cost of storage and maintenance space for new buses is assumed to be approximately \$768,000 per vehicle. The facility cost per bus is extrapolated from the capital cost of the Islais Motor Creek Facility, which is capable of storing 165 motor coaches. Phase I of the \$126 million project containing the bus yard was completed in 2013, while construction of Phase II's operations and maintenance facility is currently underway. Facility costs are amortized over a 30-year period with a 5% interest rate, consistent with the 2011 EPS report (Tables 21-B, 22-B).

#### *MTA Revenues (in addition to baseline transfers)*

- **Farebox revenue:** MTA is assumed to generate farebox revenue of \$0.86 per passenger trip. Revenue per trip is extrapolated from fare revenues reported in the FY 2015-2016 MTA Operating Budget and monthly MTA ridership reported by the National Transit Database. Cable cars have been excluded from the estimate (Table 22-B).
- **Advertising:** Net advertising revenue is assumed to be \$3,500 per vehicle. The estimate is derived from total advertising revenue budgeted for FY 2015-2016 and the average number of MTA vehicles operating at peak demand reported by the National Transit Database. Per the 2011 EPS report, gross revenues are reduced by 50% to account for administrative expenses (Table 22-B).
- **Proposition K sales tax:** MTA receives a portion of the half-cent local sales tax for transportation capital projects approved by voters in 2003. Consistent with the prior EPS report, Proposition K sales tax revenues are estimated based on taxable sales generated by the project and the share of Proposition K revenues available for transit system

maintenance and renovation. According to the Proposition K expenditure plan, 37% of Proposition K tax revenues are allocated for these purposes (Table 22-B).

- *State sales tax (AB 1107)*: Taxable sales from the Project will generate AB 1107 sales tax revenue. AB 1107 is a half-cent sales tax which provides funding support to BART, MTA and AC Transit. AB 1107 sales tax revenues are estimated according to taxable sales generated by the Project and MUNI's share of the tax. Pursuant to MTC policy, MTA receives 12.5% of AB 1107 tax revenues (Table 22-B).
- *State Transit Assistance*: Under the State Transit Assistance (STA) program, MTA receives a portion of state gasoline tax revenues, which are allocated based on population and total local revenues spent on transit. The estimate of marginal STA revenues generated by the Project is based on average STA revenues per resident, as derived from MTA's FY 15/16 Adopted Budget and current demographics for San Francisco (Table 22-B).
- *Transportation Development Act sales tax*: Under the Transportation Development Act (TDA) of 1971, MTA receives one-quarter percent of the state sales tax for sales occurring within the City and County of San Francisco. TDA tax revenues are estimated based on the Project's taxable sales and the TDA portion of the state tax rate (Table 22-B).

## **2. Net Impact on the Library Preservation Fund**

The Project's impact on the Library Preservation Fund consists of: (1) the base share of General Fund revenues generated by the Project to be transferred to MTA, and (2) the net service cost to Library to operate a reading room planned for Treasure Island. Operations costs and the initial cost of furnishings, fixtures, and equipment for the planned library facility on Treasure Island are based on estimates from the 2011 EPS report, adjusted for inflation. Initial capital costs are amortized over five years with a five percent interest rate, starting in FY 2021/22 (Table 23).

## **3. Children's Services Fund Revenues**

The analysis has not evaluated costs to the Children's Services Fund to service the project. The estimate of total revenues to be transferred from the General Fund to the Children's Services Fund can be found on Exhibit 18 and Table 2-C in the Appendix.

## **E. Aggregate Net Fiscal Impacts to City and County of San Francisco**

The Project's aggregate impact on the General Fund, MTA Fund and Library Preservation Fund is anticipated to be significantly positive both on a cumulative basis and on an annual basis both preceding and following full build-out. Per Exhibits 19 and 20, the cumulative surplus through FY2067/68 is projected to be \$529.6 million (2016\$). The aggregate annual surplus to all funds upon stabilization is \$10.5 million (2016\$). The net surplus does not include additional restricted revenues to be generated by the Project to the Children's Services Fund (Exhibit 18).

**Exhibit 19 – Summary of Aggregate Fiscal Impact on General Fund, MTA Fund and Library Preservation Fund**

All Funds Impact - \$2016 millions	Cumulative FY 2015/16 - FY 2067/68		Stabilized Year FY 2035/36	
	\$2016 millions		\$nominal	\$2016 millions
<b>City and County</b>				
Aggregate Revenues	\$1,259.0	\$3,145.3	\$28.3	\$51.1
Aggregate Expenditures	(\$729.4)	(\$1,961.3)	(\$17.8)	(\$32.1)
<b>Total Net Impact - City and County</b>	<b>\$529.6</b>	<b>\$1,184.0</b>	<b>\$10.5</b>	<b>\$19.0</b>
<b>Net Impact - General Fund</b>	<b>\$328.7</b>	<b>\$688.2</b>	<b>\$6.8</b>	<b>\$12.2</b>
<b>Net Impact - Baseline Funds</b>	<b>\$201.0</b>	<b>\$495.8</b>	<b>\$3.8</b>	<b>\$6.8</b>

**Exhibit 20 – Cumulative Fiscal Impact on All Funds (\$2016 millions)**

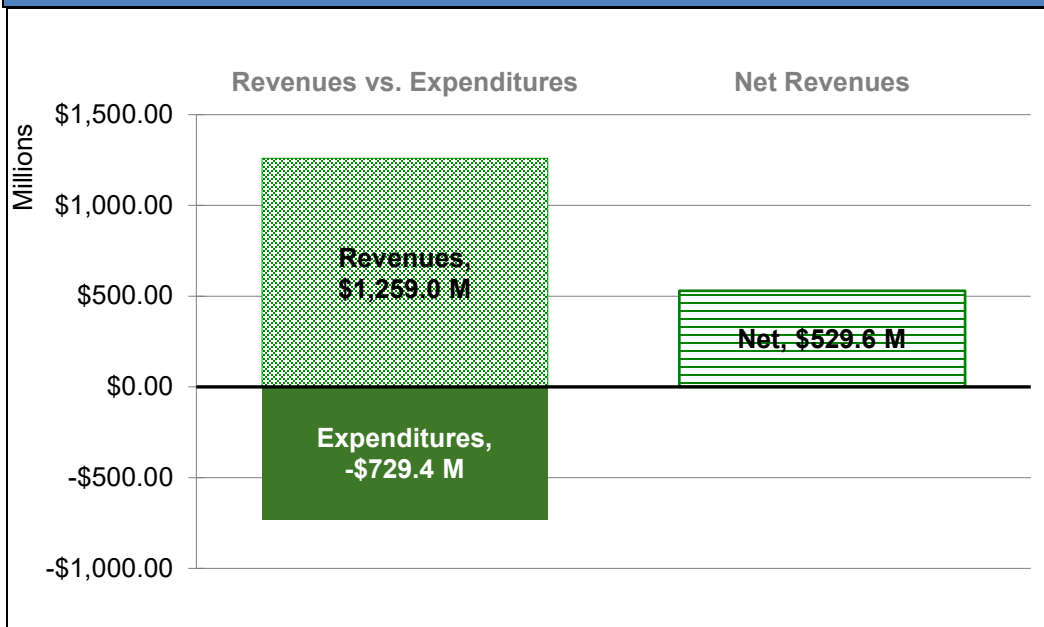


Table 1	Net Fiscal Impact on All Funds
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Appendix Table A - 3	Estimated Off-Site Taxable Sales To Be Generated By Treasure Island Residents
Appendix Table A - 4	Household Size Assumptions

Table 1

**NET FISCAL IMPACT ON ALL FUNDS<sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	Fiscal Year									
				July 1-June 30 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
<b>A. GENERAL FUND IMPACT<sup>2</sup></b>													
Recurring General Fund Revenue	2,284,390,000	871,062,000	21,880,000	0	0	0	31,000	330,000	1,017,000	4,437,000	5,918,000	9,069,000	
Recurring General Fund Expense	1,738,460,000	652,551,000	15,126,000	0	0	0	39,000	382,000	774,000	1,599,000	2,460,000	6,257,000	
Net Recurring Revenue (Expense)	545,930,000	218,510,000	6,754,000	0	0	0	-8,000	-52,000	243,000	2,838,000	3,458,000	2,812,000	
Construction-Related Revenue	142,272,000	110,175,000	0	375,000	1,894,000	4,412,000	5,959,000	7,454,000	10,773,000	9,299,000	10,045,000	13,295,000	
<b>TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>688,202,000</b>	<b>328,686,000</b>	<b>6,754,000</b>	<b>375,000</b>	<b>1,894,000</b>	<b>4,412,000</b>	<b>5,951,000</b>	<b>7,402,000</b>	<b>11,016,000</b>	<b>12,137,000</b>	<b>13,503,000</b>	<b>16,107,000</b>	
				<i>Cumulative</i>	<i>2,269,000</i>	<i>6,681,000</i>	<i>12,632,000</i>	<i>20,034,000</i>	<i>31,050,000</i>	<i>43,187,000</i>	<i>56,690,000</i>	<i>72,797,000</i>	
<b>B. IMPACT ON OTHER FUNDS</b>													
Net MTA Revenue (Expense)	459,829,000	186,321,000	3,404,000	71,000	288,000	645,000	946,000	1,453,000	2,027,000	2,816,000	3,954,000	5,047,000	
Net Library Revenue (Expense)	35,954,000	14,639,000	354,000	8,000	40,000	95,000	128,000	165,000	262,000	203,000	129,000	162,000	
<b>TOTAL NET REVENUE (EXPENSE) TO OTHER CCSF FUNDS</b>	<b>495,783,000</b>	<b>200,960,000</b>	<b>3,758,000</b>	<b>79,000</b>	<b>328,000</b>	<b>740,000</b>	<b>1,074,000</b>	<b>1,618,000</b>	<b>2,289,000</b>	<b>3,019,000</b>	<b>4,083,000</b>	<b>5,209,000</b>	
				<i>Cumulative</i>	<i>407,000</i>	<i>1,147,000</i>	<i>2,221,000</i>	<i>3,839,000</i>	<i>6,128,000</i>	<i>9,147,000</i>	<i>13,230,000</i>	<i>18,439,000</i>	
<b>C. TOTAL CITYWIDE IMPACT</b>													
General Fund Revenue/(Expense)	688,202,000	328,686,000	6,754,000	375,000	1,894,000	4,412,000	5,951,000	7,402,000	11,016,000	12,137,000	13,503,000	16,107,000	
Other Funds Revenue (Expense)	495,783,000	200,960,000	3,758,000	79,000	328,000	740,000	1,074,000	1,618,000	2,289,000	3,019,000	4,083,000	5,209,000	
<b>TOTAL NET REVENUE (EXPENSE) TO ALL CCSF FUNDS</b>	<b>1,183,985,000</b>	<b>529,646,000</b>	<b>10,512,000</b>	<b>454,000</b>	<b>2,222,000</b>	<b>5,152,000</b>	<b>7,025,000</b>	<b>9,020,000</b>	<b>13,305,000</b>	<b>15,156,000</b>	<b>17,586,000</b>	<b>21,316,000</b>	
				<i>Cumulative</i>	<i>2,676,000</i>	<i>7,828,000</i>	<i>14,853,000</i>	<i>23,873,000</i>	<i>37,178,000</i>	<i>52,334,000</i>	<i>69,920,000</i>	<i>91,236,000</i>	
<b>D. OTHER RESTRICTED REVENUE</b>													
Children's Services Fund	240,797,000	96,688,000	2,210,000	29,000	155,000	363,000	489,000	633,000	1,003,000	1,236,000	1,423,000	2,044,000	
Licenses, Permits and Fees	59,063,000	59,063,000	514,000	0	0	0	4,000	23,000	59,000	116,000	173,000	226,000	
Fines, Forfeitures and Penalties	10,145,000	10,145,000	89,000	0	0	0	1,000	4,000	10,000	20,000	30,000	39,000	

Notes

<sup>1</sup> See Tables 2-A through 2-C for detail.

<sup>2</sup> Excludes 56.588206% of base property tax levy, which is dedicated to funding infrastructure and affordable housing.

Table 1

**NET FISCAL IMPACT ON ALL FUNDS<sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
<b>A. GENERAL FUND IMPACT<sup>2</sup></b>												
Recurring General Fund Revenue	2,284,390,000	871,062,000	21,880,000	11,701,000	13,893,000	16,723,000	20,870,000	23,763,000	28,477,000	31,207,000	33,697,000	35,829,000
Recurring General Fund Expense	1,738,460,000	652,551,000	15,126,000	10,991,000	13,125,000	14,889,000	17,108,000	19,560,000	21,651,000	23,310,000	24,274,000	25,002,000
Net Recurring Revenue (Expense)	545,930,000	218,510,000	6,754,000	710,000	768,000	1,834,000	3,762,000	4,203,000	6,826,000	7,897,000	9,423,000	10,827,000
Construction-Related Revenue	142,272,000	110,175,000	0	14,056,000	12,606,000	14,292,000	12,357,000	9,970,000	7,525,000	6,120,000	1,840,000	0
<b>TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>688,202,000</b>	<b>328,686,000</b>	<b>6,754,000</b>	<b>14,766,000</b>	<b>13,374,000</b>	<b>16,126,000</b>	<b>16,119,000</b>	<b>14,173,000</b>	<b>14,351,000</b>	<b>14,017,000</b>	<b>11,263,000</b>	<b>10,827,000</b>
				<i>87,563,000</i>	<i>100,937,000</i>	<i>117,063,000</i>	<i>133,182,000</i>	<i>147,355,000</i>	<i>161,706,000</i>	<i>175,723,000</i>	<i>186,986,000</i>	<i>197,813,000</i>
<b>B. IMPACT ON OTHER FUNDS</b>												
Net MTA Revenue (Expense)	459,829,000	186,321,000	3,404,000	4,248,000	6,819,000	8,176,000	9,654,000	10,788,000	5,607,000	6,129,000	5,354,000	5,499,000
Net Library Revenue (Expense)	35,954,000	14,639,000	354,000	236,000	253,000	362,000	503,000	518,000	574,000	610,000	569,000	575,000
<b>TOTAL NET REVENUE (EXPENSE) TO OTHER CCSF FUNDS</b>	<b>495,783,000</b>	<b>200,960,000</b>	<b>3,758,000</b>	<b>4,484,000</b>	<b>7,072,000</b>	<b>8,538,000</b>	<b>10,157,000</b>	<b>11,306,000</b>	<b>6,181,000</b>	<b>6,739,000</b>	<b>5,923,000</b>	<b>6,074,000</b>
				<i>22,923,000</i>	<i>29,995,000</i>	<i>38,533,000</i>	<i>48,690,000</i>	<i>59,996,000</i>	<i>66,177,000</i>	<i>72,916,000</i>	<i>78,839,000</i>	<i>84,913,000</i>
<b>C. TOTAL CITYWIDE IMPACT</b>												
General Fund Revenue/(Expense)	688,202,000	328,686,000	6,754,000	14,766,000	13,374,000	16,126,000	16,119,000	14,173,000	14,351,000	14,017,000	11,263,000	10,827,000
Other Funds Revenue (Expense)	495,783,000	200,960,000	3,758,000	4,484,000	7,072,000	8,538,000	10,157,000	11,306,000	6,181,000	6,739,000	5,923,000	6,074,000
<b>TOTAL NET REVENUE (EXPENSE) TO ALL CCSF FUNDS</b>	<b>1,183,985,000</b>	<b>529,646,000</b>	<b>10,512,000</b>	<b>19,250,000</b>	<b>20,446,000</b>	<b>24,664,000</b>	<b>26,276,000</b>	<b>25,479,000</b>	<b>20,532,000</b>	<b>20,756,000</b>	<b>17,186,000</b>	<b>16,901,000</b>
				<i>110,486,000</i>	<i>130,932,000</i>	<i>155,596,000</i>	<i>181,872,000</i>	<i>207,351,000</i>	<i>227,883,000</i>	<i>248,639,000</i>	<i>265,825,000</i>	<i>282,726,000</i>
<b>D. OTHER RESTRICTED REVENUE</b>												
Children's Services Fund	240,797,000	96,688,000	2,210,000	2,366,000	2,466,000	2,915,000	3,143,000	3,239,000	3,490,000	3,665,000	3,552,000	3,615,000
Licenses, Permits and Fees	59,063,000	59,063,000	514,000	303,000	389,000	466,000	544,000	635,000	713,000	787,000	825,000	850,000
Fines, Forfeitures and Penalties	10,145,000	10,145,000	89,000	52,000	67,000	80,000	93,000	109,000	122,000	135,000	142,000	146,000

Notes

<sup>1</sup> See Tables 2-A through 2-C for detail.

<sup>2</sup> Excludes 56.588206% of base property tax levy, which is dedicated to funding infrastructure and affordable housing.

Table 1

**NET FISCAL IMPACT ON ALL FUNDS<sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>A. GENERAL FUND IMPACT<sup>2</sup></b>												
Recurring General Fund Revenue	2,284,390,000	871,062,000	21,880,000	37,553,000	38,525,000	39,518,000	40,543,000	41,596,000	42,680,000	43,788,000	44,927,000	46,092,000
Recurring General Fund Expense	1,738,460,000	652,551,000	15,126,000	25,751,000	26,524,000	27,320,000	28,140,000	28,984,000	29,854,000	30,750,000	31,672,000	32,621,000
Net Recurring Revenue (Expense)	545,930,000	218,510,000	6,754,000	11,802,000	12,001,000	12,198,000	12,403,000	12,612,000	12,826,000	13,038,000	13,255,000	13,471,000
Construction-Related Revenue	142,272,000	110,175,000	0	0	0	0	0	0	0	0	0	0
<b>TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>688,202,000</b>	<b>328,686,000</b>	<b>6,754,000</b>	<b>11,802,000</b>	<b>12,001,000</b>	<b>12,198,000</b>	<b>12,403,000</b>	<b>12,612,000</b>	<b>12,826,000</b>	<b>13,038,000</b>	<b>13,255,000</b>	<b>13,471,000</b>
				209,615,000	221,616,000	233,814,000	246,217,000	258,829,000	271,655,000	284,693,000	297,948,000	311,419,000
<b>B. IMPACT ON OTHER FUNDS</b>												
Net MTA Revenue (Expense)	459,829,000	186,321,000	3,404,000	5,771,000	5,957,000	6,148,000	6,345,000	6,545,000	7,439,000	7,654,000	7,873,000	8,100,000
Net Library Revenue (Expense)	35,954,000	14,639,000	354,000	611,000	625,000	639,000	654,000	669,000	684,000	700,000	715,000	732,000
<b>TOTAL NET REVENUE (EXPENSE) TO OTHER CCSF FUNDS</b>	<b>495,783,000</b>	<b>200,960,000</b>	<b>3,758,000</b>	<b>6,382,000</b>	<b>6,582,000</b>	<b>6,787,000</b>	<b>6,999,000</b>	<b>7,214,000</b>	<b>8,123,000</b>	<b>8,354,000</b>	<b>8,588,000</b>	<b>8,832,000</b>
				91,295,000	97,877,000	104,664,000	111,663,000	118,877,000	127,000,000	135,354,000	143,942,000	152,774,000
<b>C. TOTAL CITYWIDE IMPACT</b>												
General Fund Revenue/(Expense)	688,202,000	328,686,000	6,754,000	11,802,000	12,001,000	12,198,000	12,403,000	12,612,000	12,826,000	13,038,000	13,255,000	13,471,000
Other Funds Revenue (Expense)	495,783,000	200,960,000	3,758,000	6,382,000	6,582,000	6,787,000	6,999,000	7,214,000	8,123,000	8,354,000	8,588,000	8,832,000
<b>TOTAL NET REVENUE (EXPENSE) TO ALL CCSF FUNDS</b>	<b>1,183,985,000</b>	<b>529,646,000</b>	<b>10,512,000</b>	<b>18,184,000</b>	<b>18,583,000</b>	<b>18,985,000</b>	<b>19,402,000</b>	<b>19,826,000</b>	<b>20,949,000</b>	<b>21,392,000</b>	<b>21,843,000</b>	<b>22,303,000</b>
				300,910,000	319,493,000	338,478,000	357,880,000	377,706,000	398,655,000	420,047,000	441,890,000	464,193,000
<b>D. OTHER RESTRICTED REVENUE</b>												
Children's Services Fund	240,797,000	96,688,000	2,210,000	3,795,000	3,892,000	3,991,000	4,093,000	4,198,000	4,306,000	4,416,000	4,529,000	4,645,000
Licenses, Permits and Fees	59,063,000	59,063,000	514,000	876,000	902,000	929,000	957,000	986,000	1,015,000	1,046,000	1,077,000	1,109,000
Fines, Forfeitures and Penalties	10,145,000	10,145,000	89,000	150,000	155,000	160,000	164,000	169,000	174,000	180,000	185,000	191,000

Notes

<sup>1</sup> See Tables 2-A through 2-C for detail.

<sup>2</sup> Excludes 56.588206% of base property tax levy, which is dedicated to funding infrastructure and affordable housing.

Table 1

**NET FISCAL IMPACT ON ALL FUNDS<sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51
<b>A. GENERAL FUND IMPACT<sup>2</sup></b>												
Recurring General Fund Revenue	2,284,390,000	871,062,000	21,880,000	47,293,000	48,529,000	49,798,000	51,097,000	52,434,000	53,806,000	55,216,000	56,663,000	58,150,000
Recurring General Fund Expense	1,738,460,000	652,551,000	15,126,000	33,602,000	34,608,000	35,648,000	36,716,000	37,818,000	38,954,000	40,121,000	41,325,000	42,567,000
Net Recurring Revenue (Expense)	545,930,000	218,510,000	6,754,000	13,691,000	13,921,000	14,150,000	14,381,000	14,616,000	14,852,000	15,095,000	15,338,000	15,583,000
Construction-Related Revenue	142,272,000	110,175,000	0	0	0	0	0	0	0	0	0	0
<b>TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>688,202,000</b>	<b>328,686,000</b>	<b>6,754,000</b>	<b>13,691,000</b>	<b>13,921,000</b>	<b>14,150,000</b>	<b>14,381,000</b>	<b>14,616,000</b>	<b>14,852,000</b>	<b>15,095,000</b>	<b>15,338,000</b>	<b>15,583,000</b>
				<i>325,110,000</i>	<i>339,031,000</i>	<i>353,181,000</i>	<i>367,562,000</i>	<i>382,178,000</i>	<i>397,030,000</i>	<i>412,125,000</i>	<i>427,463,000</i>	<i>443,046,000</i>
<b>B. IMPACT ON OTHER FUNDS</b>												
Net MTA Revenue (Expense)	459,829,000	186,321,000	3,404,000	8,331,000	8,729,000	8,972,000	9,225,000	9,487,000	9,751,000	10,028,000	10,306,000	10,598,000
Net Library Revenue (Expense)	35,954,000	14,639,000	354,000	749,000	766,000	784,000	801,000	820,000	839,000	858,000	878,000	898,000
<b>TOTAL NET REVENUE (EXPENSE) TO OTHER CCSF FUNDS</b>	<b>495,783,000</b>	<b>200,960,000</b>	<b>3,758,000</b>	<b>9,080,000</b>	<b>9,495,000</b>	<b>9,756,000</b>	<b>10,026,000</b>	<b>10,307,000</b>	<b>10,590,000</b>	<b>10,886,000</b>	<b>11,184,000</b>	<b>11,496,000</b>
				<i>161,854,000</i>	<i>171,349,000</i>	<i>181,105,000</i>	<i>191,131,000</i>	<i>201,438,000</i>	<i>212,028,000</i>	<i>222,914,000</i>	<i>234,098,000</i>	<i>245,594,000</i>
<b>C. TOTAL CITYWIDE IMPACT</b>												
General Fund Revenue/(Expense)	688,202,000	328,686,000	6,754,000	13,691,000	13,921,000	14,150,000	14,381,000	14,616,000	14,852,000	15,095,000	15,338,000	15,583,000
Other Funds Revenue (Expense)	495,783,000	200,960,000	3,758,000	9,080,000	9,495,000	9,756,000	10,026,000	10,307,000	10,590,000	10,886,000	11,184,000	11,496,000
<b>TOTAL NET REVENUE (EXPENSE) TO ALL CCSF FUNDS</b>	<b>1,183,985,000</b>	<b>529,646,000</b>	<b>10,512,000</b>	<b>22,771,000</b>	<b>23,416,000</b>	<b>23,906,000</b>	<b>24,407,000</b>	<b>24,923,000</b>	<b>25,442,000</b>	<b>25,981,000</b>	<b>26,522,000</b>	<b>27,079,000</b>
				<i>486,964,000</i>	<i>510,380,000</i>	<i>534,286,000</i>	<i>558,693,000</i>	<i>583,616,000</i>	<i>609,058,000</i>	<i>635,039,000</i>	<i>661,561,000</i>	<i>688,640,000</i>
<b>D. OTHER RESTRICTED REVENUE</b>												
Children's Services Fund	240,797,000	96,688,000	2,210,000	4,765,000	4,888,000	5,013,000	5,143,000	5,275,000	5,412,000	5,552,000	5,695,000	5,842,000
Licenses, Permits and Fees	59,063,000	59,063,000	514,000	1,143,000	1,177,000	1,212,000	1,249,000	1,286,000	1,325,000	1,364,000	1,405,000	1,447,000
Fines, Forfeitures and Penalties	10,145,000	10,145,000	89,000	196,000	202,000	208,000	215,000	221,000	228,000	234,000	241,000	249,000

Notes

<sup>1</sup> See Tables 2-A through 2-C for detail.

<sup>2</sup> Excludes 56.588206% of base property tax levy, which is dedicated to funding infrastructure and affordable housing.



Table 1

**NET FISCAL IMPACT ON ALL FUNDS<sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60
<b>A. GENERAL FUND IMPACT<sup>2</sup></b>												
Recurring General Fund Revenue	2,284,390,000	871,062,000	21,880,000	59,676,000	61,247,000	62,858,000	64,515,000	66,216,000	67,961,000	69,759,000	71,600,000	72,578,000
Recurring General Fund Expense	1,738,460,000	652,551,000	15,126,000	43,841,000	45,158,000	46,512,000	47,905,000	49,345,000	50,824,000	52,348,000	53,921,000	55,538,000
Net Recurring Revenue (Expense)	545,930,000	218,510,000	6,754,000	15,835,000	16,089,000	16,346,000	16,610,000	16,871,000	17,137,000	17,411,000	17,679,000	17,040,000
Construction-Related Revenue	142,272,000	110,175,000	0	0	0	0	0	0	0	0	0	0
<b>TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>688,202,000</b>	<b>328,686,000</b>	<b>6,754,000</b>	<b>15,835,000</b>	<b>16,089,000</b>	<b>16,346,000</b>	<b>16,610,000</b>	<b>16,871,000</b>	<b>17,137,000</b>	<b>17,411,000</b>	<b>17,679,000</b>	<b>17,040,000</b>
				<i>458,881,000</i>	<i>474,970,000</i>	<i>491,316,000</i>	<i>507,926,000</i>	<i>524,797,000</i>	<i>541,934,000</i>	<i>559,345,000</i>	<i>577,024,000</i>	<i>594,064,000</i>
<b>B. IMPACT ON OTHER FUNDS</b>												
Net MTA Revenue (Expense)	459,829,000	186,321,000	3,404,000	10,897,000	11,204,000	11,520,000	12,310,000	12,643,000	12,985,000	13,339,000	13,704,000	13,969,000
Net Library Revenue (Expense)	35,954,000	14,639,000	354,000	919,000	939,000	961,000	984,000	1,007,000	1,030,000	1,053,000	1,078,000	1,077,000
<b>TOTAL NET REVENUE (EXPENSE) TO OTHER CCSF FUNDS</b>	<b>495,783,000</b>	<b>200,960,000</b>	<b>3,758,000</b>	<b>11,816,000</b>	<b>12,143,000</b>	<b>12,481,000</b>	<b>13,294,000</b>	<b>13,650,000</b>	<b>14,015,000</b>	<b>14,392,000</b>	<b>14,782,000</b>	<b>15,046,000</b>
				<i>257,410,000</i>	<i>269,553,000</i>	<i>282,034,000</i>	<i>295,328,000</i>	<i>308,978,000</i>	<i>322,993,000</i>	<i>337,385,000</i>	<i>352,167,000</i>	<i>367,213,000</i>
<b>C. TOTAL CITYWIDE IMPACT</b>												
General Fund Revenue/(Expense)	688,202,000	328,686,000	6,754,000	15,835,000	16,089,000	16,346,000	16,610,000	16,871,000	17,137,000	17,411,000	17,679,000	17,040,000
Other Funds Revenue (Expense)	495,783,000	200,960,000	3,758,000	11,816,000	12,143,000	12,481,000	13,294,000	13,650,000	14,015,000	14,392,000	14,782,000	15,046,000
<b>TOTAL NET REVENUE (EXPENSE) TO ALL CCSF FUNDS</b>	<b>1,183,985,000</b>	<b>529,646,000</b>	<b>10,512,000</b>	<b>27,651,000</b>	<b>28,232,000</b>	<b>28,827,000</b>	<b>29,904,000</b>	<b>30,521,000</b>	<b>31,152,000</b>	<b>31,803,000</b>	<b>32,461,000</b>	<b>32,086,000</b>
				<i>716,291,000</i>	<i>744,523,000</i>	<i>773,350,000</i>	<i>803,254,000</i>	<i>833,775,000</i>	<i>864,927,000</i>	<i>896,730,000</i>	<i>929,191,000</i>	<i>961,277,000</i>
<b>D. OTHER RESTRICTED REVENUE</b>												
Children's Services Fund	240,797,000	96,688,000	2,210,000	5,994,000	6,150,000	6,309,000	6,473,000	6,642,000	6,815,000	6,992,000	7,175,000	7,262,000
Licenses, Permits and Fees	59,063,000	59,063,000	514,000	1,491,000	1,536,000	1,582,000	1,629,000	1,678,000	1,728,000	1,780,000	1,834,000	1,889,000
Fines, Forfeitures and Penalties	10,145,000	10,145,000	89,000	256,000	264,000	272,000	280,000	288,000	297,000	306,000	315,000	324,000

Notes

<sup>1</sup> See Tables 2-A through 2-C for detail.

<sup>2</sup> Excludes 56.588206% of base property tax levy, which is dedicated to funding infrastructure and affordable housing.

Table 1

**NET FISCAL IMPACT ON ALL FUNDS<sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
<b>A. GENERAL FUND IMPACT<sup>2</sup></b>											
Recurring General Fund Revenue	2,284,390,000	871,062,000	21,880,000	72,249,000	73,322,000	74,511,000	74,238,000	75,491,000	75,568,000	77,647,000	79,784,000
Recurring General Fund Expense	1,738,460,000	652,551,000	15,126,000	57,202,000	58,918,000	60,686,000	62,508,000	64,384,000	66,317,000	68,304,000	70,353,000
Net Recurring Revenue (Expense)	545,930,000	218,510,000	6,754,000	15,047,000	14,404,000	13,825,000	11,730,000	11,107,000	9,251,000	9,343,000	9,431,000
Construction-Related Revenue	142,272,000	110,175,000	0	0	0	0	0	0	0	0	0
<b>TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>688,202,000</b>	<b>328,686,000</b>	<b>6,754,000</b>	<b>15,047,000</b>	<b>14,404,000</b>	<b>13,825,000</b>	<b>11,730,000</b>	<b>11,107,000</b>	<b>9,251,000</b>	<b>9,343,000</b>	<b>9,431,000</b>
				<i>609,111,000</i>	<i>623,515,000</i>	<i>637,340,000</i>	<i>649,070,000</i>	<i>660,177,000</i>	<i>669,428,000</i>	<i>678,771,000</i>	<i>688,202,000</i>
<b>B. IMPACT ON OTHER FUNDS</b>											
Net MTA Revenue (Expense)	459,829,000	186,321,000	3,404,000	14,093,000	14,380,000	14,685,000	14,827,000	15,152,000	15,346,000	15,778,000	16,217,000
Net Library Revenue (Expense)	35,954,000	14,639,000	354,000	1,038,000	1,038,000	1,040,000	999,000	1,001,000	969,000	991,000	1,016,000
<b>TOTAL NET REVENUE (EXPENSE) TO OTHER CCSF FUNDS</b>	<b>495,783,000</b>	<b>200,960,000</b>	<b>3,758,000</b>	<b>15,131,000</b>	<b>15,418,000</b>	<b>15,725,000</b>	<b>15,826,000</b>	<b>16,153,000</b>	<b>16,315,000</b>	<b>16,769,000</b>	<b>17,233,000</b>
				<i>382,344,000</i>	<i>397,762,000</i>	<i>413,487,000</i>	<i>429,313,000</i>	<i>445,466,000</i>	<i>461,781,000</i>	<i>478,550,000</i>	<i>495,783,000</i>
<b>C. TOTAL CITYWIDE IMPACT</b>											
General Fund Revenue/(Expense)	688,202,000	328,686,000	6,754,000	15,047,000	14,404,000	13,825,000	11,730,000	11,107,000	9,251,000	9,343,000	9,431,000
Other Funds Revenue (Expense)	495,783,000	200,960,000	3,758,000	15,131,000	15,418,000	15,725,000	15,826,000	16,153,000	16,315,000	16,769,000	17,233,000
<b>TOTAL NET REVENUE (EXPENSE) TO ALL CCSF FUNDS</b>	<b>1,183,985,000</b>	<b>529,646,000</b>	<b>10,512,000</b>	<b>30,178,000</b>	<b>29,822,000</b>	<b>29,550,000</b>	<b>27,556,000</b>	<b>27,260,000</b>	<b>25,566,000</b>	<b>26,112,000</b>	<b>26,664,000</b>
				<i>991,455,000</i>	<i>1,021,277,000</i>	<i>1,050,827,000</i>	<i>1,078,383,000</i>	<i>1,105,643,000</i>	<i>1,131,209,000</i>	<i>1,157,321,000</i>	<i>1,183,985,000</i>
<b>D. OTHER RESTRICTED REVENUE</b>											
Children's Services Fund	240,797,000	96,688,000	2,210,000	7,204,000	7,300,000	7,408,000	7,355,000	7,469,000	7,453,000	7,656,000	7,864,000
Licenses, Permits and Fees	59,063,000	59,063,000	514,000	1,945,000	2,004,000	2,064,000	2,126,000	2,189,000	2,255,000	2,323,000	2,392,000
Fines, Forfeitures and Penalties	10,145,000	10,145,000	89,000	334,000	344,000	355,000	365,000	376,000	387,000	399,000	411,000

**Notes**

<sup>1</sup> See Tables 2-A through 2-C for detail.

<sup>2</sup> Excludes 56.588206% of base property tax levy, which is dedicated to funding infrastructure and affordable housing.

Table 2-A

**NET GENERAL FUND IMPACT: RECURRING AND TOTAL FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	Fiscal Year:									
				July 1 - June 30 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
<b>A. RECURRING GENERAL FUND IMPACTS</b>													
RECURRING GENERAL FUND REVENUE - NEW FROM PROJECT <sup>1</sup>													
Portion of General Fund Property Tax <sup>2</sup>	\$305,197,000	\$125,512,000	\$3,800,000	0	0	0	0	50,000	156,000	313,000	603,000	1,044,000	
Property Tax in Lieu of VLF	\$489,456,000	\$186,843,000	\$5,082,000	0	0	0	0	67,000	209,000	418,000	806,000	1,397,000	
Property Transfer Tax	\$438,962,000	\$162,638,000	\$3,883,000	0	0	0	0	42,000	234,000	530,000	889,000	1,220,000	
Sales and Use Tax	\$316,887,000	\$117,370,000	\$2,796,000	0	0	0	14,000	77,000	185,000	384,000	542,000	729,000	
Telephone Users Tax	\$58,182,000	\$21,809,000	\$507,000	0	0	0	4,000	22,000	54,000	111,000	161,000	211,000	
Access Line Tax	\$53,935,000	\$20,216,000	\$470,000	0	0	0	3,000	20,000	50,000	102,000	149,000	195,000	
Water Users Tax	\$1,405,000	\$521,000	\$12,000	0	0	0	0	0	1,000	2,000	2,000	3,000	
Gas Electric Steam Users Tax	\$15,263,000	\$5,664,000	\$134,000	0	0	0	1,000	4,000	7,000	22,000	27,000	34,000	
Gross Receipts Tax	\$65,292,000	\$24,284,000	\$574,000	0	0	0	0	0	5,000	112,000	132,000	182,000	
Business License Tax	\$4,602,000	\$1,716,000	\$40,000	0	0	0	0	0	0	12,000	12,000	14,000	
Hotel Room Tax	\$336,572,000	\$130,915,000	\$2,828,000	0	0	0	0	0	0	2,190,000	2,256,000	3,583,000	
Subtotal-Discretionary	\$2,085,753,000	\$797,490,000	\$20,127,000	0	0	0	22,000	282,000	901,000	4,196,000	5,579,000	8,612,000	
Public Safety Sales Tax	\$198,637,000	\$73,572,000	\$1,753,000	0	0	0	9,000	48,000	116,000	241,000	339,000	457,000	
<b>TOTAL</b>	<b>\$2,284,390,000</b>	<b>\$871,062,000</b>	<b>\$21,880,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31,000</b>	<b>330,000</b>	<b>1,017,000</b>	<b>4,437,000</b>	<b>5,918,000</b>	<b>9,069,000</b>	
RECURRING GENERAL FUND EXPENSE - NEW FROM PROJECT <sup>3</sup>													
Elections	\$32,234,000	\$12,101,000	\$281,000	0	0	0	2,000	13,000	32,000	63,000	94,000	124,000	
Assessor/Recorder	\$16,321,000	\$6,546,000	\$133,000	0	0	0	0	150,000	155,000	160,000	164,000	169,000	
311	\$9,502,000	\$3,568,000	\$82,000	0	0	0	1,000	4,000	9,000	19,000	28,000	36,000	
Police Services	\$414,006,000	\$151,573,000	\$3,691,000	0	0	0	0	0	0	0	0	0	
Fire Protection	\$547,871,000	\$208,697,000	\$4,690,000	0	0	0	0	0	0	0	0	2,970,000	
911 Emergency Response	\$48,985,000	\$18,389,000	\$427,000	0	0	0	3,000	19,000	49,000	96,000	143,000	188,000	
Public Health	\$112,564,000	\$42,257,000	\$981,000	0	0	0	7,000	44,000	112,000	221,000	329,000	431,000	
Public Works	\$108,600,000	\$40,454,000	\$951,000	0	0	0	0	0	42,000	69,000	168,000	239,000	
Library/Community Facilities	\$45,431,000	\$17,924,000	\$376,000	0	0	0	0	0	0	205,000	418,000	641,000	
SFMTA/MUNI (Prop. B)	\$402,946,000	\$151,041,000	\$3,515,000	0	0	0	26,000	152,000	375,000	766,000	1,116,000	1,459,000	
<b>TOTAL</b>	<b>\$1,738,460,000</b>	<b>\$652,551,000</b>	<b>\$15,126,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>39,000</b>	<b>382,000</b>	<b>774,000</b>	<b>1,599,000</b>	<b>2,460,000</b>	<b>6,257,000</b>	
<b>NET RECURRING GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$545,930,000</b>	<b>\$218,510,000</b>	<b>\$6,754,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(8,000)</b>	<b>(52,000)</b>	<b>243,000</b>	<b>2,838,000</b>	<b>3,458,000</b>	<b>2,812,000</b>	
	<i>Cumulative</i>			<i>0</i>	<i>0</i>	<i>0</i>	<i>(8,000)</i>	<i>(60,000)</i>	<i>183,000</i>	<i>3,021,000</i>	<i>6,479,000</i>	<i>9,291,000</i>	
<b>B. NET CONSTRUCTION-RELATED REVENUE (EXPENSE)<sup>4</sup></b>	<b>\$142,272,000</b>	<b>\$110,175,000</b>	<b>\$0</b>	<b>375,000</b>	<b>1,894,000</b>	<b>4,412,000</b>	<b>5,959,000</b>	<b>7,454,000</b>	<b>10,773,000</b>	<b>9,299,000</b>	<b>10,045,000</b>	<b>13,295,000</b>	
	<i>Cumulative</i>			<i>375,000</i>	<i>2,269,000</i>	<i>6,681,000</i>	<i>12,640,000</i>	<i>20,094,000</i>	<i>30,867,000</i>	<i>40,166,000</i>	<i>50,211,000</i>	<i>63,506,000</i>	
<b>C. TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$688,202,000</b>	<b>\$328,686,000</b>	<b>\$6,754,000</b>	<b>375,000</b>	<b>1,894,000</b>	<b>4,412,000</b>	<b>5,951,000</b>	<b>7,402,000</b>	<b>11,016,000</b>	<b>12,137,000</b>	<b>13,503,000</b>	<b>16,107,000</b>	
	<i>Cumulative</i>			<i>375,000</i>	<i>2,269,000</i>	<i>6,681,000</i>	<i>12,632,000</i>	<i>20,034,000</i>	<i>31,050,000</i>	<i>43,187,000</i>	<i>56,690,000</i>	<i>72,797,000</i>	
<b>D. OTHER RESTRICTED GENERAL FUND REVENUES<sup>1</sup></b>													
Licenses, Permits and Fees	\$59,063,000	\$22,173,000	\$514,000	0	0	0	4,000	23,000	59,000	116,000	173,000	226,000	
Fines, Fofeitures and Penalties	\$10,145,000	\$3,809,000	\$89,000	0	0	0	1,000	4,000	10,000	20,000	30,000	39,000	

Notes:

- <sup>1</sup> Excluding baseline transfers. See Table 11-A.
- <sup>2</sup> Reflects 8% of base 1% tax levy. The balance of General Fund Property tax revenues are dedicated to funding infrastructure and affordable housing.
- <sup>3</sup> Table 17.
- <sup>4</sup> Table 2-B.

Table 2-A

**NET GENERAL FUND IMPACT: RECURRING AND TOTAL FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-2033
<b>A. RECURRING GENERAL FUND IMPACTS</b>												
RECURRING GENERAL FUND REVENUE - NEW FROM PROJECT <sup>1</sup>												
Portion of General Fund Property Tax <sup>2</sup>	\$305,197,000	\$125,512,000	\$3,800,000	1,460,000	1,891,000	2,590,000	3,145,000	3,804,000	4,417,000	4,991,000	5,554,000	6,134,000
Property Tax in Lieu of VLF	\$489,456,000	\$186,843,000	\$5,082,000	1,952,000	2,529,000	3,464,000	4,207,000	5,088,000	5,908,000	6,675,000	7,428,000	8,204,000
Property Transfer Tax	\$438,962,000	\$162,638,000	\$3,883,000	1,677,000	2,245,000	2,857,000	3,479,000	4,109,000	4,750,000	5,425,000	6,089,000	6,422,000
Sales and Use Tax	\$316,887,000	\$117,370,000	\$2,796,000	1,235,000	1,441,000	1,636,000	2,529,000	2,773,000	4,064,000	4,319,000	4,487,000	4,622,000
Telephone Users Tax	\$58,182,000	\$21,809,000	\$507,000	291,000	368,000	436,000	533,000	615,000	710,000	778,000	814,000	839,000
Access Line Tax	\$53,935,000	\$20,216,000	\$470,000	270,000	341,000	404,000	494,000	570,000	658,000	722,000	755,000	778,000
Water Users Tax	\$1,405,000	\$521,000	\$12,000	6,000	6,000	7,000	13,000	13,000	18,000	19,000	20,000	21,000
Gas Electric Steam Users Tax	\$15,263,000	\$5,664,000	\$134,000	64,000	69,000	76,000	135,000	143,000	199,000	209,000	215,000	223,000
Gross Receipts Tax	\$65,292,000	\$24,284,000	\$574,000	261,000	278,000	290,000	674,000	712,000	867,000	893,000	920,000	948,000
Business License Tax	\$4,602,000	\$1,716,000	\$40,000	22,000	22,000	23,000	44,000	45,000	61,000	63,000	65,000	67,000
Hotel Room Tax	\$336,572,000	\$130,915,000	\$2,828,000	3,689,000	3,800,000	3,914,000	4,032,000	4,153,000	4,277,000	4,406,000	4,537,000	4,674,000
Subtotal-Discretionary	\$2,085,753,000	\$797,490,000	\$20,127,000	10,927,000	12,990,000	15,697,000	19,285,000	22,025,000	25,929,000	28,500,000	30,884,000	32,932,000
Public Safety Sales Tax	\$198,637,000	\$73,572,000	\$1,753,000	774,000	903,000	1,026,000	1,585,000	1,738,000	2,548,000	2,707,000	2,813,000	2,897,000
<b>TOTAL</b>	<b>\$2,284,390,000</b>	<b>\$871,062,000</b>	<b>\$21,880,000</b>	<b>11,701,000</b>	<b>13,893,000</b>	<b>16,723,000</b>	<b>20,870,000</b>	<b>23,763,000</b>	<b>28,477,000</b>	<b>31,207,000</b>	<b>33,697,000</b>	<b>35,829,000</b>
RECURRING GENERAL FUND EXPENSE - NEW FROM PROJECT <sup>3</sup>												
Elections	\$32,234,000	\$12,101,000	\$281,000	165,000	212,000	254,000	297,000	347,000	389,000	430,000	450,000	464,000
Assessor/Recorder	\$16,321,000	\$6,546,000	\$133,000	174,000	180,000	185,000	191,000	196,000	202,000	208,000	214,000	221,000
311	\$9,502,000	\$3,568,000	\$82,000	49,000	63,000	75,000	88,000	102,000	115,000	127,000	133,000	137,000
Police Services	\$414,006,000	\$151,573,000	\$3,691,000	708,000	1,479,000	2,165,000	3,154,000	3,981,000	4,944,000	5,614,000	5,923,000	6,101,000
Fire Protection	\$547,871,000	\$208,697,000	\$4,690,000	6,119,000	6,303,000	6,492,000	6,687,000	6,887,000	7,094,000	7,307,000	7,526,000	7,752,000
911 Emergency Response	\$48,985,000	\$18,389,000	\$427,000	251,000	322,000	387,000	451,000	527,000	591,000	653,000	685,000	705,000
Public Health	\$112,564,000	\$42,257,000	\$981,000	577,000	741,000	888,000	1,037,000	1,211,000	1,358,000	1,501,000	1,573,000	1,620,000
Public Works	\$108,600,000	\$40,454,000	\$951,000	279,000	611,000	736,000	977,000	1,497,000	1,473,000	1,494,000	1,527,000	1,572,000
Library/Community Facilities	\$45,431,000	\$17,924,000	\$376,000	655,000	670,000	685,000	536,000	552,000	569,000	586,000	603,000	621,000
SFMTA/MUNI (Prop. B)	\$402,946,000	\$151,041,000	\$3,515,000	2,014,000	2,544,000	3,022,000	3,690,000	4,260,000	4,916,000	5,390,000	5,640,000	5,809,000
<b>TOTAL</b>	<b>\$1,738,460,000</b>	<b>\$652,551,000</b>	<b>\$15,126,000</b>	<b>10,991,000</b>	<b>13,125,000</b>	<b>14,889,000</b>	<b>17,108,000</b>	<b>19,560,000</b>	<b>21,651,000</b>	<b>23,310,000</b>	<b>24,274,000</b>	<b>25,002,000</b>
<b>NET RECURRING GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$545,930,000</b>	<b>\$218,510,000</b>	<b>\$6,754,000</b>	<b>710,000</b>	<b>768,000</b>	<b>1,834,000</b>	<b>3,762,000</b>	<b>4,203,000</b>	<b>6,826,000</b>	<b>7,897,000</b>	<b>9,423,000</b>	<b>10,827,000</b>
	<i>10,001,000</i>	<i>10,769,000</i>	<i>12,603,000</i>	<i>16,365,000</i>	<i>20,568,000</i>	<i>27,394,000</i>	<i>35,291,000</i>	<i>44,714,000</i>	<i>55,541,000</i>			
<b>B. NET CONSTRUCTION-RELATED REVENUE (EXPENSE)<sup>4</sup></b>	<b>\$142,272,000</b>	<b>\$110,175,000</b>	<b>\$0</b>	<b>14,056,000</b>	<b>12,606,000</b>	<b>14,292,000</b>	<b>12,357,000</b>	<b>9,970,000</b>	<b>7,525,000</b>	<b>6,120,000</b>	<b>1,840,000</b>	<b>0</b>
	<i>77,562,000</i>	<i>90,168,000</i>	<i>104,460,000</i>	<i>116,817,000</i>	<i>126,787,000</i>	<i>134,312,000</i>	<i>140,432,000</i>	<i>142,272,000</i>	<i>142,272,000</i>			
<b>C. TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$688,202,000</b>	<b>\$328,686,000</b>	<b>\$6,754,000</b>	<b>14,766,000</b>	<b>13,374,000</b>	<b>16,126,000</b>	<b>16,119,000</b>	<b>14,173,000</b>	<b>14,351,000</b>	<b>14,017,000</b>	<b>11,263,000</b>	<b>10,827,000</b>
	<i>87,563,000</i>	<i>100,937,000</i>	<i>117,063,000</i>	<i>133,182,000</i>	<i>147,355,000</i>	<i>161,706,000</i>	<i>175,723,000</i>	<i>186,986,000</i>	<i>197,813,000</i>			
<b>D. OTHER RESTRICTED GENERAL FUND REVENUES<sup>1</sup></b>												
Licenses, Permits and Fees	\$59,063,000	\$22,173,000	\$514,000	303,000	389,000	466,000	544,000	635,000	713,000	787,000	825,000	850,000
Fines, Fofeitures and Penalties	\$10,145,000	\$3,809,000	\$89,000	52,000	67,000	80,000	93,000	109,000	122,000	135,000	142,000	146,000

Notes:

<sup>1</sup> Excluding baseline transfers. See Table 11-A.

<sup>2</sup> Reflects 8% of base 1% tax levy. The balance of General Fund Property tax revenues are dedicated to funding infrastructure and affordable housing.

<sup>3</sup> Table 17.

<sup>4</sup> Table 2-B.

Table 2-A

**NET GENERAL FUND IMPACT: RECURRING AND TOTAL FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>A. RECURRING GENERAL FUND IMPACTS</b>												
RECURRING GENERAL FUND REVENUE - NEW FROM PROJECT <sup>1</sup>												
Portion of General Fund Property Tax <sup>2</sup>	\$305,197,000	\$125,512,000	\$3,800,000	6,596,000	6,729,000	6,863,000	7,000,000	7,140,000	7,283,000	7,429,000	7,578,000	7,729,000
Property Tax in Lieu of VLF	\$489,456,000	\$186,843,000	\$5,082,000	8,823,000	9,000,000	9,179,000	9,363,000	9,550,000	9,742,000	9,936,000	10,135,000	10,337,000
Property Transfer Tax	\$438,962,000	\$162,638,000	\$3,883,000	6,614,000	6,811,000	7,014,000	7,224,000	7,440,000	7,662,000	7,891,000	8,126,000	8,370,000
Sales and Use Tax	\$316,887,000	\$117,370,000	\$2,796,000	4,762,000	4,904,000	5,050,000	5,202,000	5,358,000	5,519,000	5,685,000	5,856,000	6,031,000
Telephone Users Tax	\$58,182,000	\$21,809,000	\$507,000	864,000	890,000	916,000	944,000	972,000	1,002,000	1,031,000	1,062,000	1,094,000
Access Line Tax	\$53,935,000	\$20,216,000	\$470,000	801,000	825,000	849,000	875,000	901,000	928,000	956,000	985,000	1,015,000
Water Users Tax	\$1,405,000	\$521,000	\$12,000	21,000	22,000	22,000	23,000	24,000	25,000	26,000	26,000	26,000
Gas Electric Steam Users Tax	\$15,263,000	\$5,664,000	\$134,000	229,000	236,000	242,000	250,000	258,000	266,000	274,000	282,000	290,000
Gross Receipts Tax	\$65,292,000	\$24,284,000	\$574,000	976,000	1,006,000	1,036,000	1,066,000	1,099,000	1,132,000	1,166,000	1,200,000	1,236,000
Business License Tax	\$4,602,000	\$1,716,000	\$40,000	69,000	71,000	73,000	75,000	77,000	80,000	82,000	85,000	87,000
Hotel Room Tax	\$336,572,000	\$130,915,000	\$2,828,000	4,814,000	4,958,000	5,108,000	5,260,000	5,418,000	5,581,000	5,748,000	5,921,000	6,097,000
Subtotal-Discretionary	\$2,085,753,000	\$797,490,000	\$20,127,000	34,569,000	35,452,000	36,352,000	37,282,000	38,237,000	39,220,000	40,224,000	41,256,000	42,312,000
Public Safety Sales Tax	\$198,637,000	\$73,572,000	\$1,753,000	2,984,000	3,073,000	3,166,000	3,261,000	3,359,000	3,460,000	3,564,000	3,671,000	3,780,000
<b>TOTAL</b>	<b>\$2,284,390,000</b>	<b>\$871,062,000</b>	<b>\$21,880,000</b>	<b>37,553,000</b>	<b>38,525,000</b>	<b>39,518,000</b>	<b>40,543,000</b>	<b>41,596,000</b>	<b>42,680,000</b>	<b>43,788,000</b>	<b>44,927,000</b>	<b>46,092,000</b>
RECURRING GENERAL FUND EXPENSE - NEW FROM PROJECT <sup>3</sup>												
Elections	\$32,234,000	\$12,101,000	\$281,000	478,000	492,000	507,000	522,000	538,000	554,000	571,000	588,000	605,000
Assessor/Recorder	\$16,321,000	\$6,546,000	\$133,000	227,000	234,000	241,000	249,000	256,000	264,000	272,000	280,000	288,000
311	\$9,502,000	\$3,568,000	\$82,000	141,000	145,000	149,000	154,000	159,000	163,000	168,000	173,000	178,000
Police Services	\$414,006,000	\$151,573,000	\$3,691,000	6,284,000	6,472,000	6,666,000	6,866,000	7,073,000	7,285,000	7,503,000	7,728,000	7,960,000
Fire Protection	\$547,871,000	\$208,697,000	\$4,690,000	7,984,000	8,224,000	8,470,000	8,724,000	8,986,000	9,256,000	9,533,000	9,819,000	10,114,000
911 Emergency Response	\$48,985,000	\$18,389,000	\$427,000	726,000	748,000	771,000	794,000	817,000	842,000	867,000	893,000	920,000
Public Health	\$112,564,000	\$42,257,000	\$981,000	1,669,000	1,719,000	1,771,000	1,824,000	1,878,000	1,935,000	1,993,000	2,053,000	2,114,000
Public Works	\$108,600,000	\$40,454,000	\$951,000	1,619,000	1,668,000	1,718,000	1,770,000	1,823,000	1,877,000	1,935,000	1,992,000	2,051,000
Library/Community Facilities	\$45,431,000	\$17,924,000	\$376,000	640,000	659,000	679,000	699,000	720,000	742,000	764,000	787,000	811,000
SFMTA/MUNI (Prop. B)	\$402,946,000	\$151,041,000	\$3,515,000	5,983,000	6,163,000	6,348,000	6,538,000	6,734,000	6,936,000	7,144,000	7,359,000	7,580,000
<b>TOTAL</b>	<b>\$1,738,460,000</b>	<b>\$652,551,000</b>	<b>\$15,126,000</b>	<b>25,751,000</b>	<b>26,524,000</b>	<b>27,320,000</b>	<b>28,140,000</b>	<b>28,984,000</b>	<b>29,854,000</b>	<b>30,750,000</b>	<b>31,672,000</b>	<b>32,621,000</b>
<b>NET RECURRING GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$545,930,000</b>	<b>\$218,510,000</b>	<b>\$6,754,000</b>	<b>11,802,000</b>	<b>12,001,000</b>	<b>12,198,000</b>	<b>12,403,000</b>	<b>12,612,000</b>	<b>12,826,000</b>	<b>13,038,000</b>	<b>13,255,000</b>	<b>13,471,000</b>
	<i>67,343,000</i>	<i>79,344,000</i>	<i>91,542,000</i>	<i>103,945,000</i>	<i>116,557,000</i>	<i>129,383,000</i>	<i>142,421,000</i>	<i>155,676,000</i>	<i>169,147,000</i>			
<b>B. NET CONSTRUCTION-RELATED REVENUE (EXPENSE)<sup>4</sup></b>	<b>\$142,272,000</b>	<b>\$110,175,000</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>
<b>C. TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$688,202,000</b>	<b>\$328,686,000</b>	<b>\$6,754,000</b>	<b>11,802,000</b>	<b>12,001,000</b>	<b>12,198,000</b>	<b>12,403,000</b>	<b>12,612,000</b>	<b>12,826,000</b>	<b>13,038,000</b>	<b>13,255,000</b>	<b>13,471,000</b>
	<i>209,615,000</i>	<i>221,616,000</i>	<i>233,814,000</i>	<i>246,217,000</i>	<i>258,829,000</i>	<i>271,655,000</i>	<i>284,693,000</i>	<i>297,948,000</i>	<i>311,419,000</i>			
<b>D. OTHER RESTRICTED GENERAL FUND REVENUES<sup>1</sup></b>												
Licenses, Permits and Fees	\$59,063,000	\$22,173,000	\$514,000	876,000	902,000	929,000	957,000	986,000	1,015,000	1,046,000	1,077,000	1,109,000
Fines, Fofeitures and Penalties	\$10,145,000	\$3,809,000	\$89,000	150,000	155,000	160,000	164,000	169,000	174,000	180,000	185,000	191,000

Notes:

<sup>1</sup> Excluding baseline transfers. See Table 11-A.

<sup>2</sup> Reflects 8% of base 1% tax levy. The balance of General Fund Property tax revenues are dedicated to funding infrastructure and affordable housing.

<sup>3</sup> Table 17.

<sup>4</sup> Table 2-B.

Table 2-A

**NET GENERAL FUND IMPACT: RECURRING AND TOTAL FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51
<b>A. RECURRING GENERAL FUND IMPACTS</b>												
RECURRING GENERAL FUND REVENUE - NEW FROM PROJECT <sup>1</sup>												
Portion of General Fund Property Tax <sup>2</sup>	\$305,197,000	\$125,512,000	\$3,800,000	7,884,000	8,041,000	8,202,000	8,366,000	8,533,000	8,704,000	8,879,000	9,056,000	9,237,000
Property Tax in Lieu of VLF	\$489,456,000	\$186,843,000	\$5,082,000	10,544,000	10,755,000	10,971,000	11,190,000	11,413,000	11,642,000	11,874,000	12,112,000	12,355,000
Property Transfer Tax	\$438,962,000	\$162,638,000	\$3,883,000	8,619,000	8,877,000	9,143,000	9,415,000	9,697,000	9,987,000	10,285,000	10,593,000	10,909,000
Sales and Use Tax	\$316,887,000	\$117,370,000	\$2,796,000	6,212,000	6,398,000	6,590,000	6,788,000	6,992,000	7,201,000	7,417,000	7,639,000	7,869,000
Telephone Users Tax	\$58,182,000	\$21,809,000	\$507,000	1,127,000	1,161,000	1,196,000	1,232,000	1,269,000	1,307,000	1,346,000	1,386,000	1,428,000
Access Line Tax	\$53,935,000	\$20,216,000	\$470,000	1,045,000	1,076,000	1,109,000	1,142,000	1,177,000	1,212,000	1,248,000	1,285,000	1,324,000
Water Users Tax	\$1,405,000	\$521,000	\$12,000	27,000	28,000	30,000	30,000	31,000	32,000	33,000	34,000	35,000
Gas Electric Steam Users Tax	\$15,263,000	\$5,664,000	\$134,000	298,000	308,000	317,000	326,000	336,000	346,000	357,000	367,000	378,000
Gross Receipts Tax	\$65,292,000	\$24,284,000	\$574,000	1,274,000	1,312,000	1,351,000	1,392,000	1,433,000	1,476,000	1,521,000	1,567,000	1,613,000
Business License Tax	\$4,602,000	\$1,716,000	\$40,000	89,000	93,000	95,000	98,000	101,000	104,000	107,000	110,000	113,000
Hotel Room Tax	\$336,572,000	\$130,915,000	\$2,828,000	6,281,000	6,469,000	6,663,000	6,863,000	7,070,000	7,281,000	7,500,000	7,725,000	7,957,000
Subtotal-Discretionary	\$2,085,753,000	\$797,490,000	\$20,127,000	43,400,000	44,518,000	45,667,000	46,842,000	48,052,000	49,292,000	50,567,000	51,874,000	53,218,000
Public Safety Sales Tax	\$198,637,000	\$73,572,000	\$1,753,000	3,893,000	4,011,000	4,131,000	4,255,000	4,382,000	4,514,000	4,649,000	4,789,000	4,932,000
<b>TOTAL</b>	<b>\$2,284,390,000</b>	<b>\$871,062,000</b>	<b>\$21,880,000</b>	<b>47,293,000</b>	<b>48,529,000</b>	<b>49,798,000</b>	<b>51,097,000</b>	<b>52,434,000</b>	<b>53,806,000</b>	<b>55,216,000</b>	<b>56,663,000</b>	<b>58,150,000</b>
RECURRING GENERAL FUND EXPENSE - NEW FROM PROJECT <sup>3</sup>												
Elections	\$32,234,000	\$12,101,000	\$281,000	624,000	642,000	662,000	681,000	702,000	723,000	745,000	767,000	790,000
Assessor/Recorder	\$16,321,000	\$6,546,000	\$133,000	297,000	306,000	315,000	324,000	334,000	344,000	354,000	365,000	376,000
311	\$9,502,000	\$3,568,000	\$82,000	184,000	189,000	195,000	201,000	207,000	213,000	219,000	226,000	233,000
Police Services	\$414,006,000	\$151,573,000	\$3,691,000	8,199,000	8,445,000	8,699,000	8,959,000	9,228,000	9,505,000	9,790,000	10,084,000	10,387,000
Fire Protection	\$547,871,000	\$208,697,000	\$4,690,000	10,417,000	10,730,000	11,052,000	11,383,000	11,725,000	12,077,000	12,439,000	12,812,000	13,197,000
911 Emergency Response	\$48,985,000	\$18,389,000	\$427,000	948,000	976,000	1,005,000	1,036,000	1,067,000	1,099,000	1,132,000	1,166,000	1,200,000
Public Health	\$112,564,000	\$42,257,000	\$981,000	2,178,000	2,243,000	2,310,000	2,380,000	2,451,000	2,525,000	2,600,000	2,678,000	2,759,000
Public Works	\$108,600,000	\$40,454,000	\$951,000	2,113,000	2,176,000	2,242,000	2,309,000	2,377,000	2,450,000	2,523,000	2,599,000	2,677,000
Library/Community Facilities	\$45,431,000	\$17,924,000	\$376,000	835,000	860,000	886,000	912,000	940,000	968,000	997,000	1,027,000	1,058,000
SFMTA/MUNI (Prop. B)	\$402,946,000	\$151,041,000	\$3,515,000	7,807,000	8,041,000	8,282,000	8,531,000	8,787,000	9,050,000	9,322,000	9,601,000	9,890,000
<b>TOTAL</b>	<b>\$1,738,460,000</b>	<b>\$652,551,000</b>	<b>\$15,126,000</b>	<b>33,602,000</b>	<b>34,608,000</b>	<b>35,648,000</b>	<b>36,716,000</b>	<b>37,818,000</b>	<b>38,954,000</b>	<b>40,121,000</b>	<b>41,325,000</b>	<b>42,567,000</b>
<b>NET RECURRING GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$545,930,000</b>	<b>\$218,510,000</b>	<b>\$6,754,000</b>	<b>13,691,000</b>	<b>13,921,000</b>	<b>14,150,000</b>	<b>14,381,000</b>	<b>14,616,000</b>	<b>14,852,000</b>	<b>15,095,000</b>	<b>15,338,000</b>	<b>15,583,000</b>
	<i>182,838,000</i>	<i>196,759,000</i>	<i>210,909,000</i>	<i>225,290,000</i>	<i>239,906,000</i>	<i>254,758,000</i>	<i>269,853,000</i>	<i>285,191,000</i>	<i>300,774,000</i>			
<b>B. NET CONSTRUCTION-RELATED REVENUE (EXPENSE)<sup>4</sup></b>	<b>\$142,272,000</b>	<b>\$110,175,000</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>
<b>C. TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$688,202,000</b>	<b>\$328,686,000</b>	<b>\$6,754,000</b>	<b>13,691,000</b>	<b>13,921,000</b>	<b>14,150,000</b>	<b>14,381,000</b>	<b>14,616,000</b>	<b>14,852,000</b>	<b>15,095,000</b>	<b>15,338,000</b>	<b>15,583,000</b>
	<i>325,110,000</i>	<i>339,031,000</i>	<i>353,181,000</i>	<i>367,562,000</i>	<i>382,178,000</i>	<i>397,030,000</i>	<i>412,125,000</i>	<i>427,463,000</i>	<i>443,046,000</i>			
<b>D. OTHER RESTRICTED GENERAL FUND REVENUES<sup>1</sup></b>												
Licenses, Permits and Fees	\$59,063,000	\$22,173,000	\$514,000	1,143,000	1,177,000	1,212,000	1,249,000	1,286,000	1,325,000	1,364,000	1,405,000	1,447,000
Fines, Fofeitures and Penalties	\$10,145,000	\$3,809,000	\$89,000	196,000	202,000	208,000	215,000	221,000	228,000	234,000	241,000	249,000

Notes:

<sup>1</sup> Excluding baseline transfers. See Table 11-A.

<sup>2</sup> Reflects 8% of base 1% tax levy. The balance of General Fund Property tax revenues are dedicated to funding infrastructure and affordable housing.

<sup>3</sup> Table 17.

<sup>4</sup> Table 2-B.

Table 2-A

**NET GENERAL FUND IMPACT: RECURRING AND TOTAL FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$	Annual FY2035-2036 2016\$	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61
		3% discount	3% discount										
<b>A. RECURRING GENERAL FUND IMPACTS</b>													
RECURRING GENERAL FUND REVENUE - NEW FROM PROJECT <sup>1</sup>													
Portion of General Fund Property Tax <sup>2</sup>	\$305,197,000	\$125,512,000	\$3,800,000	9,422,000	9,610,000	9,802,000	9,998,000	10,199,000	10,402,000	10,610,000	10,822,000	10,125,000	8,071,000
Property Tax in Lieu of VLF	\$489,456,000	\$186,843,000	\$5,082,000	12,602,000	12,853,000	13,111,000	13,373,000	13,640,000	13,913,000	14,192,000	14,476,000	14,764,000	15,060,000
Property Transfer Tax	\$438,962,000	\$162,638,000	\$3,883,000	11,235,000	11,571,000	11,918,000	12,274,000	12,640,000	13,019,000	13,408,000	13,810,000	14,222,000	14,648,000
Sales and Use Tax	\$316,887,000	\$117,370,000	\$2,796,000	8,105,000	8,348,000	8,599,000	8,856,000	9,122,000	9,396,000	9,678,000	9,967,000	10,267,000	10,575,000
Telephone Users Tax	\$58,182,000	\$21,809,000	\$507,000	1,471,000	1,515,000	1,560,000	1,607,000	1,656,000	1,705,000	1,756,000	1,809,000	1,863,000	1,919,000
Access Line Tax	\$53,935,000	\$20,216,000	\$470,000	1,363,000	1,405,000	1,446,000	1,490,000	1,535,000	1,581,000	1,628,000	1,677,000	1,727,000	1,779,000
Water Users Tax	\$1,405,000	\$521,000	\$12,000	36,000	37,000	38,000	39,000	41,000	41,000	43,000	44,000	45,000	47,000
Gas Electric Steam Users Tax	\$15,263,000	\$5,664,000	\$134,000	389,000	401,000	413,000	426,000	439,000	451,000	465,000	479,000	494,000	508,000
Gross Receipts Tax	\$65,292,000	\$24,284,000	\$574,000	1,661,000	1,712,000	1,763,000	1,816,000	1,870,000	1,926,000	1,985,000	2,044,000	2,105,000	2,168,000
Business License Tax	\$4,602,000	\$1,716,000	\$40,000	116,000	120,000	124,000	128,000	132,000	136,000	140,000	144,000	148,000	152,000
Hotel Room Tax	\$336,572,000	\$130,915,000	\$2,828,000	8,195,000	8,442,000	8,694,000	8,956,000	9,224,000	9,501,000	9,787,000	10,080,000	10,382,000	10,693,000
Subtotal-Discretionary	\$2,085,753,000	\$797,490,000	\$20,127,000	54,595,000	56,014,000	57,468,000	58,963,000	60,498,000	62,071,000	63,692,000	65,352,000	66,142,000	65,620,000
Public Safety Sales Tax	\$198,637,000	\$73,572,000	\$1,753,000	5,081,000	5,233,000	5,390,000	5,552,000	5,718,000	5,890,000	6,067,000	6,248,000	6,436,000	6,629,000
<b>TOTAL</b>	<b>\$2,284,390,000</b>	<b>\$871,062,000</b>	<b>\$21,880,000</b>	<b>59,676,000</b>	<b>61,247,000</b>	<b>62,858,000</b>	<b>64,515,000</b>	<b>66,216,000</b>	<b>67,961,000</b>	<b>69,759,000</b>	<b>71,600,000</b>	<b>72,578,000</b>	<b>72,249,000</b>
RECURRING GENERAL FUND EXPENSE - NEW FROM PROJECT <sup>3</sup>													
Elections	\$32,234,000	\$12,101,000	\$281,000	814,000	838,000	863,000	889,000	916,000	943,000	971,000	1,001,000	1,031,000	1,062,000
Assessor/Recorder	\$16,321,000	\$6,546,000	\$133,000	387,000	399,000	411,000	423,000	436,000	449,000	462,000	476,000	491,000	505,000
311	\$9,502,000	\$3,568,000	\$82,000	240,000	247,000	254,000	262,000	270,000	278,000	286,000	295,000	304,000	313,000
Police Services	\$414,006,000	\$151,573,000	\$3,691,000	10,698,000	11,019,000	11,350,000	11,689,000	12,041,000	12,402,000	12,774,000	13,157,000	13,552,000	13,958,000
Fire Protection	\$547,871,000	\$208,697,000	\$4,690,000	13,592,000	14,000,000	14,420,000	14,853,000	15,298,000	15,757,000	16,230,000	16,717,000	17,218,000	17,735,000
911 Emergency Response	\$48,985,000	\$18,389,000	\$427,000	1,237,000	1,274,000	1,312,000	1,351,000	1,392,000	1,433,000	1,476,000	1,521,000	1,566,000	1,613,000
Public Health	\$112,564,000	\$42,257,000	\$981,000	2,841,000	2,927,000	3,014,000	3,105,000	3,198,000	3,294,000	3,393,000	3,495,000	3,599,000	3,707,000
Public Works	\$108,600,000	\$40,454,000	\$951,000	2,757,000	2,840,000	2,925,000	3,012,000	3,103,000	3,196,000	3,292,000	3,391,000	3,493,000	3,597,000
Library/Community Facilities	\$45,431,000	\$17,924,000	\$376,000	1,089,000	1,122,000	1,156,000	1,190,000	1,226,000	1,263,000	1,301,000	1,340,000	1,380,000	1,421,000
SFMTA/MUNI (Prop. B)	\$402,946,000	\$151,041,000	\$3,515,000	10,186,000	10,492,000	10,807,000	11,131,000	11,465,000	11,809,000	12,163,000	12,528,000	12,904,000	13,291,000
<b>TOTAL</b>	<b>\$1,738,460,000</b>	<b>\$652,551,000</b>	<b>\$15,126,000</b>	<b>43,841,000</b>	<b>45,158,000</b>	<b>46,512,000</b>	<b>47,905,000</b>	<b>49,345,000</b>	<b>50,824,000</b>	<b>52,348,000</b>	<b>53,921,000</b>	<b>55,538,000</b>	<b>57,202,000</b>
<b>NET RECURRING GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$545,930,000</b>	<b>\$218,510,000</b>	<b>\$6,754,000</b>	<b>15,835,000</b>	<b>16,089,000</b>	<b>16,346,000</b>	<b>16,610,000</b>	<b>16,871,000</b>	<b>17,137,000</b>	<b>17,411,000</b>	<b>17,679,000</b>	<b>17,040,000</b>	<b>15,047,000</b>
	316,609,000	332,698,000	349,044,000	365,654,000	382,525,000	399,662,000	417,073,000	434,752,000	451,792,000	466,839,000			
<b>B. NET CONSTRUCTION-RELATED REVENUE (EXPENSE)<sup>4</sup></b>	<b>\$142,272,000</b>	<b>\$110,175,000</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	142,272,000	142,272,000	142,272,000	142,272,000	142,272,000	142,272,000	142,272,000	142,272,000	142,272,000	142,272,000	142,272,000	142,272,000	142,272,000
<b>C. TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$688,202,000</b>	<b>\$328,686,000</b>	<b>\$6,754,000</b>	<b>15,835,000</b>	<b>16,089,000</b>	<b>16,346,000</b>	<b>16,610,000</b>	<b>16,871,000</b>	<b>17,137,000</b>	<b>17,411,000</b>	<b>17,679,000</b>	<b>17,040,000</b>	<b>15,047,000</b>
	458,881,000	474,970,000	491,316,000	507,926,000	524,797,000	541,934,000	559,345,000	577,024,000	594,064,000	609,111,000			
<b>D. OTHER RESTRICTED GENERAL FUND REVENUES<sup>1</sup></b>													
Licenses, Permits and Fees	\$59,063,000	\$22,173,000	\$514,000	1,491,000	1,536,000	1,582,000	1,629,000	1,678,000	1,728,000	1,780,000	1,834,000	1,889,000	1,945,000
Fines, Fofeitures and Penalties	\$10,145,000	\$3,809,000	\$89,000	256,000	264,000	272,000	280,000	288,000	297,000	306,000	315,000	324,000	334,000

Notes:

<sup>1</sup> Excluding baseline transfers. See Table 11-A.

<sup>2</sup> Reflects 8% of base 1% tax levy. The balance of General Fund Property tax revenues are dedicated to funding infrastructure and affordable housing.

<sup>3</sup> Table 17.

<sup>4</sup> Table 2-B.

Table 2-A

**NET GENERAL FUND IMPACT: RECURRING AND TOTAL FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
<b>A. RECURRING GENERAL FUND IMPACTS</b>										
RECURRING GENERAL FUND REVENUE - NEW FROM PROJECT <sup>1</sup>										
Portion of General Fund Property Tax <sup>2</sup>	\$305,197,000	\$125,512,000	\$3,800,000	7,369,000	6,736,000	4,586,000	3,912,000	2,004,000	2,044,000	2,084,000
Property Tax in Lieu of VLF	\$489,456,000	\$186,843,000	\$5,082,000	15,361,000	15,668,000	15,982,000	16,301,000	16,628,000	16,960,000	17,299,000
Property Transfer Tax	\$438,962,000	\$162,638,000	\$3,883,000	15,087,000	15,538,000	16,002,000	16,481,000	16,975,000	17,483,000	18,006,000
Sales and Use Tax	\$316,887,000	\$117,370,000	\$2,796,000	10,893,000	11,219,000	11,556,000	11,903,000	12,260,000	12,627,000	13,006,000
Telephone Users Tax	\$58,182,000	\$21,809,000	\$507,000	1,977,000	2,036,000	2,097,000	2,160,000	2,225,000	2,292,000	2,360,000
Access Line Tax	\$53,935,000	\$20,216,000	\$470,000	1,832,000	1,887,000	1,944,000	2,002,000	2,063,000	2,124,000	2,188,000
Water Users Tax	\$1,405,000	\$521,000	\$12,000	48,000	49,000	51,000	53,000	54,000	56,000	57,000
Gas Electric Steam Users Tax	\$15,263,000	\$5,664,000	\$134,000	523,000	539,000	555,000	572,000	589,000	607,000	625,000
Gross Receipts Tax	\$65,292,000	\$24,284,000	\$574,000	2,233,000	2,300,000	2,370,000	2,440,000	2,513,000	2,589,000	2,667,000
Business License Tax	\$4,602,000	\$1,716,000	\$40,000	157,000	162,000	167,000	171,000	177,000	182,000	187,000
Hotel Room Tax	\$336,572,000	\$130,915,000	\$2,828,000	11,014,000	11,344,000	11,684,000	12,035,000	12,396,000	12,768,000	13,152,000
Subtotal-Discretionary	\$2,085,753,000	\$797,490,000	\$20,127,000	66,494,000	67,478,000	66,994,000	68,030,000	67,884,000	69,732,000	71,631,000
Public Safety Sales Tax	\$198,637,000	\$73,572,000	\$1,753,000	6,828,000	7,033,000	7,244,000	7,461,000	7,684,000	7,915,000	8,153,000
<b>TOTAL</b>	<b>\$2,284,390,000</b>	<b>\$871,062,000</b>	<b>\$21,880,000</b>	<b>73,322,000</b>	<b>74,511,000</b>	<b>74,238,000</b>	<b>75,491,000</b>	<b>75,568,000</b>	<b>77,647,000</b>	<b>79,784,000</b>
RECURRING GENERAL FUND EXPENSE - NEW FROM PROJECT <sup>3</sup>										
Elections	\$32,234,000	\$12,101,000	\$281,000	1,093,000	1,126,000	1,160,000	1,195,000	1,231,000	1,268,000	1,306,000
Assessor/Recorder	\$16,321,000	\$6,546,000	\$133,000	520,000	536,000	552,000	569,000	586,000	603,000	621,000
311	\$9,502,000	\$3,568,000	\$82,000	322,000	332,000	342,000	352,000	363,000	374,000	385,000
Police Services	\$414,006,000	\$151,573,000	\$3,691,000	14,377,000	14,808,000	15,253,000	15,710,000	16,182,000	16,667,000	17,167,000
Fire Protection	\$547,871,000	\$208,697,000	\$4,690,000	18,267,000	18,815,000	19,380,000	19,961,000	20,560,000	21,177,000	21,812,000
911 Emergency Response	\$48,985,000	\$18,389,000	\$427,000	1,662,000	1,712,000	1,763,000	1,816,000	1,870,000	1,926,000	1,984,000
Public Health	\$112,564,000	\$42,257,000	\$981,000	3,819,000	3,933,000	4,051,000	4,173,000	4,298,000	4,427,000	4,560,000
Public Works	\$108,600,000	\$40,454,000	\$951,000	3,705,000	3,816,000	3,931,000	4,049,000	4,171,000	4,295,000	4,424,000
Library/Community Facilities	\$45,431,000	\$17,924,000	\$376,000	1,464,000	1,508,000	1,553,000	1,600,000	1,648,000	1,697,000	1,748,000
SFMTA/MUNI (Prop. B)	\$402,946,000	\$151,041,000	\$3,515,000	13,689,000	14,100,000	14,523,000	14,959,000	15,408,000	15,870,000	16,346,000
<b>TOTAL</b>	<b>\$1,738,460,000</b>	<b>\$652,551,000</b>	<b>\$15,126,000</b>	<b>58,918,000</b>	<b>60,686,000</b>	<b>62,508,000</b>	<b>64,384,000</b>	<b>66,317,000</b>	<b>68,304,000</b>	<b>70,353,000</b>
<b>NET RECURRING GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$545,930,000</b>	<b>\$218,510,000</b>	<b>\$6,754,000</b>	<b>14,404,000</b>	<b>13,825,000</b>	<b>11,730,000</b>	<b>11,107,000</b>	<b>9,251,000</b>	<b>9,343,000</b>	<b>9,431,000</b>
	<i>481,243,000</i>	<i>495,068,000</i>	<i>506,798,000</i>	<i>517,905,000</i>	<i>527,156,000</i>	<i>536,499,000</i>	<i>545,930,000</i>			
<b>B. NET CONSTRUCTION-RELATED REVENUE (EXPENSE)<sup>4</sup></b>	<b>\$142,272,000</b>	<b>\$110,175,000</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>	<i>142,272,000</i>
<b>C. TOTAL NET GENERAL FUND REVENUE (EXPENSE)</b>	<b>\$688,202,000</b>	<b>\$328,686,000</b>	<b>\$6,754,000</b>	<b>14,404,000</b>	<b>13,825,000</b>	<b>11,730,000</b>	<b>11,107,000</b>	<b>9,251,000</b>	<b>9,343,000</b>	<b>9,431,000</b>
	<i>623,515,000</i>	<i>637,340,000</i>	<i>649,070,000</i>	<i>660,177,000</i>	<i>669,428,000</i>	<i>678,771,000</i>	<i>688,202,000</i>			
<b>D. OTHER RESTRICTED GENERAL FUND REVENUES<sup>1</sup></b>										
Licenses, Permits and Fees	\$59,063,000	\$22,173,000	\$514,000	2,004,000	2,064,000	2,126,000	2,189,000	2,255,000	2,323,000	2,392,000
Fines, Fofeitures and Penalties	\$10,145,000	\$3,809,000	\$89,000	344,000	355,000	365,000	376,000	387,000	399,000	411,000

Notes:

<sup>1</sup> Excluding baseline transfers. See Table 11-A.

<sup>2</sup> Reflects 8% of base 1% tax levy. The balance of General Fund Property tax revenues are dedicated to funding infrastructure and affordable housing.

<sup>3</sup> Table 17.

<sup>4</sup> Table 2-B.



Table 2-B

**NET GENERAL FUND IMPACT: CONSTRUCTION-RELATED  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$	Fiscal Year:												
			July 1 - June 30 2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26		
		<i>3% discount</i>													
NET CONSTRUCTION REVENUES															
Transfer Tax On Initial Pad & Unit Sales	\$99,174,000	\$76,053,000	116,000	1,118,000	2,826,000	3,644,000	4,095,000	8,133,000	6,693,000	5,460,000	8,997,000	9,764,000	8,337,000		
Gross Receipts Taxes / Construction	\$20,294,000	\$15,979,000	28,000	175,000	554,000	1,115,000	1,619,000	1,275,000	1,256,000	2,215,000	2,078,000	2,072,000	2,064,000		
Payroll Tax / Construction	\$574,000	\$554,000	111,000	226,000	237,000	0	0	0	0	0	0	0	0		
Construction Sales Tax (General)	\$14,820,000	\$11,726,000	80,000	250,000	530,000	800,000	1,160,000	910,000	900,000	1,580,000	1,480,000	1,480,000	1,470,000		
Subtotal-Discretionary	\$134,862,000	\$104,312,000	335,000	1,769,000	4,147,000	5,559,000	6,874,000	10,318,000	8,849,000	9,255,000	12,555,000	13,316,000	11,871,000		
Construction Sales Tax (Public Safety)	\$7,410,000	\$5,863,000	40,000	125,000	265,000	400,000	580,000	455,000	450,000	790,000	740,000	740,000	735,000		
TOTAL	\$142,272,000	\$110,175,000	375,000	1,894,000	4,412,000	5,959,000	7,454,000	10,773,000	9,299,000	10,045,000	13,295,000	14,056,000	12,606,000		
			<i>Cumulative</i>	<i>2,269,000</i>	<i>6,681,000</i>	<i>12,640,000</i>	<i>20,094,000</i>	<i>30,867,000</i>	<i>40,166,000</i>	<i>50,211,000</i>	<i>63,506,000</i>	<i>77,562,000</i>	<i>90,168,000</i>		

Notes:

1 Excluding baseline transfers. See Table 24.

Table 2-B

**NET GENERAL FUND IMPACT: CONSTRUCTION-RELATED  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-2033	2033-34	2034-35	2035-36
			<i>3% discount</i>									
NET CONSTRUCTION REVENUES												
Transfer Tax On Initial Pad & Unit Sales	\$99,174,000	\$76,053,000	10,381,000	8,672,000	6,491,000	6,487,000	6,120,000	1,840,000	0	0	0	0
Gross Receipts Taxes / Construction	\$20,294,000	\$15,979,000	1,886,000	1,780,000	1,679,000	498,000	0	0	0	0	0	0
Payroll Tax / Construction	\$574,000	\$554,000	0	0	0	0	0	0	0	0	0	0
Construction Sales Tax (General)	\$14,820,000	\$11,726,000	1,350,000	1,270,000	1,200,000	360,000	0	0	0	0	0	0
Subtotal-Discretionary	\$134,862,000	\$104,312,000	13,617,000	11,722,000	9,370,000	7,345,000	6,120,000	1,840,000	0	0	0	0
Construction Sales Tax (Public Safety)	\$7,410,000	\$5,863,000	675,000	635,000	600,000	180,000	0	0	0	0	0	0
TOTAL	\$142,272,000	\$110,175,000	14,292,000	12,357,000	9,970,000	7,525,000	6,120,000	1,840,000	0	0	0	0
			104,460,000	116,817,000	126,787,000	134,312,000	140,432,000	142,272,000	142,272,000	142,272,000	142,272,000	142,272,000

Notes:

<sup>1</sup> Excluding baseline transfers. See Table 24.

Table 2-C

**IMPACT ON OTHER FUNDS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	Fiscal Year: July 1 - June 30									
				2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
<b>CONSTRUCTION-RELATED TRANSFERS<sup>1</sup></b>													
Baseline Transfers (Deducted from Revenues)													
MTA	\$12,398,000	\$9,590,000	\$0	31,000	163,000	381,000	511,000	632,000	949,000	813,000	851,000	1,154,000	
Library	\$3,082,000	\$2,384,000	\$0	8,000	40,000	95,000	127,000	157,000	236,000	202,000	212,000	287,000	
<b>TOTAL</b>	<b>\$15,480,000</b>	<b>\$11,974,000</b>	<b>\$0</b>	<b>39,000</b>	<b>203,000</b>	<b>476,000</b>	<b>638,000</b>	<b>789,000</b>	<b>1,185,000</b>	<b>1,015,000</b>	<b>1,063,000</b>	<b>1,441,000</b>	
<b>RECURRING TRANSFERS</b>													
Baseline Transfers (Deducted from Revenues) <sup>2</sup>													
MTA	\$240,389,000	\$91,913,000	\$2,320,000	0	0	0	2,000	32,000	104,000	484,000	643,000	993,000	
Library	\$59,780,000	\$22,857,000	\$577,000	0	0	0	1,000	8,000	26,000	120,000	160,000	247,000	
Subtotal - Baseline Transfers	\$300,169,000	\$114,770,000	\$2,897,000	0	0	0	3,000	40,000	130,000	604,000	803,000	1,240,000	
Other Transfers (Treated As Expense)													
MTA - Prop B. <sup>3</sup>	\$402,946,000	\$151,041,000	\$3,515,000	0	0	0	26,000	152,000	375,000	766,000	1,116,000	1,459,000	
Library - Supplemental <sup>4</sup>	\$0	\$0	\$0	0	0	0	0	0	0	0	0	0	
<b>TOTAL</b>	<b>\$1,003,284,000</b>	<b>\$380,581,000</b>	<b>\$6,412,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29,000</b>	<b>192,000</b>	<b>505,000</b>	<b>1,370,000</b>	<b>1,919,000</b>	<b>2,699,000</b>	
<b>TOTAL TRANSFERS IN</b>													
MTA	\$655,733,000	\$252,543,000	\$5,835,000	31,000	163,000	381,000	539,000	816,000	1,428,000	2,063,000	2,610,000	3,606,000	
Library	\$62,862,000	\$25,241,000	\$577,000	8,000	40,000	95,000	128,000	165,000	262,000	322,000	372,000	534,000	
<b>TOTAL</b>	<b>\$718,595,000</b>	<b>\$277,784,000</b>	<b>\$6,412,000</b>	<b>39,000</b>	<b>203,000</b>	<b>476,000</b>	<b>667,000</b>	<b>981,000</b>	<b>1,690,000</b>	<b>2,385,000</b>	<b>2,982,000</b>	<b>4,140,000</b>	
<b>NET OPERATIONAL (EXPENSE)/REVENUES</b>													
MTA <sup>3</sup>	(\$195,904,000)	(\$66,222,000)	(\$2,431,000)	40,000	125,000	264,000	407,000	637,000	599,000	753,000	1,344,000	1,441,000	
Library <sup>4</sup>	(\$26,908,000)	(\$10,602,000)	(\$223,000)	0	0	0	0	0	0	(119,000)	(243,000)	(372,000)	
<b>TOTAL</b>	<b>(\$222,812,000)</b>	<b>(\$76,824,000)</b>	<b>(\$2,654,000)</b>	<b>40,000</b>	<b>125,000</b>	<b>264,000</b>	<b>407,000</b>	<b>637,000</b>	<b>599,000</b>	<b>634,000</b>	<b>1,101,000</b>	<b>1,069,000</b>	
<b>NET FUND BALANCES<sup>5</sup></b>													
MTA <sup>3</sup>	\$459,829,000	\$186,321,000	\$3,404,000	71,000	288,000	645,000	946,000	1,453,000	2,027,000	2,816,000	3,954,000	5,047,000	
Library <sup>4</sup>	\$35,954,000	\$14,639,000	\$354,000	8,000	40,000	95,000	128,000	165,000	262,000	203,000	129,000	162,000	
<b>TOTAL</b>	<b>\$495,783,000</b>	<b>\$200,960,000</b>	<b>\$3,758,000</b>	<b>79,000</b>	<b>328,000</b>	<b>740,000</b>	<b>1,074,000</b>	<b>1,618,000</b>	<b>2,289,000</b>	<b>3,019,000</b>	<b>4,083,000</b>	<b>5,209,000</b>	
<b>CHILDREN'S SERVICES FUND REVENUES<sup>5</sup></b>													
Construction-Related Transfers	\$11,809,000	\$9,134,000	\$0	29,000	155,000	363,000	487,000	602,000	904,000	775,000	810,000	1,099,000	
Recurring Transfers	\$228,988,000	\$87,554,000	\$2,210,000	0	0	0	2,000	31,000	99,000	461,000	613,000	945,000	
<b>TOTAL</b>	<b>\$240,797,000</b>	<b>\$96,688,000</b>	<b>\$2,210,000</b>	<b>29,000</b>	<b>155,000</b>	<b>363,000</b>	<b>489,000</b>	<b>633,000</b>	<b>1,003,000</b>	<b>1,236,000</b>	<b>1,423,000</b>	<b>2,044,000</b>	

Notes:

- <sup>1</sup> Table 24.
- <sup>2</sup> Table 11-A.
- <sup>3</sup> Table 21-A.
- <sup>4</sup> Table 23.
- <sup>5</sup> Children's Fund expenditures not estimated

Table 2-C

**IMPACT ON OTHER FUNDS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-2033
<b>CONSTRUCTION-RELATED TRANSFERS<sup>1</sup></b>												
Baseline Transfers (Deducted from Revenues)												
MTA	\$12,398,000	\$9,590,000	\$0	1,224,000	1,091,000	1,252,000	1,078,000	861,000	675,000	563,000	169,000	0
Library	\$3,082,000	\$2,384,000	\$0	304,000	271,000	311,000	268,000	214,000	168,000	140,000	42,000	0
<b>TOTAL</b>	<b>\$15,480,000</b>	<b>\$11,974,000</b>	<b>\$0</b>	<b>1,528,000</b>	<b>1,362,000</b>	<b>1,563,000</b>	<b>1,346,000</b>	<b>1,075,000</b>	<b>843,000</b>	<b>703,000</b>	<b>211,000</b>	<b>0</b>
<b>RECURRING TRANSFERS</b>												
Baseline Transfers (Deducted from Revenues) <sup>2</sup>												
MTA	\$240,389,000	\$91,913,000	\$2,320,000	1,259,000	1,497,000	1,809,000	2,223,000	2,538,000	2,988,000	3,285,000	3,560,000	3,795,000
Library	\$59,780,000	\$22,857,000	\$577,000	313,000	372,000	450,000	553,000	631,000	743,000	817,000	885,000	944,000
<b>Subtotal - Baseline Transfers</b>	<b>\$300,169,000</b>	<b>\$114,770,000</b>	<b>\$2,897,000</b>	<b>1,572,000</b>	<b>1,869,000</b>	<b>2,259,000</b>	<b>2,776,000</b>	<b>3,169,000</b>	<b>3,731,000</b>	<b>4,102,000</b>	<b>4,445,000</b>	<b>4,739,000</b>
Other Transfers (Treated As Expense)												
MTA - Prop B. <sup>3</sup>	\$402,946,000	\$151,041,000	\$3,515,000	2,014,000	2,544,000	3,022,000	3,690,000	4,260,000	4,916,000	5,390,000	5,640,000	5,809,000
Library - Supplemental <sup>4</sup>	\$0	\$0	\$0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>\$1,003,284,000</b>	<b>\$380,581,000</b>	<b>\$6,412,000</b>	<b>3,586,000</b>	<b>4,413,000</b>	<b>5,281,000</b>	<b>6,466,000</b>	<b>7,429,000</b>	<b>8,647,000</b>	<b>9,492,000</b>	<b>10,085,000</b>	<b>10,548,000</b>
<b>TOTAL TRANSFERS IN</b>												
MTA	\$655,733,000	\$252,543,000	\$5,835,000	4,497,000	5,132,000	6,083,000	6,991,000	7,659,000	8,579,000	9,238,000	9,369,000	9,604,000
Library	\$62,862,000	\$25,241,000	\$577,000	617,000	643,000	761,000	821,000	845,000	911,000	957,000	927,000	944,000
<b>TOTAL</b>	<b>\$718,595,000</b>	<b>\$277,784,000</b>	<b>\$6,412,000</b>	<b>5,114,000</b>	<b>5,775,000</b>	<b>6,844,000</b>	<b>7,812,000</b>	<b>8,504,000</b>	<b>9,490,000</b>	<b>10,195,000</b>	<b>10,296,000</b>	<b>10,548,000</b>
<b>NET OPERATIONAL (EXPENSE)/REVENUES</b>												
MTA <sup>3</sup>	(\$195,904,000)	(\$66,222,000)	(\$2,431,000)	(249,000)	1,687,000	2,093,000	2,663,000	3,129,000	(2,972,000)	(3,109,000)	(4,015,000)	(4,105,000)
Library <sup>4</sup>	(\$26,908,000)	(\$10,602,000)	(\$223,000)	(381,000)	(390,000)	(399,000)	(318,000)	(327,000)	(337,000)	(347,000)	(358,000)	(369,000)
<b>TOTAL</b>	<b>(\$222,812,000)</b>	<b>(\$76,824,000)</b>	<b>(\$2,654,000)</b>	<b>(630,000)</b>	<b>1,297,000</b>	<b>1,694,000</b>	<b>2,345,000</b>	<b>2,802,000</b>	<b>(3,309,000)</b>	<b>(3,456,000)</b>	<b>(4,373,000)</b>	<b>(4,474,000)</b>
<b>NET FUND BALANCES<sup>5</sup></b>												
MTA <sup>3</sup>	\$459,829,000	\$186,321,000	\$3,404,000	4,248,000	6,819,000	8,176,000	9,654,000	10,788,000	5,607,000	6,129,000	5,354,000	5,499,000
Library <sup>4</sup>	\$35,954,000	\$14,639,000	\$354,000	236,000	253,000	362,000	503,000	518,000	574,000	610,000	569,000	575,000
<b>TOTAL</b>	<b>\$495,783,000</b>	<b>\$200,960,000</b>	<b>\$3,758,000</b>	<b>4,484,000</b>	<b>7,072,000</b>	<b>8,538,000</b>	<b>10,157,000</b>	<b>11,306,000</b>	<b>6,181,000</b>	<b>6,739,000</b>	<b>5,923,000</b>	<b>6,074,000</b>
<b>CHILDREN'S SERVICES FUND REVENUES<sup>5</sup></b>												
Construction-Related Transfers	\$11,809,000	\$9,134,000	\$0	1,166,000	1,040,000	1,192,000	1,026,000	821,000	643,000	536,000	161,000	0
Recurring Transfers	\$228,988,000	\$87,554,000	\$2,210,000	1,200,000	1,426,000	1,723,000	2,117,000	2,418,000	2,847,000	3,129,000	3,391,000	3,615,000
<b>TOTAL</b>	<b>\$240,797,000</b>	<b>\$96,688,000</b>	<b>\$2,210,000</b>	<b>2,366,000</b>	<b>2,466,000</b>	<b>2,915,000</b>	<b>3,143,000</b>	<b>3,239,000</b>	<b>3,490,000</b>	<b>3,665,000</b>	<b>3,552,000</b>	<b>3,615,000</b>

Notes:

- <sup>1</sup> Table 24.
- <sup>2</sup> Table 11-A.
- <sup>3</sup> Table 21-A.
- <sup>4</sup> Table 23.
- <sup>5</sup> Children's Fund expenditures not estimated

Table 2-C

**IMPACT ON OTHER FUNDS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42
<b>CONSTRUCTION-RELATED TRANSFERS<sup>1</sup></b>												
Baseline Transfers (Deducted from Revenues)												
MTA	\$12,398,000	\$9,590,000	\$0	0	0	0	0	0	0	0	0	0
Library	\$3,082,000	\$2,384,000	\$0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>\$15,480,000</b>	<b>\$11,974,000</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>RECURRING TRANSFERS</b>												
Baseline Transfers (Deducted from Revenues) <sup>2</sup>												
MTA	\$240,389,000	\$91,913,000	\$2,320,000	3,984,000	4,086,000	4,190,000	4,297,000	4,407,000	4,520,000	4,636,000	4,755,000	4,877,000
Library	\$59,780,000	\$22,857,000	\$577,000	991,000	1,016,000	1,042,000	1,069,000	1,096,000	1,124,000	1,153,000	1,182,000	1,213,000
Subtotal - Baseline Transfers	\$300,169,000	\$114,770,000	\$2,897,000	4,975,000	5,102,000	5,232,000	5,366,000	5,503,000	5,644,000	5,789,000	5,937,000	6,090,000
Other Transfers (Treated As Expense)												
MTA - Prop B. <sup>3</sup>	\$402,946,000	\$151,041,000	\$3,515,000	5,983,000	6,163,000	6,348,000	6,538,000	6,734,000	6,936,000	7,144,000	7,359,000	7,580,000
Library - Supplemental <sup>4</sup>	\$0	\$0	\$0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>\$1,003,284,000</b>	<b>\$380,581,000</b>	<b>\$6,412,000</b>	<b>10,958,000</b>	<b>11,265,000</b>	<b>11,580,000</b>	<b>11,904,000</b>	<b>12,237,000</b>	<b>12,580,000</b>	<b>12,933,000</b>	<b>13,296,000</b>	<b>13,670,000</b>
<b>TOTAL TRANSFERS IN</b>												
MTA	\$655,733,000	\$252,543,000	\$5,835,000	9,967,000	10,249,000	10,538,000	10,835,000	11,141,000	11,456,000	11,780,000	12,114,000	12,457,000
Library	\$62,862,000	\$25,241,000	\$577,000	991,000	1,016,000	1,042,000	1,069,000	1,096,000	1,124,000	1,153,000	1,182,000	1,213,000
<b>TOTAL</b>	<b>\$718,595,000</b>	<b>\$277,784,000</b>	<b>\$6,412,000</b>	<b>10,958,000</b>	<b>11,265,000</b>	<b>11,580,000</b>	<b>11,904,000</b>	<b>12,237,000</b>	<b>12,580,000</b>	<b>12,933,000</b>	<b>13,296,000</b>	<b>13,670,000</b>
<b>NET OPERATIONAL (EXPENSE)/REVENUES</b>												
MTA <sup>3</sup>	(\$195,904,000)	(\$66,222,000)	(\$2,431,000)	(4,196,000)	(4,292,000)	(4,390,000)	(4,490,000)	(4,596,000)	(4,017,000)	(4,126,000)	(4,241,000)	(4,357,000)
Library <sup>4</sup>	(\$26,908,000)	(\$10,602,000)	(\$223,000)	(380,000)	(391,000)	(403,000)	(415,000)	(427,000)	(440,000)	(453,000)	(467,000)	(481,000)
<b>TOTAL</b>	<b>(\$222,812,000)</b>	<b>(\$76,824,000)</b>	<b>(\$2,654,000)</b>	<b>(4,576,000)</b>	<b>(4,683,000)</b>	<b>(4,793,000)</b>	<b>(4,905,000)</b>	<b>(5,023,000)</b>	<b>(4,457,000)</b>	<b>(4,579,000)</b>	<b>(4,708,000)</b>	<b>(4,838,000)</b>
<b>NET FUND BALANCES<sup>5</sup></b>												
MTA <sup>3</sup>	\$459,829,000	\$186,321,000	\$3,404,000	5,771,000	5,957,000	6,148,000	6,345,000	6,545,000	7,439,000	7,654,000	7,873,000	8,100,000
Library <sup>4</sup>	\$35,954,000	\$14,639,000	\$354,000	611,000	625,000	639,000	654,000	669,000	684,000	700,000	715,000	732,000
<b>TOTAL</b>	<b>\$495,783,000</b>	<b>\$200,960,000</b>	<b>\$3,758,000</b>	<b>6,382,000</b>	<b>6,582,000</b>	<b>6,787,000</b>	<b>6,999,000</b>	<b>7,214,000</b>	<b>8,123,000</b>	<b>8,354,000</b>	<b>8,588,000</b>	<b>8,832,000</b>
<b>CHILDREN'S SERVICES FUND REVENUES<sup>5</sup></b>												
Construction-Related Transfers	\$11,809,000	\$9,134,000	\$0	0	0	0	0	0	0	0	0	0
Recurring Transfers	\$228,988,000	\$87,554,000	\$2,210,000	3,795,000	3,892,000	3,991,000	4,093,000	4,198,000	4,306,000	4,416,000	4,529,000	4,645,000
<b>TOTAL</b>	<b>\$240,797,000</b>	<b>\$96,688,000</b>	<b>\$2,210,000</b>	<b>3,795,000</b>	<b>3,892,000</b>	<b>3,991,000</b>	<b>4,093,000</b>	<b>4,198,000</b>	<b>4,306,000</b>	<b>4,416,000</b>	<b>4,529,000</b>	<b>4,645,000</b>

Notes:

- <sup>1</sup> Table 24.
- <sup>2</sup> Table 11-A.
- <sup>3</sup> Table 21-A.
- <sup>4</sup> Table 23.
- <sup>5</sup> Children's Fund expenditures not estimated

Table 2-C

**IMPACT ON OTHER FUNDS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51
<b>CONSTRUCTION-RELATED TRANSFERS<sup>1</sup></b>												
Baseline Transfers (Deducted from Revenues)												
MTA	\$12,398,000	\$9,590,000	\$0	0	0	0	0	0	0	0	0	0
Library	\$3,082,000	\$2,384,000	\$0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>\$15,480,000</b>	<b>\$11,974,000</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>RECURRING TRANSFERS</b>												
Baseline Transfers (Deducted from Revenues) <sup>2</sup>												
MTA	\$240,389,000	\$91,913,000	\$2,320,000	5,002,000	5,131,000	5,263,000	5,399,000	5,538,000	5,681,000	5,828,000	5,978,000	6,133,000
Library	\$59,780,000	\$22,857,000	\$577,000	1,244,000	1,276,000	1,309,000	1,342,000	1,377,000	1,413,000	1,449,000	1,487,000	1,525,000
Subtotal - Baseline Transfers	\$300,169,000	\$114,770,000	\$2,897,000	6,246,000	6,407,000	6,572,000	6,741,000	6,915,000	7,094,000	7,277,000	7,465,000	7,658,000
Other Transfers (Treated As Expense)												
MTA - Prop B. <sup>3</sup>	\$402,946,000	\$151,041,000	\$3,515,000	7,807,000	8,041,000	8,282,000	8,531,000	8,787,000	9,050,000	9,322,000	9,601,000	9,890,000
Library - Supplemental <sup>4</sup>	\$0	\$0	\$0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>\$1,003,284,000</b>	<b>\$380,581,000</b>	<b>\$6,412,000</b>	<b>14,053,000</b>	<b>14,448,000</b>	<b>14,854,000</b>	<b>15,272,000</b>	<b>15,702,000</b>	<b>16,144,000</b>	<b>16,599,000</b>	<b>17,066,000</b>	<b>17,548,000</b>
<b>TOTAL TRANSFERS IN</b>												
MTA	\$655,733,000	\$252,543,000	\$5,835,000	12,809,000	13,172,000	13,545,000	13,930,000	14,325,000	14,731,000	15,150,000	15,579,000	16,023,000
Library	\$62,862,000	\$25,241,000	\$577,000	1,244,000	1,276,000	1,309,000	1,342,000	1,377,000	1,413,000	1,449,000	1,487,000	1,525,000
<b>TOTAL</b>	<b>\$718,595,000</b>	<b>\$277,784,000</b>	<b>\$6,412,000</b>	<b>14,053,000</b>	<b>14,448,000</b>	<b>14,854,000</b>	<b>15,272,000</b>	<b>15,702,000</b>	<b>16,144,000</b>	<b>16,599,000</b>	<b>17,066,000</b>	<b>17,548,000</b>
<b>NET OPERATIONAL (EXPENSE)/REVENUES</b>												
MTA <sup>3</sup>	(\$195,904,000)	(\$66,222,000)	(\$2,431,000)	(4,478,000)	(4,443,000)	(4,573,000)	(4,705,000)	(4,838,000)	(4,980,000)	(5,122,000)	(5,273,000)	(5,425,000)
Library <sup>4</sup>	(\$26,908,000)	(\$10,602,000)	(\$223,000)	(495,000)	(510,000)	(525,000)	(541,000)	(557,000)	(574,000)	(591,000)	(609,000)	(627,000)
<b>TOTAL</b>	<b>(\$222,812,000)</b>	<b>(\$76,824,000)</b>	<b>(\$2,654,000)</b>	<b>(4,973,000)</b>	<b>(4,953,000)</b>	<b>(5,098,000)</b>	<b>(5,246,000)</b>	<b>(5,395,000)</b>	<b>(5,554,000)</b>	<b>(5,713,000)</b>	<b>(5,882,000)</b>	<b>(6,052,000)</b>
<b>NET FUND BALANCES<sup>5</sup></b>												
MTA <sup>3</sup>	\$459,829,000	\$186,321,000	\$3,404,000	8,331,000	8,729,000	8,972,000	9,225,000	9,487,000	9,751,000	10,028,000	10,306,000	10,598,000
Library <sup>4</sup>	\$35,954,000	\$14,639,000	\$354,000	749,000	766,000	784,000	801,000	820,000	839,000	858,000	878,000	898,000
<b>TOTAL</b>	<b>\$495,783,000</b>	<b>\$200,960,000</b>	<b>\$3,758,000</b>	<b>9,080,000</b>	<b>9,495,000</b>	<b>9,756,000</b>	<b>10,026,000</b>	<b>10,307,000</b>	<b>10,590,000</b>	<b>10,886,000</b>	<b>11,184,000</b>	<b>11,496,000</b>
<b>CHILDREN'S SERVICES FUND REVENUES<sup>5</sup></b>												
Construction-Related Transfers	\$11,809,000	\$9,134,000	\$0	0	0	0	0	0	0	0	0	0
Recurring Transfers	\$228,988,000	\$87,554,000	\$2,210,000	4,765,000	4,888,000	5,013,000	5,143,000	5,275,000	5,412,000	5,552,000	5,695,000	5,842,000
<b>TOTAL</b>	<b>\$240,797,000</b>	<b>\$96,688,000</b>	<b>\$2,210,000</b>	<b>4,765,000</b>	<b>4,888,000</b>	<b>5,013,000</b>	<b>5,143,000</b>	<b>5,275,000</b>	<b>5,412,000</b>	<b>5,552,000</b>	<b>5,695,000</b>	<b>5,842,000</b>

Notes:

- <sup>1</sup> Table 24.
- <sup>2</sup> Table 11-A.
- <sup>3</sup> Table 21-A.
- <sup>4</sup> Table 23.
- <sup>5</sup> Children's Fund expenditures not estimated

Table 2-C

**IMPACT ON OTHER FUNDS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60
<b>CONSTRUCTION-RELATED TRANSFERS<sup>1</sup></b>												
Baseline Transfers (Deducted from Revenues)												
MTA	\$12,398,000	\$9,590,000	\$0	0	0	0	0	0	0	0	0	0
Library	\$3,082,000	\$2,384,000	\$0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>\$15,480,000</b>	<b>\$11,974,000</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>RECURRING TRANSFERS</b>												
Baseline Transfers (Deducted from Revenues) <sup>2</sup>												
MTA	\$240,389,000	\$91,913,000	\$2,320,000	6,292,000	6,456,000	6,623,000	6,796,000	6,972,000	7,154,000	7,341,000	7,532,000	7,623,000
Library	\$59,780,000	\$22,857,000	\$577,000	1,565,000	1,605,000	1,647,000	1,690,000	1,734,000	1,779,000	1,825,000	1,873,000	1,896,000
Subtotal - Baseline Transfers	\$300,169,000	\$114,770,000	\$2,897,000	7,857,000	8,061,000	8,270,000	8,486,000	8,706,000	8,933,000	9,166,000	9,405,000	9,519,000
Other Transfers (Treated As Expense)												
MTA - Prop B. <sup>3</sup>	\$402,946,000	\$151,041,000	\$3,515,000	10,186,000	10,492,000	10,807,000	11,131,000	11,465,000	11,809,000	12,163,000	12,528,000	12,904,000
Library - Supplemental <sup>4</sup>	\$0	\$0	\$0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>\$1,003,284,000</b>	<b>\$380,581,000</b>	<b>\$6,412,000</b>	<b>18,043,000</b>	<b>18,553,000</b>	<b>19,077,000</b>	<b>19,617,000</b>	<b>20,171,000</b>	<b>20,742,000</b>	<b>21,329,000</b>	<b>21,933,000</b>	<b>22,423,000</b>
<b>TOTAL TRANSFERS IN</b>												
MTA	\$655,733,000	\$252,543,000	\$5,835,000	16,478,000	16,948,000	17,430,000	17,927,000	18,437,000	18,963,000	19,504,000	20,060,000	20,527,000
Library	\$62,862,000	\$25,241,000	\$577,000	1,565,000	1,605,000	1,647,000	1,690,000	1,734,000	1,779,000	1,825,000	1,873,000	1,896,000
<b>TOTAL</b>	<b>\$718,595,000</b>	<b>\$277,784,000</b>	<b>\$6,412,000</b>	<b>18,043,000</b>	<b>18,553,000</b>	<b>19,077,000</b>	<b>19,617,000</b>	<b>20,171,000</b>	<b>20,742,000</b>	<b>21,329,000</b>	<b>21,933,000</b>	<b>22,423,000</b>
<b>NET OPERATIONAL (EXPENSE)/REVENUES</b>												
MTA <sup>3</sup>	(\$195,904,000)	(\$66,222,000)	(\$2,431,000)	(5,581,000)	(5,744,000)	(5,910,000)	(5,617,000)	(5,794,000)	(5,978,000)	(6,165,000)	(6,356,000)	(6,558,000)
Library <sup>4</sup>	(\$26,908,000)	(\$10,602,000)	(\$223,000)	(646,000)	(666,000)	(686,000)	(706,000)	(727,000)	(749,000)	(772,000)	(795,000)	(819,000)
<b>TOTAL</b>	<b>(\$222,812,000)</b>	<b>(\$76,824,000)</b>	<b>(\$2,654,000)</b>	<b>(6,227,000)</b>	<b>(6,410,000)</b>	<b>(6,596,000)</b>	<b>(6,323,000)</b>	<b>(6,521,000)</b>	<b>(6,727,000)</b>	<b>(6,937,000)</b>	<b>(7,151,000)</b>	<b>(7,377,000)</b>
<b>NET FUND BALANCES<sup>5</sup></b>												
MTA <sup>3</sup>	\$459,829,000	\$186,321,000	\$3,404,000	10,897,000	11,204,000	11,520,000	12,310,000	12,643,000	12,985,000	13,339,000	13,704,000	13,969,000
Library <sup>4</sup>	\$35,954,000	\$14,639,000	\$354,000	919,000	939,000	961,000	984,000	1,007,000	1,030,000	1,053,000	1,078,000	1,077,000
<b>TOTAL</b>	<b>\$495,783,000</b>	<b>\$200,960,000</b>	<b>\$3,758,000</b>	<b>11,816,000</b>	<b>12,143,000</b>	<b>12,481,000</b>	<b>13,294,000</b>	<b>13,650,000</b>	<b>14,015,000</b>	<b>14,392,000</b>	<b>14,782,000</b>	<b>15,046,000</b>
<b>CHILDREN'S SERVICES FUND REVENUES<sup>5</sup></b>												
Construction-Related Transfers	\$11,809,000	\$9,134,000	\$0	0	0	0	0	0	0	0	0	0
Recurring Transfers	\$228,988,000	\$87,554,000	\$2,210,000	5,994,000	6,150,000	6,309,000	6,473,000	6,642,000	6,815,000	6,992,000	7,175,000	7,262,000
<b>TOTAL</b>	<b>\$240,797,000</b>	<b>\$96,688,000</b>	<b>\$2,210,000</b>	<b>5,994,000</b>	<b>6,150,000</b>	<b>6,309,000</b>	<b>6,473,000</b>	<b>6,642,000</b>	<b>6,815,000</b>	<b>6,992,000</b>	<b>7,175,000</b>	<b>7,262,000</b>

Notes:

- <sup>1</sup> Table 24.
- <sup>2</sup> Table 11-A.
- <sup>3</sup> Table 21-A.
- <sup>4</sup> Table 23.
- <sup>5</sup> Children's Fund expenditures not estimated

Table 2-C

**IMPACT ON OTHER FUNDS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	Cumulative TOTAL NOMINAL \$	Cumulative TOTAL 2016\$ <i>3% discount</i>	Annual FY2035-2036 2016\$ <i>3% discount</i>	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
<b>CONSTRUCTION-RELATED TRANSFERS<sup>1</sup></b>											
Baseline Transfers (Deducted from Revenues)											
MTA	\$12,398,000	\$9,590,000	\$0	0	0	0	0	0	0	0	0
Library	\$3,082,000	\$2,384,000	\$0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>\$15,480,000</b>	<b>\$11,974,000</b>	<b>\$0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>RECURRING TRANSFERS</b>											
Baseline Transfers (Deducted from Revenues) <sup>2</sup>											
MTA	\$240,389,000	\$91,913,000	\$2,320,000	7,563,000	7,664,000	7,777,000	7,721,000	7,841,000	7,824,000	8,037,000	8,256,000
Library	\$59,780,000	\$22,857,000	\$577,000	1,881,000	1,906,000	1,934,000	1,920,000	1,950,000	1,946,000	1,998,000	2,053,000
<b>Subtotal - Baseline Transfers</b>	<b>\$300,169,000</b>	<b>\$114,770,000</b>	<b>\$2,897,000</b>	<b>9,444,000</b>	<b>9,570,000</b>	<b>9,711,000</b>	<b>9,641,000</b>	<b>9,791,000</b>	<b>9,770,000</b>	<b>10,035,000</b>	<b>10,309,000</b>
Other Transfers (Treated As Expense)											
MTA - Prop B. <sup>3</sup>	\$402,946,000	\$151,041,000	\$3,515,000	13,291,000	13,689,000	14,100,000	14,523,000	14,959,000	15,408,000	15,870,000	16,346,000
Library - Supplemental <sup>4</sup>	\$0	\$0	\$0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>\$1,003,284,000</b>	<b>\$380,581,000</b>	<b>\$6,412,000</b>	<b>22,735,000</b>	<b>23,259,000</b>	<b>23,811,000</b>	<b>24,164,000</b>	<b>24,750,000</b>	<b>25,178,000</b>	<b>25,905,000</b>	<b>26,655,000</b>
<b>TOTAL TRANSFERS IN</b>											
MTA	\$655,733,000	\$252,543,000	\$5,835,000	20,854,000	21,353,000	21,877,000	22,244,000	22,800,000	23,232,000	23,907,000	24,602,000
Library	\$62,862,000	\$25,241,000	\$577,000	1,881,000	1,906,000	1,934,000	1,920,000	1,950,000	1,946,000	1,998,000	2,053,000
<b>TOTAL</b>	<b>\$718,595,000</b>	<b>\$277,784,000</b>	<b>\$6,412,000</b>	<b>22,735,000</b>	<b>23,259,000</b>	<b>23,811,000</b>	<b>24,164,000</b>	<b>24,750,000</b>	<b>25,178,000</b>	<b>25,905,000</b>	<b>26,655,000</b>
<b>NET OPERATIONAL (EXPENSE)/REVENUES</b>											
MTA <sup>3</sup>	(\$195,904,000)	(\$66,222,000)	(\$2,431,000)	(6,761,000)	(6,973,000)	(7,192,000)	(7,417,000)	(7,648,000)	(7,886,000)	(8,129,000)	(8,385,000)
Library <sup>4</sup>	(\$26,908,000)	(\$10,602,000)	(\$223,000)	(843,000)	(868,000)	(894,000)	(921,000)	(949,000)	(977,000)	(1,007,000)	(1,037,000)
<b>TOTAL</b>	<b>(\$222,812,000)</b>	<b>(\$76,824,000)</b>	<b>(\$2,654,000)</b>	<b>(7,604,000)</b>	<b>(7,841,000)</b>	<b>(8,086,000)</b>	<b>(8,338,000)</b>	<b>(8,597,000)</b>	<b>(8,863,000)</b>	<b>(9,136,000)</b>	<b>(9,422,000)</b>
<b>NET FUND BALANCES<sup>5</sup></b>											
MTA <sup>3</sup>	\$459,829,000	\$186,321,000	\$3,404,000	14,093,000	14,380,000	14,685,000	14,827,000	15,152,000	15,346,000	15,778,000	16,217,000
Library <sup>4</sup>	\$35,954,000	\$14,639,000	\$354,000	1,038,000	1,038,000	1,040,000	999,000	1,001,000	969,000	991,000	1,016,000
<b>TOTAL</b>	<b>\$495,783,000</b>	<b>\$200,960,000</b>	<b>\$3,758,000</b>	<b>15,131,000</b>	<b>15,418,000</b>	<b>15,725,000</b>	<b>15,826,000</b>	<b>16,153,000</b>	<b>16,315,000</b>	<b>16,769,000</b>	<b>17,233,000</b>
<b>CHILDREN'S SERVICES FUND REVENUES<sup>5</sup></b>											
Construction-Related Transfers	\$11,809,000	\$9,134,000	\$0	0	0	0	0	0	0	0	0
Recurring Transfers	\$228,988,000	\$87,554,000	\$2,210,000	7,204,000	7,300,000	7,408,000	7,355,000	7,469,000	7,453,000	7,656,000	7,864,000
<b>TOTAL</b>	<b>\$240,797,000</b>	<b>\$96,688,000</b>	<b>\$2,210,000</b>	<b>7,204,000</b>	<b>7,300,000</b>	<b>7,408,000</b>	<b>7,355,000</b>	<b>7,469,000</b>	<b>7,453,000</b>	<b>7,656,000</b>	<b>7,864,000</b>

Notes:

- <sup>1</sup> Table 24.
- <sup>2</sup> Table 11-A.
- <sup>3</sup> Table 21-A.
- <sup>4</sup> Table 23.
- <sup>5</sup> Children's Fund expenditures not estimated



Table 3

**PROJECT DESCRIPTION  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	TOTAL AT BUILDOUT			UNITS
	MARKET	BMR	TOTAL	
<b>PROJECT BUILD-OUT</b>				
<b>RESIDENTIAL</b>				
For Sale				
YBI Townhomes	200	10	210	DU
TI Townhomes	271	0	271	DU
Flats	2,044	117	2,161	DU
Neighborhood Tower	1,771	96	1,867	DU
High Rise	895	0	895	DU
Branded condo w/ hotel svcs.	<u>117</u>	<u>0</u>	<u>117</u>	DU
	5,298	223	5,521	DU
For Rent	529	84	613	DU
TIDA			1,866	DU
			<u>8,000</u>	DU
<b>COMMERCIAL</b>				
Full Service Hotel			200	Rms.
YBI Spa Hotel			50	Rms.
Retail			451,000	SQ.FT.
Office			100,000	SQ.FT.

Source: TICD (March 2016, TI 27.2 Percent Affordable Pro Forma).

Table 4

CUMULATIVE DEVELOPMENT ABSORPTION  
 FISCAL IMPACT ANALYSIS  
 TREASURE ISLAND REDEVELOPMENT  
 CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

	TOTAL AT BUILDOUT	CUMULATIVE ABSORPTION <sup>1</sup>																	
		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
<i>Build-out</i>																			
<b>RESIDENTIAL</b>																			
Market Rate																			
For Sale Units																			
YBI Townhomes	200 Units	0	0	0	34	103	171	200	200	200	200	200	200	200	200	200	200	200	200
TI Townhomes	271 Units	0	0	0	0	34	94	101	101	136	151	211	252	271	271	271	271	271	271
Flats	2,044 Units	0	0	0	0	91	272	454	636	817	999	1,180	1,362	1,544	1,725	1,907	2,044	2,044	2,044
Neighborhood Tower	1,771 Units	0	0	0	0	0	0	171	341	512	683	854	1,024	1,195	1,366	1,537	1,707	1,771	1,771
High Rise	895 Units	0	0	0	0	0	0	0	0	0	120	240	360	480	600	720	840	895	895
Branded condo w/ hotel svcs.	117 Units	0	0	0	0	0	0	0	72	117	117	117	117	117	117	117	117	117	117
Rental	529 Units	0	0	0	0	35	139	257	268	343	405	422	422	529	529	529	529	529	529
	5,827 Units	0	0	0	34	228	573	1,065	1,535	2,005	2,612	3,207	3,737	4,229	4,808	5,281	5,708	5,827	5,827
<b>BMR</b>																			
For Sale Units																			
YBI Townhomes	10 Units	0	0	0	2	5	9	10	10	10	10	10	10	10	10	10	10	10	10
TI Townhomes	0 Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flats	117 Units	0	0	0	0	5	16	26	36	47	57	68	78	88	99	109	117	117	117
Neighborhood Tower	96 Units	0	0	0	0	0	9	19	28	37	46	56	65	74	83	93	96	96	96
High Rise	0 Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Branded condo w/ hotel svcs.	0 Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rental	84 Units	0	0	0	0	6	22	41	42	54	64	67	67	84	84	84	84	84	84
	307 Units	0	0	0	2	10	30	67	106	127	159	188	211	230	267	286	304	307	307
TIDA	1,866 Units	0	0	0	6	37	96	274	433	538	752	1,014	1,206	1,404	1,602	1,728	1,839	1,866	1,866
Total	8,000 Units	0	0	0	42	275	699	1,406	2,074	2,670	3,523	4,409	5,154	5,863	6,677	7,295	7,851	8,000	8,000
<b>COMMERCIAL</b>																			
Full Service Hotel	200 Rms	0	0	0	0	0	0	200	200	200	200	200	200	200	200	200	200	200	200
YBI Spa Hotel	50 Rms	0	0	0	0	0	0	0	0	50	50	50	50	50	50	50	50	50	50
Retail	451,000 SF	0	0	0	0	0	0	0	0	0	109,000	109,000	109,000	249,000	249,000	451,000	451,000	451,000	451,000
Office	100,000 SF	0	0	0	0	0	0	0	0	0	0	0	0	100,000	100,000	100,000	100,000	100,000	100,000

Notes:  
<sup>1</sup> Absorption reflects home sales / completion of construction.

Source: TICD (March 2016, TI 27.2 Percent Affordable Pro Forma).

Table 5

**ANNUAL DEVELOPMENT ABSORPTION  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	TOTAL AT BUILDOUT	ANNUAL ABSORPTION <sup>1</sup>																	
		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
<i>Build-out</i>																			
<b>RESIDENTIAL</b>																			
Market Rate																			
For Sale Units																			
YBI Townhomes	200 Units	0	0	0	34	69	69	29	0	0	0	0	0	0	0	0	0	0	0
TI Townhomes	271 Units	0	0	0	0	34	60	7	0	35	15	60	41	19	0	0	0	0	0
Flats	2,044 Units	0	0	0	0	91	182	182	182	182	182	182	182	182	182	182	137	0	0
Neighborhood Tower	1,771 Units	0	0	0	0	0	0	171	171	171	171	171	171	171	171	171	171	64	0
High Rise	895 Units	0	0	0	0	0	0	0	0	0	120	120	120	120	120	120	120	55	0
Branded condo w/ hotel svcs.	117 Units	0	0	0	0	0	0	0	0	72	45	0	0	0	0	0	0	0	0
Rental	529 Units	0	0	0	0	0	35	104	118	10	75	62	17	0	107	0	0	0	0
	5,827 Units	0	0	0	34	193	346	491	471	470	607	594	531	491	579	472	428	119	0
<b>BMR</b>																			
For Sale Units																			
YBI Townhomes	10 Units	0	0	0	2	3	3	1	0	0	0	0	0	0	0	0	0	0	0
TI Townhomes	0 Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flats	117 Units	0	0	0	0	5	10	10	10	10	10	10	10	10	10	10	8	0	0
Neighborhood Tower	96 Units	0	0	0	0	0	0	9	9	9	9	9	9	9	9	9	9	3	0
High Rise	0 Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Branded condo w/ hotel svcs.	0 Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rental	84 Units	0	0	0	0	0	6	16	19	2	12	10	3	0	17	0	0	0	0
	307 Units	0	0	0	2	9	19	38	38	21	32	30	22	20	37	20	17	3	0
TIDA	1,866 Units	0	0	0	6	32	59	178	159	105	214	263	192	198	198	126	111	27	0
Total	8,000 Units	0	0	0	42	234	424	707	668	596	853	887	745	709	814	618	556	149	0
<b>COMMERCIAL</b>																			
Full Service Hotel	200 Rms	0	0	0	0	0	0	200	0	0	0	0	0	0	0	0	0	0	0
YBI Spa Hotel	50 Rms	0	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0
Retail	451,000 SF	0	0	0	0	0	0	0	0	0	109,000	0	0	140,000	0	202,000	0	0	0
Office	100,000 SF	0	0	0	0	0	0	0	0	0	0	0	0	100,000	0	0	0	0	0

Notes:  
<sup>1</sup> Absorption reflects home sales / completion of construction.

Source: TICD (March 2016, TI 27.2 Percent Affordable Pro Forma).

Table 6

HOUSEHOLD, POPULATION AND EMPLOYMENT ESTIMATES  
 FISCAL IMPACT ANALYSIS  
 TREASURE ISLAND REDEVELOPMENT  
 CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

BASIS AT BUILDOUT	MEASURE	CUMULATIVE DEMOGRAPHICS																		
		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
<i>Build-out</i>																				
RESIDENTIAL																				
A. HOUSEHOLDS																				
Market Rate		Avg.																		
For Sale Units	Units <sup>1</sup>	Occupancy																		
YBI Townhomes	200 DU	100%	0	0	0	34	103	171	200	200	200	200	200	200	200	200	200	200	200	200
TI Townhomes	271 DU	100%	0	0	0	0	34	94	101	101	136	151	211	252	271	271	271	271	271	
Flats	2,044 DU	100%	0	0	0	0	91	272	454	636	817	999	1,180	1,362	1,544	1,725	1,907	2,044	2,044	
Neighborhood Tower	1,771 DU	100%	0	0	0	0	0	0	171	341	512	683	854	1,024	1,195	1,366	1,537	1,707	1,771	
High Rise	895 DU	100%	0	0	0	0	0	0	0	0	0	120	240	360	480	600	720	840	895	
Branded condo w/ hotel svcs.	117 DU	100%	0	0	0	0	0	0	0	0	72	117	117	117	117	117	117	117	117	
Rental	529 DU	97%	0	0	0	0	0	34	135	249	259	332	393	409	409	513	513	513	513	
	5,827		0	0	0	34	228	572	1,061	1,528	1,997	2,602	3,195	3,725	4,216	4,792	5,265	5,693	5,811	
BMR																				
For Sale Units	Units <sup>1</sup>	Avg.																		
YBI Townhomes	10 DU	100%	0	0	0	2	5	9	10	10	10	10	10	10	10	10	10	10	10	
TI Townhomes	0 DU	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Flats	117 DU	100%	0	0	0	0	5	16	26	36	47	57	68	78	88	99	109	117	117	
Neighborhood Tower	96 DU	100%	0	0	0	0	0	0	9	19	28	37	46	56	65	74	83	93	96	
High Rise	0 DU	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Branded condo w/ hotel svcs.	0 DU	100%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rental	84 DU	100%	0	0	0	0	0	6	22	41	42	54	64	67	67	84	84	84	84	
	307		0	0	0	2	10	30	67	106	127	159	188	211	230	267	286	304	307	
TIDA	1,866 DU	100%	0	0	0	6	37	96	274	433	538	752	1,014	1,206	1,404	1,602	1,728	1,839	1,866	
TOTAL	8,000 DU		0	0	0	42	275	698	1,402	2,066	2,662	3,512	4,397	5,141	5,851	6,661	7,280	7,835	7,984	
B. POPULATION <sup>2</sup>																				
Market Rate		HH Size: <sup>3</sup>																		
For Sale																				
YBI Townhomes	200 HH	2.71	0	0	0	93	279	465	542	542	542	542	542	542	542	542	542	542	542	
TI Townhomes	271 HH	2.71	0	0	0	0	92	255	274	274	369	409	572	683	734	734	734	734	734	
Flats	2,044 HH	2.03	0	0	0	0	184	553	922	1,290	1,659	2,028	2,396	2,765	3,134	3,502	3,871	4,149	4,149	
Neighborhood Tower	1,771 HH	2.03	0	0	0	0	0	0	347	693	1,040	1,386	1,733	2,080	2,426	2,773	3,120	3,466	3,595	
High Rise	895 HH	1.65	0	0	0	0	0	0	0	0	0	198	397	595	794	992	1,191	1,389	1,480	
Branded condo w/ hotel svcs.	117 HH	1.65	0	0	0	0	0	0	0	0	119	193	193	193	193	193	193	193	193	
Rental	513 HH	2.10	0	0	0	0	0	72	283	524	545	698	824	860	860	1,078	1,078	1,078	1,078	
	5,811		0	0	0	93	555	1,344	2,367	3,323	4,273	5,455	6,658	7,718	8,683	9,815	10,728	11,552	11,772	

Table 6

HOUSEHOLD, POPULATION AND EMPLOYMENT ESTIMATES  
 FISCAL IMPACT ANALYSIS  
 TREASURE ISLAND REDEVELOPMENT  
 CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

	BASIS AT BUILDOUT	MEASURE	CUMULATIVE DEMOGRAPHICS																	
			2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
<i>Build-out</i>																				
BMR																				
For Sale																				
YBI Townhomes	10 HH	2.71	0	0	0	5	14	23	27	27	27	27	27	27	27	27	27	27	27	27
TI Townhomes	0 HH	2.71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flats	117 HH	2.03	0	0	0	0	11	32	53	74	95	116	137	158	179	200	222	238	238	238
Neighborhood Tower	96 HH	2.03	0	0	0	0	0	0	19	38	56	75	94	113	132	150	169	188	195	195
High Rise	0 HH	1.65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Branded condo w/ hotel svcs.	0 HH	1.65	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rental	84 HH	2.10	0	0	0	0	0	12	46	86	89	114	135	141	141	176	176	176	176	176
	307		0	0	0	5	24	67	145	224	268	333	393	439	479	554	594	629	636	636
TIDA	1,866 HH	2.10	0	0	0	12	78	202	575	910	1,130	1,578	2,130	2,532	2,949	3,365	3,630	3,862	3,919	3,919
TOTAL POPULATION	7,984 HH		0	0	0	109	658	1,613	3,087	4,457	5,671	7,366	9,181	10,689	12,111	13,734	14,952	16,043	16,326	16,326
C. EMPLOYMENT		Employment Density <sup>5</sup>																		
Retail <sup>4</sup>	411 sf (1,000s)	3.33	0	0	0	0	0	0	0	0	0	331	331	331	757	757	1,371	1,371	1,371	1,371
Office <sup>4</sup>	91 sf (1,000s)	3.08	0	0	0	0	0	0	0	0	0	0	0	0	281	281	281	281	281	281
Hotel	250 Rooms	0.80	0	0	0	0	0	0	160	160	200	200	200	200	200	200	200	200	200	200
Other Employment	See Table 8		0	0	0	16	48	76	102	117	136	155	156	157	158	159	159	159	159	159
Residential Based	8,000 DU	0.07	0	0	0	3	18	47	94	138	178	235	294	344	391	445	486	523	533	533
			0	0	0	19	66	123	356	415	514	921	981	1,032	1,786	1,842	2,497	2,534	2,544	2,544
DAY & NIGHT TIME POPULATION		pop + employmt	0	0	0	128	724	1,736	3,443	4,872	6,185	8,287	10,162	11,721	13,897	15,576	17,449	18,577	18,870	18,870

Notes:

- <sup>1</sup> Table 4.
- <sup>2</sup> Based on occupied housing units (section A, above).
- <sup>3</sup> See Appendix Table A-4 for household size assumptions.
- <sup>4</sup> Based on occupied commercial space. Table 7.
- <sup>5</sup> Densities reflect EPS study (2011).

Table 7

**OCCUPIED COMMERCIAL SPACE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	BASIS AT BUILDOUT <sup>1</sup>	MEASURE	CUMULATIVE COMMERCIAL SPACE (1,000s)																		
			2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
OCCUPIED COMMERCIAL SPACE			<i>Build-out</i>																		
LEASABLE AREA																					
		Efficiency <sup>2</sup>																			
Retail	451 gsf (1,000s)	0.96	0	0	0	0	0	0	0	0	0	0	105	105	105	239	239	433	433	433	433
Office	100 gsf (1,000s)	0.96	0	0	0	0	0	0	0	0	0	0	0	0	0	96	96	96	96	96	96
OCCUPIED SPACE																					
		Occupancy <sup>2</sup>																			
Retail	433 nsf (1,000s)	0.95	0	0	0	0	0	0	0	0	0	0	99	99	99	227	227	411	411	411	411
Office	96 nsf	0.95	0	0	0	0	0	0	0	0	0	0	0	0	0	91	91	91	91	91	91

<sup>1</sup> Table 4.

<sup>2</sup> KMA assumption.

Table 8

OTHER EMPLOYMENT ESTIMATES  
 FISCAL IMPACT ANALYSIS  
 TREASURE ISLAND REDEVELOPMENT  
 CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

	BASIS AT BUILDOUT	MEASURE <sup>2</sup>	CUMULATIVE OTHER EMPLOYMENT																	
			2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
			0%	0%	0%	1%	4%	10%	19%	27%	35%	45%	56%	65%	74%	84%	92%	98%	100%	100%
OTHER EMPLOYMENT																				
Paid Parking Spaces	5.0 emp.	270 spaces/emp	0.0	0.0	0.0	0.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Open Space and Plaza Maintenance	84.0 emp.	0.3 emp./ac.	0.0	0.0	0.0	12.0	24.0	36.0	48.0	60.0	72.0	84.0	84.0	84.0	84.0	84.0	84.0	84.0	84.0	84.0
Recycling Center	4.0 emp.		0.0	0.0	0.0	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Energy Generation	12.0 emp.		0.0	0.0	0.0	0.0	4.0	8.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Art Park	4.0 emp.		0.0	0.0	0.0	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Environmental Education Center	3.0 emp.		0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Wastewater Treatment	6.0 emp.		0.0	0.0	0.0	0.0	3.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Health and Wellness Facilities	12.0 emp.		0.0	0.0	0.0	0.0	4.0	8.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
School	0.0 emp.	15.3 students/emp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Childcare Facilities	8.0 emp.	6.0 children/emp	0.0	0.0	0.0	0.0	0.0	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	8.0	8.0	8.0	8.0
Urban Farm	6.0 emp.		0.0	0.0	0.0	0.0	0.0	2.0	4.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Sailing Center	3.0 emp.		0.0	0.0	0.0	0.0	0.0	0.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Marina and Ferry Quay	4.0 emp.	100.0 slips/emp	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
On-Island Shuttle	8.0 emp.	2.5 emp/bus	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Subtotal	159.0		0.0	0.0	0.0	16.0	48.0	76.0	102.0	117.0	136.0	155.0	156.0	157.0	158.0	159.0	159.0	159.0	159.0	159.0
PUBLIC SERVICE EMPLOYMENT (EXCLUDED) <sup>3</sup>																				
Fire	23.4 emp.		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	32.8	23.4	23.4	23.4	23.4	23.4	23.4	23.4	23.4	23.4
Police	32.1 emp.		0.0	0.0	0.0	0.2	1.2	3.0	5.9	8.3	10.5	14.1	17.3	19.9	23.7	26.5	29.7	31.6	32.1	32.1
MUNI	15.0 emp.	2.5 emp/bus	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.5	12.5	12.5	12.5	12.5	15.0	15.0
East Bay Bus	20.0 emp.	2.5 emp/bus	0.0	0.0	0.0	0.0	0.0	5.0	8.0	13.0	13.0	13.0	13.0	13.0	13.0	20.0	20.0	20.0	20.0	20.0
Ferry	12.0 emp.	4.0 emp/ferry	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	8.0	12.0	12.0	12.0	12.0	12.0	12.0
Subtotal	102.5		0.0	0.0	0.0	0.2	1.2	8.0	13.9	21.3	56.3	50.5	57.7	76.8	84.6	94.4	97.6	99.5	102.5	102.5

Notes  
<sup>1</sup> Share of build-out population. See Table 6.  
<sup>2</sup> Estimates of other employment provided in EPS report (2011), Table A-16. Employment is applied to new development timeline according to population growth.  
<sup>3</sup> While included in prior study, the following employment categories have been excluded from the estimated service population.

**Table 9**

**CITYWIDE POPULATION AND EMPLOYMENT  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

**August 15, 2016**

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	<b>POPULATION <sup>1</sup></b>	<b>EMPLOYMENT <sup>2</sup></b>	<b>DAY &amp; NIGHTTIME POPULATION <sup>3</sup></b>
<b>CITY OF SAN FRANCISCO</b>	845,602	613,200	1,458,802

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**Notes:**

<sup>1</sup> California Department of Finance, Demographic Research Unit. Table E-5 State/County Population Estimates, 1/1/2015.

<sup>2</sup> California Department of Transportation, San Francisco County Economic Forecast.

<sup>3</sup> Population + Employment



Table 10

REVENUE SOURCE ASSUMPTIONS  
 FISCAL IMPACT ANALYSIS  
 TREASURE ISLAND REDEVELOPMENT  
 CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

<b>Global Escalation Assumptions</b>	2%	Assessed Value Annual Growth <sup>1</sup>
	3%	Other Revenues Annual Growth <sup>1</sup>
<b>2015 City/County Service Population Estimate for Averages</b>	845,602	Resident Population <sup>2</sup>
	613,200	Employment Base <sup>2</sup>
	1,458,802	Day and Evening Population <sup>2</sup>

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**I. General Fund Revenue Sources**

<b>Property Taxes</b>	8%	remaining General Fund share <sup>3</sup>
<b>Property Tax in Lieu of VLF</b>	\$109,881,177	Property Tax Based Revenues for 2004-05 <sup>4</sup>
	\$103,076,295,556	2004-05 gross AV <sup>5</sup>
	\$1.07	per \$1,000 in AV growth <sup>5</sup>
	100%	remaining General Fund share <sup>6</sup>
<b>Property Transfer Tax</b>		<u>Initial Site Acquisition</u>
	\$20.00	per \$1,000 of AV at transfer (\$5M-\$10M) <sup>7</sup>
		<u>Residential Pad Sales</u>
	\$20.00	per \$1,000 of AV at transfer (\$5M-\$10M) <sup>7</sup>
		<u>Hotel Pad Sales</u>
	\$7.50	per \$1,000 of AV at transfer (\$1M-\$5M) <sup>7</sup>
		<u>Residential Units: Market Rate</u>
	\$7.50	per \$1,000 of AV at transfer (\$1M-\$5M) <sup>7</sup>
	10.0%	Annual Turnover <sup>1</sup>
	3%	Growth in Resale Valuation <sup>1</sup>
		<u>Residential Units: BMR</u>
	\$6.80	per \$1,000 of AV at transfer (\$250,000-\$1M) <sup>7</sup>
	10.0%	Annual Turnover <sup>1</sup>
	1%	Growth in Resale Valuation <sup>1</sup>
		<u>Commercial Buildings</u>
		Assumed to be subject to extensive hold periods <sup>1</sup>
<b>Sales Tax</b>		<u>Tax Rate<sup>8</sup></u>
	1%	General Fund Sales Tax Rate
	0.5%	Public Safety Sales Tax
		<u>On-Site Retail Sales</u>
	96.0%	Efficiency <sup>1</sup>
	5.0%	Vacancy <sup>1</sup>
	\$600	Gross Sales Per Occupied Square Foot <sup>9</sup>
	80%	Taxable Share <sup>9</sup>
	25%	Capture of resident expenditures <sup>10</sup>

Table 10

REVENUE SOURCE ASSUMPTIONS  
 FISCAL IMPACT ANALYSIS  
 TREASURE ISLAND REDEVELOPMENT  
 CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

p. 2/5	<b>Sales Tax Continued</b>	\$0	<u>On-Site Office/Other Commercial Sales (Not Considered)</u>
			<u>Projected Hotel Taxable Sales</u>
		33%	Non-Room Rate Share of Total Hotel Revenue <sup>10</sup>
		50%	Taxable Share of Non-Room Rate Revenue <sup>10</sup>
		\$20,531	Taxable Sales / Room (TI Full Service)
		\$44,484	Taxable Sales / Room (YBI Hotel)
			<u>Off-Site Retail Sales<sup>11</sup></u>
			Generated by Residential Units/DU
		\$41,629	/DU YBI Townhomes
		\$34,199	/DU TI Townhomes
		\$24,776	/DU Flats
		\$28,413	/DU Neighborhood Tower
		\$33,437	/DU High Rise
		\$27,960	/DU Branded condo
		\$21,101	/DU Rental
		\$13,601	/DU TIDA
			<u>Construction-Related</u>
		50%	Materials share of hard costs <sup>10</sup>
		50%	Sales with CCSF as point of sale <sup>10</sup>
	<b>Telephone Users Tax</b>	\$49,190,000	Revenues in 2015-16 (Appendix A-1) <sup>12</sup>
		\$33.72	Per Resident/Employee
	<b>Access Line Tax</b>	\$45,594,000	Revenues in 2015-16 (Appendix A-1) <sup>12</sup>
		\$31.25	Per Resident/Employee
	<b>Water Users Tax</b>	\$3,740,000	Revenues in 2015-16 (Appendix A-1) <sup>12</sup>
		\$6.10	Per Employee
	<b>Gas Electric Steam Users Tax</b>	\$40,620,000	Revenues in 2015-16 (Appendix A-1) <sup>12</sup>
		\$66.24	Per Employee
	<b>Payroll Tax</b>	1.16%	FY2016 Tax Rate <sup>13</sup>
		0.75%	FY 2017 Tax Rate <sup>13</sup>
		0.38%	FY 2018 Tax Rate <sup>13</sup>
		0.00%	To be phased out by FY2019 <sup>13</sup>
		40%	Payroll Share of Construction Hard Cost <sup>1</sup>
		25%	Exemption Allowance <sup>1</sup>

Table 10

REVENUE SOURCE ASSUMPTIONS  
 FISCAL IMPACT ANALYSIS  
 TREASURE ISLAND REDEVELOPMENT  
 CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

p. 3/5	<b>Gross Receipts Tax</b>		
		<u>Retail</u>	
		\$600	Gross Sales Per Occupied Square Foot <sup>9</sup>
		3,000	Sq. Ft. Per Business <sup>1</sup>
		\$1.00	tax per \$1,000 in GR (\$1M - \$2.5M) <sup>14</sup>
			<u>Hotel</u>
		\$3.25	tax per \$1,000 in GR (\$2.5M-\$25M/ YBI) <sup>14</sup>
		\$4.00	tax per \$1,000 in GR (\$25M+/Full Service) <sup>14</sup>
			<i>TI Full Service Hotel</i>
		\$82,125	Annual Room Rate Revenue Per Room <sup>15</sup>
		67%	Room Rate Share of Revenue <sup>10</sup>
		\$123,188	Total Gross Receipts Per Room
			<i>YBI Hotel</i>
		\$177,938	Annual Room Rate Revenue Per Room <sup>15</sup>
		67%	Room Rate Share of Revenue <sup>10</sup>
		\$266,906	Total Gross Receipts Per Room
			<u>Office/Other</u>
		\$173,795,000	Gross Receipts from FY2015-16 Adopted Budget <sup>12</sup>
		31%	Phase-In Adjustment Factor <sup>16</sup>
		\$556,144,000	Projected Gross Receipts Tax Revenues Upon Full Adoption
		613,200	Employees-San Francisco
		\$907	Tax Per Employee
			<u>Construction</u>
		3%	Vertical cost escalation <sup>17</sup>
		\$3.50	tax per \$1,000 in GR (\$1M-\$2.5M) <sup>14</sup>
		25%	2015/16 Phase In <sup>14</sup>
		50%	2016/17 Phase In <sup>14</sup>
		75%	2017/18 Phase In <sup>14</sup>
			<u>Rental and Leasing</u>
		\$44,400	Annual residential rent/unit <sup>18</sup>
		\$50	Annual retail rent PSF <sup>19</sup>
		\$70	Annual office rent PSF <sup>19</sup>
		5%	Vacancy factor <sup>19</sup>
		\$2.85	tax per \$1M in GR (\$1M-\$5M) <sup>14</sup>

Table 10

REVENUE SOURCE ASSUMPTIONS  
 FISCAL IMPACT ANALYSIS  
 TREASURE ISLAND REDEVELOPMENT  
 CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

p. 4/5	<b>Business Registration Fees</b>		
		3,000	<u>Retail</u>
		\$200	SqFt / Retail Business <sup>1</sup>
			Rate per retail business earning \$1M to \$2.5M <sup>20</sup>
			<u>Hotel</u>
		\$12,500	Rate for 200-room hotel (\$25M+) <sup>20</sup>
		\$1,500	Rate for 50-room hotel (\$7.5M-\$15M) <sup>20</sup>
			<u>Office</u>
		5,000	SqFt / Office Business <sup>1</sup>
		\$500	Rate per office business earning \$2.5M-\$7.5M <sup>20</sup>
	<b>Hotel Tax</b>	14%	Tax Rate <sup>21</sup>
		100%	General Fund Share <sup>12</sup>
			<u>TI Full Service Hotel</u>
		\$300	Average Room Rate <sup>15</sup>
		75%	Occupancy <sup>15</sup>
		\$11,498	Hotel Tax to GF/ Room
			<u>YBI Hotel</u>
		\$650	Average Room Rate <sup>15</sup>
		75%	Occupancy <sup>15</sup>
		\$24,911	Hotel Tax To GF/ Room
	<b>Parking Tax (20% GF Share)</b>	\$0	Excluded <sup>22</sup>

**II. Other Restricted Revenues<sup>23</sup>**

<b>Licenses, Permits, and Franchise Fees</b>	\$26,642,891 845,602 \$31.51	Revenues in 2015-16 (Appendix A-1) <sup>12</sup> Residents-San Francisco Per Resident
<b>Fines, Forfeitures and Penalties</b>	\$4,577,144 845,602 \$5.41	Revenues in 2015-16 (Appendix A-1) <sup>12</sup> Residents-San Francisco Per Resident

**III. Public Works Revenue Sources**

<b>Gas Tax (Public Works)</b>	\$16,903,154 845,602 \$19.99	Gas Tax Revenues from FY2015-16 Adopted Budget <sup>12</sup> Residents Per Resident
<b>Proposition K Sales Tax</b>	0.50%  10% 0.0500%	Sales Tax <sup>24</sup> Share Allocated to Streets and Traffic Safety - System Maintenance and Renovation <sup>24</sup>

Table 10

**REVENUE SOURCE ASSUMPTIONS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

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**IV. Revenue Set-Asides**

<b>MTA</b>	9.193%	share of Aggregate Discretionary Revenues <sup>25</sup>
<b>Library</b>	2.286%	share of Aggregate Discretionary Revenues <sup>25</sup>
<b>Children's Services</b>	<u>8.757%</u>	share of Aggregate Discretionary Revenues <sup>25</sup>
	20.236%	total set-asides

Notes:

- <sup>1</sup> KMA assumption.
- <sup>2</sup> Table 9.
- <sup>3</sup> Analysis reflects 8% of base 1% tax levy. The balance is assumed to be dedicated to affordable housing and infrastructure.
- <sup>4</sup> Per SB 1096, growth of property tax in lieu of VLF is proportional to growth in AV since 2004/05.
- <sup>5</sup> Values of City and County of San Francisco. California State Controllers Office.
- <sup>6</sup> Base analysis assumes 0% of VLF revenues will be deposited into IFD.
- <sup>7</sup> San Francisco Business and Tax Regulations Code, Article 12-C: Real Property Transfer Tax
- <sup>8</sup> San Francisco Business and Tax Regulations Code, Article 12-D: Uniform Local Sales and Use Tax, and California Board of Equalization.
- <sup>9</sup> KMA assumption based on sales data published by California Board of Equalization and Green Street Advisors.
- <sup>10</sup> Per the report, "Fiscal Analysis of the Treasure Island/Yerba Buena Island Development Project," by Economic Planning Systems in May 2011.
- <sup>11</sup> Appendix Table A-3.
- <sup>12</sup> City and County of San Francisco. Budget and Appropriation Ordinance. Fiscal Year Ending June 30, 2016.
- <sup>13</sup> San Francisco Business and Tax Regulations Code, Article 12-A: Payroll Expense Tax Ordinance.
- <sup>14</sup> San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance.
- <sup>15</sup> Baseline hotel assumptions provided by TICD. YBI hotel assumptions revised by KMA to reflect recent performance of competitive set of hotels (based on 2016 data published by STR).
- <sup>16</sup> GR tax is phased in through FY 2018. For FY16 revenues, KMA assumes a 25% adjustment factor for first three quarters and 50% for final quarter, consistent with factors detailed in San Francisco Business and Tax Regulations Code, Article 12-A-1: Gross Receipts Tax Ordinance.
- <sup>17</sup> TICD (March 2016, TI 27.2 Percent Affordable Pro Forma).
- <sup>18</sup> KMA assumption. See Appendix Table A-3.
- <sup>19</sup> KMA assumption.
- <sup>20</sup> San Francisco Business and Tax Regulations Code Article 12: Business Registration Fee.
- <sup>21</sup> San Francisco Business and Tax Regulations Code Article 7: Tax on Transient Occupancy of Hotel Rooms.
- <sup>22</sup> Per the report, "Fiscal Analysis of the Treasure Island/Yerba Buena Island Development Project," by Economic Planning Systems in May 2011, parking will be under the jurisdiction of the Treasure Island Transportation Management Agency.
- <sup>23</sup> Per the CCSF Controller's Office, revenues are generally restricted to specific expenditures not otherwise reflected in the analysis.
- <sup>24</sup> San Francisco County Transportation Authority. Prop K Expenditure Plan (last updated January 2016).
- <sup>25</sup> City of San Francisco. Office of the Controller. FY2015-16 Revenue Letter.

Table 11-A

**ANNUAL GENERAL FUND REVENUES (NET) <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>2</sup>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
<b>RECURRING GENERAL FUND REVENUE (NET) <sup>1</sup></b>												
Discretionary	20% <i>setaside</i>											
Portion of G.F. Property Tax <sup>3, 4</sup>		\$0	0	0	0	50,000	156,000	313,000	603,000	1,044,000	1,460,000	1,891,000
Property Tax in Lieu of VLF <sup>4</sup>		\$0	0	0	0	67,000	209,000	418,000	806,000	1,397,000	1,952,000	2,529,000
Property Transfer Tax		\$0	0	0	0	42,000	234,000	530,000	889,000	1,220,000	1,677,000	2,245,000
Sales and Use Tax												
On-Site		\$0	0	0	0	0	0	39,000	41,000	64,000	338,000	292,000
Off-Site		\$0	0	0	14,000	77,000	185,000	345,000	501,000	665,000	897,000	1,149,000
Telephone Users Tax		\$0	0	0	4,000	22,000	54,000	111,000	161,000	211,000	291,000	368,000
Access Line Tax		\$0	0	0	3,000	20,000	50,000	102,000	149,000	195,000	270,000	341,000
Water Users Tax		\$0	0	0	0	0	1,000	2,000	2,000	3,000	6,000	6,000
Gas Electric Steam Users Tax		\$0	0	0	1,000	4,000	7,000	22,000	27,000	34,000	64,000	69,000
Gross Receipts Tax		\$0	0	0	0	0	5,000	112,000	132,000	182,000	261,000	278,000
Business License Tax		\$0	0	0	0	0	0	12,000	12,000	14,000	22,000	22,000
Hotel Room Tax												
TI Full Service Hotel		\$0	0	0	0	0	0	2,190,000	2,256,000	2,324,000	2,393,000	2,465,000
YBI Hotel		\$0	0	0	0	0	0	0	0	1,259,000	1,296,000	1,335,000
Subtotal-Discretionary		\$0	0	0	22,000	282,000	901,000	4,196,000	5,579,000	8,612,000	10,927,000	12,990,000
Non-Discretionary												
Public Safety Sales Tax		\$0	0	0	9,000	48,000	116,000	241,000	339,000	457,000	774,000	903,000
<b>NET GENERAL FUND REVENUE</b>		<b>\$0</b>	<b>0</b>	<b>0</b>	<b>31,000</b>	<b>330,000</b>	<b>1,017,000</b>	<b>4,437,000</b>	<b>5,918,000</b>	<b>9,069,000</b>	<b>11,701,000</b>	<b>13,893,000</b>
<b>BASELINE TRANSFERS TO OTHER FUNDS</b>												
Baseline Transfers												
MTA <sup>5</sup>	9.19% of ADR	\$0	0	0	2,000	32,000	104,000	484,000	643,000	993,000	1,259,000	1,497,000
Library	2.29% of ADR	\$0	0	0	1,000	8,000	26,000	120,000	160,000	247,000	313,000	372,000
Children's Services	8.76% of ADR	\$0	0	0	2,000	31,000	99,000	461,000	613,000	945,000	1,200,000	1,426,000
<b>Total Baseline Transfers</b>		<b>\$0</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>71,000</b>	<b>229,000</b>	<b>1,065,000</b>	<b>1,416,000</b>	<b>2,185,000</b>	<b>2,772,000</b>	<b>3,295,000</b>
<b>OTHER RESTRICTED REVENUE</b>												
Licenses, Permits, Fees		\$0	0	0	4,000	23,000	59,000	116,000	173,000	226,000	303,000	389,000
Fines, Forfeitures, Penalties		\$0	0	0	1,000	4,000	10,000	20,000	30,000	39,000	52,000	67,000

<sup>1</sup> Net of baseline transfers. See Table 11-B for gross figures.

<sup>2</sup> Table 10.

<sup>3</sup> Reflects 8% of base 1% tax levy. The balance of property tax revenues are dedicated to funding infrastructure and affordable hsg.

<sup>4</sup> Property tax and VLF projection based on IFD cash flow.

<sup>5</sup> Baseline transfer only. Prop. B transfer calculated on Table 21-A.

Table 11-A

**ANNUAL GENERAL FUND REVENUES (NET) <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>2</sup>	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
<b>RECURRING GENERAL FUND REVENUE (NET) <sup>1</sup></b>												
Discretionary	20% <i>setaside</i>											
Portion of G.F. Property Tax <sup>3,4</sup>		2,590,000	3,145,000	3,804,000	4,417,000	4,991,000	5,554,000	6,134,000	6,596,000	6,729,000	6,863,000	7,000,000
Property Tax in Lieu of VLF <sup>4</sup>		3,464,000	4,207,000	5,088,000	5,908,000	6,675,000	7,428,000	8,204,000	8,823,000	9,000,000	9,179,000	9,363,000
Property Transfer Tax		2,857,000	3,479,000	4,109,000	4,750,000	5,425,000	6,089,000	6,422,000	6,614,000	6,811,000	7,014,000	7,224,000
Sales and Use Tax												
On-Site		250,000	906,000	877,000	1,923,000	1,937,000	1,981,000	2,041,000	2,103,000	2,166,000	2,230,000	2,297,000
Off-Site		1,386,000	1,623,000	1,896,000	2,141,000	2,382,000	2,506,000	2,581,000	2,659,000	2,738,000	2,820,000	2,905,000
Telephone Users Tax		436,000	533,000	615,000	710,000	778,000	814,000	839,000	864,000	890,000	916,000	944,000
Access Line Tax		404,000	494,000	570,000	658,000	722,000	755,000	778,000	801,000	825,000	849,000	875,000
Water Users Tax		7,000	13,000	13,000	18,000	19,000	20,000	21,000	21,000	22,000	22,000	23,000
Gas Electric Steam Users Tax		76,000	135,000	143,000	199,000	209,000	215,000	223,000	229,000	236,000	242,000	250,000
Gross Receipts Tax		290,000	674,000	712,000	867,000	893,000	920,000	948,000	976,000	1,006,000	1,036,000	1,066,000
Business License Tax		23,000	44,000	45,000	61,000	63,000	65,000	67,000	69,000	71,000	73,000	75,000
Hotel Room Tax												
TI Full Service Hotel		2,539,000	2,615,000	2,694,000	2,774,000	2,858,000	2,943,000	3,032,000	3,123,000	3,216,000	3,313,000	3,412,000
YBI Hotel		<u>1,375,000</u>	<u>1,417,000</u>	<u>1,459,000</u>	<u>1,503,000</u>	<u>1,548,000</u>	<u>1,594,000</u>	<u>1,642,000</u>	<u>1,691,000</u>	<u>1,742,000</u>	<u>1,795,000</u>	<u>1,848,000</u>
Subtotal-Discretionary		15,697,000	19,285,000	22,025,000	25,929,000	28,500,000	30,884,000	32,932,000	34,569,000	35,452,000	36,352,000	37,282,000
Non-Discretionary												
Public Safety Sales Tax		1,026,000	1,585,000	1,738,000	2,548,000	2,707,000	2,813,000	2,897,000	2,984,000	3,073,000	3,166,000	3,261,000
<b>NET GENERAL FUND REVENUE</b>		<b>16,723,000</b>	<b>20,870,000</b>	<b>23,763,000</b>	<b>28,477,000</b>	<b>31,207,000</b>	<b>33,697,000</b>	<b>35,829,000</b>	<b>37,553,000</b>	<b>38,525,000</b>	<b>39,518,000</b>	<b>40,543,000</b>
<b>BASELINE TRANSFERS TO OTHER FUNDS</b>												
Baseline Transfers												
MTA <sup>5</sup>	9.19% of ADR	1,809,000	2,223,000	2,538,000	2,988,000	3,285,000	3,560,000	3,795,000	3,984,000	4,086,000	4,190,000	4,297,000
Library	2.29% of ADR	450,000	553,000	631,000	743,000	817,000	885,000	944,000	991,000	1,016,000	1,042,000	1,069,000
Children's Services	8.76% of ADR	1,723,000	2,117,000	2,418,000	2,847,000	3,129,000	3,391,000	3,615,000	3,795,000	3,892,000	3,991,000	4,093,000
Total Baseline Transfers		<u>3,982,000</u>	<u>4,893,000</u>	<u>5,587,000</u>	<u>6,578,000</u>	<u>7,231,000</u>	<u>7,836,000</u>	<u>8,354,000</u>	<u>8,770,000</u>	<u>8,994,000</u>	<u>9,223,000</u>	<u>9,459,000</u>
<b>OTHER RESTRICTED REVENUE</b>												
Licenses, Permits, Fees		466,000	544,000	635,000	713,000	787,000	825,000	850,000	876,000	902,000	929,000	957,000
Fines, Forfeitures, Penalties		80,000	93,000	109,000	122,000	135,000	142,000	146,000	150,000	155,000	160,000	164,000

<sup>1</sup> Net of baseline transfers. See Table 11-B for gross figures.

<sup>2</sup> Table 10.

<sup>3</sup> Reflects 8% of base 1% tax levy. The balance of property tax revenues are dedicated to funding infrastructure and affordable hsg.

<sup>4</sup> Property tax and VLF projection based on IFD cash flow.

<sup>5</sup> Baseline transfer only. Prop. B transfer calculated on Table 21-A.

Table 11-A

**ANNUAL GENERAL FUND REVENUES (NET) <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>2</sup>	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
<b>RECURRING GENERAL FUND REVENUE (NET) <sup>1</sup></b>												
Discretionary	20% <i>setaside</i>											
Portion of G.F. Property Tax <sup>3, 4</sup>		7,140,000	7,283,000	7,429,000	7,578,000	7,729,000	7,884,000	8,041,000	8,202,000	8,366,000	8,533,000	8,704,000
Property Tax in Lieu of VLF <sup>4</sup>		9,550,000	9,742,000	9,936,000	10,135,000	10,337,000	10,544,000	10,755,000	10,971,000	11,190,000	11,413,000	11,642,000
Property Transfer Tax		7,440,000	7,662,000	7,891,000	8,126,000	8,370,000	8,619,000	8,877,000	9,143,000	9,415,000	9,697,000	9,987,000
Sales and Use Tax												
On-Site		2,366,000	2,437,000	2,510,000	2,586,000	2,663,000	2,743,000	2,825,000	2,910,000	2,998,000	3,088,000	3,180,000
Off-Site		2,992,000	3,082,000	3,175,000	3,270,000	3,368,000	3,469,000	3,573,000	3,680,000	3,790,000	3,904,000	4,021,000
Telephone Users Tax		972,000	1,002,000	1,031,000	1,062,000	1,094,000	1,127,000	1,161,000	1,196,000	1,232,000	1,269,000	1,307,000
Access Line Tax		901,000	928,000	956,000	985,000	1,015,000	1,045,000	1,076,000	1,109,000	1,142,000	1,177,000	1,212,000
Water Users Tax		24,000	25,000	26,000	26,000	26,000	27,000	28,000	30,000	30,000	31,000	32,000
Gas Electric Steam Users Tax		258,000	266,000	274,000	282,000	290,000	298,000	308,000	317,000	326,000	336,000	346,000
Gross Receipts Tax		1,099,000	1,132,000	1,166,000	1,200,000	1,236,000	1,274,000	1,312,000	1,351,000	1,392,000	1,433,000	1,476,000
Business License Tax		77,000	80,000	82,000	85,000	87,000	89,000	93,000	95,000	98,000	101,000	104,000
Hotel Room Tax												
TI Full Service Hotel		3,514,000	3,620,000	3,728,000	3,841,000	3,955,000	4,074,000	4,196,000	4,322,000	4,452,000	4,586,000	4,723,000
YBI Hotel		<u>1,904,000</u>	<u>1,961,000</u>	<u>2,020,000</u>	<u>2,080,000</u>	<u>2,142,000</u>	<u>2,207,000</u>	<u>2,273,000</u>	<u>2,341,000</u>	<u>2,411,000</u>	<u>2,484,000</u>	<u>2,558,000</u>
Subtotal-Discretionary		38,237,000	39,220,000	40,224,000	41,256,000	42,312,000	43,400,000	44,518,000	45,667,000	46,842,000	48,052,000	49,292,000
Non-Discretionary												
Public Safety Sales Tax		3,359,000	3,460,000	3,564,000	3,671,000	3,780,000	3,893,000	4,011,000	4,131,000	4,255,000	4,382,000	4,514,000
<b>NET GENERAL FUND REVENUE</b>		<b>41,596,000</b>	<b>42,680,000</b>	<b>43,788,000</b>	<b>44,927,000</b>	<b>46,092,000</b>	<b>47,293,000</b>	<b>48,529,000</b>	<b>49,798,000</b>	<b>51,097,000</b>	<b>52,434,000</b>	<b>53,806,000</b>
<b>BASELINE TRANSFERS TO OTHER FUNDS</b>												
Baseline Transfers												
MTA <sup>5</sup>	9.19% of ADR	4,407,000	4,520,000	4,636,000	4,755,000	4,877,000	5,002,000	5,131,000	5,263,000	5,399,000	5,538,000	5,681,000
Library	2.29% of ADR	1,096,000	1,124,000	1,153,000	1,182,000	1,213,000	1,244,000	1,276,000	1,309,000	1,342,000	1,377,000	1,413,000
Children's Services	8.76% of ADR	4,198,000	4,306,000	4,416,000	4,529,000	4,645,000	4,765,000	4,888,000	5,013,000	5,143,000	5,275,000	5,412,000
Total Baseline Transfers		9,701,000	9,950,000	10,205,000	10,466,000	10,735,000	11,011,000	11,295,000	11,585,000	11,884,000	12,190,000	12,506,000
<b>OTHER RESTRICTED REVENUE</b>												
Licenses, Permits, Fees		986,000	1,015,000	1,046,000	1,077,000	1,109,000	1,143,000	1,177,000	1,212,000	1,249,000	1,286,000	1,325,000
Fines, Forfeitures, Penalties		169,000	174,000	180,000	185,000	191,000	196,000	202,000	208,000	215,000	221,000	228,000

<sup>1</sup> Net of baseline transfers. See Table 11-B for gross figures.

<sup>2</sup> Table 10.

<sup>3</sup> Reflects 8% of base 1% tax levy. The balance of property tax revenues are dedicated to funding infrastructure and affordable hsg.

<sup>4</sup> Property tax and VLF projection based on IFD cash flow.

<sup>5</sup> Baseline transfer only. Prop. B transfer calculated on Table 21-A.



Table 11-A

**ANNUAL GENERAL FUND REVENUES (NET) <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>2</sup>	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
<b>RECURRING GENERAL FUND REVENUE (NET) <sup>1</sup></b>												
Discretionary	20% <i>setaside</i>											
Portion of G.F. Property Tax <sup>3, 4</sup>		8,879,000	9,056,000	9,237,000	9,422,000	9,610,000	9,802,000	9,998,000	10,199,000	10,402,000	10,610,000	10,822,000
Property Tax in Lieu of VLF <sup>4</sup>		11,874,000	12,112,000	12,355,000	12,602,000	12,853,000	13,111,000	13,373,000	13,640,000	13,913,000	14,192,000	14,476,000
Property Transfer Tax		10,285,000	10,593,000	10,909,000	11,235,000	11,571,000	11,918,000	12,274,000	12,640,000	13,019,000	13,408,000	13,810,000
Sales and Use Tax												
On-Site		3,275,000	3,373,000	3,475,000	3,579,000	3,687,000	3,797,000	3,911,000	4,028,000	4,149,000	4,274,000	4,401,000
Off-Site		4,142,000	4,266,000	4,394,000	4,526,000	4,661,000	4,802,000	4,945,000	5,094,000	5,247,000	5,404,000	5,566,000
Telephone Users Tax		1,346,000	1,386,000	1,428,000	1,471,000	1,515,000	1,560,000	1,607,000	1,656,000	1,705,000	1,756,000	1,809,000
Access Line Tax		1,248,000	1,285,000	1,324,000	1,363,000	1,405,000	1,446,000	1,490,000	1,535,000	1,581,000	1,628,000	1,677,000
Water Users Tax		33,000	34,000	35,000	36,000	37,000	38,000	39,000	41,000	41,000	43,000	44,000
Gas Electric Steam Users Tax		357,000	367,000	378,000	389,000	401,000	413,000	426,000	439,000	451,000	465,000	479,000
Gross Receipts Tax		1,521,000	1,567,000	1,613,000	1,661,000	1,712,000	1,763,000	1,816,000	1,870,000	1,926,000	1,985,000	2,044,000
Business License Tax		107,000	110,000	113,000	116,000	120,000	124,000	128,000	132,000	136,000	140,000	144,000
Hotel Room Tax												
TI Full Service Hotel		4,865,000	5,011,000	5,161,000	5,316,000	5,476,000	5,639,000	5,809,000	5,983,000	6,163,000	6,348,000	6,538,000
YBI Hotel		<u>2,635,000</u>	<u>2,714,000</u>	<u>2,796,000</u>	<u>2,879,000</u>	<u>2,966,000</u>	<u>3,055,000</u>	<u>3,147,000</u>	<u>3,241,000</u>	<u>3,338,000</u>	<u>3,439,000</u>	<u>3,542,000</u>
Subtotal-Discretionary		50,567,000	51,874,000	53,218,000	54,595,000	56,014,000	57,468,000	58,963,000	60,498,000	62,071,000	63,692,000	65,352,000
Non-Discretionary												
Public Safety Sales Tax		4,649,000	4,789,000	4,932,000	5,081,000	5,233,000	5,390,000	5,552,000	5,718,000	5,890,000	6,067,000	6,248,000
<b>NET GENERAL FUND REVENUE</b>		<b>55,216,000</b>	<b>56,663,000</b>	<b>58,150,000</b>	<b>59,676,000</b>	<b>61,247,000</b>	<b>62,858,000</b>	<b>64,515,000</b>	<b>66,216,000</b>	<b>67,961,000</b>	<b>69,759,000</b>	<b>71,600,000</b>
<b>BASELINE TRANSFERS TO OTHER FUNDS</b>												
Baseline Transfers												
MTA <sup>5</sup>	9.19% of ADR	5,828,000	5,978,000	6,133,000	6,292,000	6,456,000	6,623,000	6,796,000	6,972,000	7,154,000	7,341,000	7,532,000
Library	2.29% of ADR	1,449,000	1,487,000	1,525,000	1,565,000	1,605,000	1,647,000	1,690,000	1,734,000	1,779,000	1,825,000	1,873,000
Children's Services	8.76% of ADR	5,552,000	5,695,000	5,842,000	5,994,000	6,150,000	6,309,000	6,473,000	6,642,000	6,815,000	6,992,000	7,175,000
Total Baseline Transfers		<u>12,829,000</u>	<u>13,160,000</u>	<u>13,500,000</u>	<u>13,851,000</u>	<u>14,211,000</u>	<u>14,579,000</u>	<u>14,959,000</u>	<u>15,348,000</u>	<u>15,748,000</u>	<u>16,158,000</u>	<u>16,580,000</u>
<b>OTHER RESTRICTED REVENUE</b>												
Licenses, Permits, Fees		1,364,000	1,405,000	1,447,000	1,491,000	1,536,000	1,582,000	1,629,000	1,678,000	1,728,000	1,780,000	1,834,000
Fines, Forfeitures, Penalties		234,000	241,000	249,000	256,000	264,000	272,000	280,000	288,000	297,000	306,000	315,000

<sup>1</sup> Net of baseline transfers. See Table 11-B for gross figures.

<sup>2</sup> Table 10.

<sup>3</sup> Reflects 8% of base 1% tax levy. The balance of property tax revenues are dedicated to funding infrastructure and affordable hsg.

<sup>4</sup> Property tax and VLF projection based on IFD cash flow.

<sup>5</sup> Baseline transfer only. Prop. B transfer calculated on Table 21-A.

Table 11-A

**ANNUAL GENERAL FUND REVENUES (NET) <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>2</sup>	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
<b>RECURRING GENERAL FUND REVENUE (NET) <sup>1</sup></b>										
Discretionary	20% <i>setaside</i>									
Portion of G.F. Property Tax <sup>3,4</sup>		10,125,000	8,071,000	7,369,000	6,736,000	4,586,000	3,912,000	2,004,000	2,044,000	2,084,000
Property Tax in Lieu of VLF <sup>4</sup>		14,764,000	15,060,000	15,361,000	15,668,000	15,982,000	16,301,000	16,628,000	16,960,000	17,299,000
Property Transfer Tax		14,222,000	14,648,000	15,087,000	15,538,000	16,002,000	16,481,000	16,975,000	17,483,000	18,006,000
Sales and Use Tax										
On-Site		4,534,000	4,670,000	4,810,000	4,954,000	5,103,000	5,256,000	5,414,000	5,576,000	5,743,000
Off-Site		5,733,000	5,905,000	6,083,000	6,265,000	6,453,000	6,647,000	6,846,000	7,051,000	7,263,000
Telephone Users Tax		1,863,000	1,919,000	1,977,000	2,036,000	2,097,000	2,160,000	2,225,000	2,292,000	2,360,000
Access Line Tax		1,727,000	1,779,000	1,832,000	1,887,000	1,944,000	2,002,000	2,063,000	2,124,000	2,188,000
Water Users Tax		45,000	47,000	48,000	49,000	51,000	53,000	54,000	56,000	57,000
Gas Electric Steam Users Tax		494,000	508,000	523,000	539,000	555,000	572,000	589,000	607,000	625,000
Gross Receipts Tax		2,105,000	2,168,000	2,233,000	2,300,000	2,370,000	2,440,000	2,513,000	2,589,000	2,667,000
Business License Tax		148,000	152,000	157,000	162,000	167,000	171,000	177,000	182,000	187,000
Hotel Room Tax										
TI Full Service Hotel		6,734,000	6,936,000	7,144,000	7,358,000	7,579,000	7,807,000	8,041,000	8,282,000	8,531,000
YBI Hotel		<u>3,648,000</u>	<u>3,757,000</u>	<u>3,870,000</u>	<u>3,986,000</u>	<u>4,105,000</u>	<u>4,228,000</u>	<u>4,355,000</u>	<u>4,486,000</u>	<u>4,621,000</u>
Subtotal-Discretionary		66,142,000	65,620,000	66,494,000	67,478,000	66,994,000	68,030,000	67,884,000	69,732,000	71,631,000
Non-Discretionary										
Public Safety Sales Tax		6,436,000	6,629,000	6,828,000	7,033,000	7,244,000	7,461,000	7,684,000	7,915,000	8,153,000
<b>NET GENERAL FUND REVENUE</b>		<b>72,578,000</b>	<b>72,249,000</b>	<b>73,322,000</b>	<b>74,511,000</b>	<b>74,238,000</b>	<b>75,491,000</b>	<b>75,568,000</b>	<b>77,647,000</b>	<b>79,784,000</b>
<b>BASELINE TRANSFERS TO OTHER FUNDS</b>										
Baseline Transfers										
MTA <sup>5</sup>	9.19% of ADR	7,623,000	7,563,000	7,664,000	7,777,000	7,721,000	7,841,000	7,824,000	8,037,000	8,256,000
Library	2.29% of ADR	1,896,000	1,881,000	1,906,000	1,934,000	1,920,000	1,950,000	1,946,000	1,998,000	2,053,000
Children's Services	8.76% of ADR	7,262,000	7,204,000	7,300,000	7,408,000	7,355,000	7,469,000	7,453,000	7,656,000	7,864,000
Total Baseline Transfers		16,781,000	16,648,000	16,870,000	17,119,000	16,996,000	17,260,000	17,223,000	17,691,000	18,173,000
<b>OTHER RESTRICTED REVENUE</b>										
Licenses, Permits, Fees		1,889,000	1,945,000	2,004,000	2,064,000	2,126,000	2,189,000	2,255,000	2,323,000	2,392,000
Fines, Forfeitures, Penalties		324,000	334,000	344,000	355,000	365,000	376,000	387,000	399,000	411,000

<sup>1</sup> Net of baseline transfers. See Table 11-B for gross figures.

<sup>2</sup> Table 10.

<sup>3</sup> Reflects 8% of base 1% tax levy. The balance of property tax revenues are dedicated to funding infrastructure and affordable hsg.

<sup>4</sup> Property tax and VLF projection based on IFD cash flow.

<sup>5</sup> Baseline transfer only. Prop. B transfer calculated on Table 21-A.

Table 11-B

**ANNUAL GENERAL FUND REVENUES (GROSS) <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>2</sup>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
revenue appreciation <sup>2</sup>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
residents <sup>3</sup>	0	0	0	109	658	1,613	3,087	4,457	5,671	7,366	9,181
employees <sup>3</sup>	0	0	0	19	66	123	356	415	514	921	981
day & night pop <sup>3</sup>	0	0	0	128	724	1,736	3,443	4,872	6,185	8,287	10,162
Hotel Rooms: TI Full Svc. <sup>4</sup>	0	0	0	0	0	0	200	200	200	200	200
YBI Hotel <sup>4</sup>	0	0	0	0	0	0	0	0	50	50	50
<b>RECURRING GENERAL FUND REVENUE (GROSS)<sup>1</sup></b>											
<b>Discretionary</b>											
Portion of G.F. Property Tax <sup>5, 6</sup>	\$0	0	0	0	63,000	196,000	392,000	756,000	1,309,000	1,830,000	2,371,000
Property Tax in Lieu of VLF <sup>5</sup>	\$0	0	0	0	84,000	262,000	524,000	1,011,000	1,751,000	2,447,000	3,171,000
Property Transfer Tax	Table 15	\$0	0	0	53,000	293,000	664,000	1,114,000	1,530,000	2,103,000	2,815,000
<b>Sales and Use Tax</b>											
On-Site	Table 13	\$0	0	0	0	0	49,000	51,000	80,000	424,000	366,000
Off-Site	Table 12	\$0	0	0	17,000	96,000	232,000	433,000	628,000	834,000	1,125,000
Telephone Users Tax	\$33.72 /res & empl	\$0	0	0	5,000	27,000	68,000	139,000	202,000	264,000	365,000
Access Line Tax	\$31.25 /res & empl	\$0	0	0	4,000	25,000	63,000	128,000	187,000	245,000	338,000
Water Users Tax	\$6.10 /empl	\$0	0	0	0	1,000	3,000	3,000	4,000	7,000	8,000
Gas Electric Steam Users Tax	\$66.24 /empl	\$0	0	0	1,000	5,000	9,000	28,000	34,000	43,000	87,000
Gross Receipts Tax	Table 14	\$0	0	0	0	6,000	141,000	166,000	228,000	327,000	348,000
Business License Tax	Table 14	\$0	0	0	0	0	15,000	15,000	18,000	27,000	28,000
<b>Hotel Room Tax</b>											
TI Full Service Hotel	\$11,498 /rm	\$0	0	0	0	0	2,746,000	2,828,000	2,913,000	3,000,000	3,090,000
YBI Hotel	\$24,911 /rm	\$0	0	0	0	0	0	0	1,578,000	1,625,000	1,674,000
Subtotal-Discretionary		\$0	0	0	27,000	353,000	1,130,000	5,262,000	6,995,000	10,797,000	16,286,000
<b>Restricted</b>											
Public Safety Sales Tax	Tables 12, 13 & 23	\$0	0	0	9,000	48,000	116,000	241,000	339,000	457,000	903,000
<b>TOTAL (PRIOR TO BASELINE TRANSFERS)</b>		<b>\$0</b>	<b>0</b>	<b>0</b>	<b>36,000</b>	<b>401,000</b>	<b>1,246,000</b>	<b>5,503,000</b>	<b>7,334,000</b>	<b>11,254,000</b>	<b>14,472,000</b>
<b>OTHER RESTRICTED REVENUE</b>											
Licenses, Permits, Fees	\$31.51 /res	\$0	0	0	4,000	23,000	59,000	116,000	173,000	226,000	303,000
Fines, Forfeitures, Penalties	\$5.41 /res	\$0	0	0	1,000	4,000	10,000	20,000	30,000	39,000	67,000

**Notes**

- <sup>1</sup> Prior to baseline transfers. See Table 11-A for net figures.
- <sup>2</sup> Table 10.
- <sup>3</sup> Table 6.
- <sup>4</sup> Table 4.
- <sup>5</sup> Property tax and VLF projection based on IFD cash flow.
- <sup>6</sup> Reflects 8% of base 1% tax levy. The balance of G.F. property tax revenues are dedicated to funding infrastructure and affordable hsg.

Table 11-B

**ANNUAL GENERAL FUND REVENUES (GROSS) <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>2</sup>	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
revenue appreciation <sup>2</sup>	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86
residents <sup>3</sup>	10,689	12,111	13,734	14,952	16,043	16,326	16,326	16,326	16,326	16,326	16,326
employees <sup>3</sup>	1,032	1,786	1,842	2,497	2,534	2,544	2,544	2,544	2,544	2,544	2,544
day & night pop <sup>3</sup>	11,721	13,897	15,576	17,449	18,577	18,870	18,870	18,870	18,870	18,870	18,870
Hotel Rooms: TI Full Svc. <sup>4</sup>	200	200	200	200	200	200	200	200	200	200	200
YBI Hotel <sup>4</sup>	50	50	50	50	50	50	50	50	50	50	50
<b>RECURRING GENERAL FUND REVENUE (GROSS)<sup>1</sup></b>											
<b>Discretionary</b>											
Portion of G.F. Property Tax <sup>5, 6</sup>	3,247,000	3,943,000	4,769,000	5,538,000	6,257,000	6,963,000	7,690,000	8,270,000	8,436,000	8,604,000	8,776,000
Property Tax in Lieu of VLF <sup>5</sup>	4,343,000	5,274,000	6,379,000	7,407,000	8,368,000	9,313,000	10,285,000	11,061,000	11,283,000	11,508,000	11,739,000
Property Transfer Tax	Table 15	3,582,000	4,362,000	5,152,000	5,955,000	6,801,000	7,634,000	8,051,000	8,292,000	8,539,000	9,057,000
Sales and Use Tax											
On-Site	Table 13	314,000	1,136,000	1,100,000	2,411,000	2,428,000	2,484,000	2,559,000	2,636,000	2,715,000	2,796,000
Off-Site	Table 12	1,737,000	2,035,000	2,377,000	2,684,000	2,986,000	3,142,000	3,236,000	3,333,000	3,433,000	3,536,000
Telephone Users Tax	\$33.72 /res & empl	547,000	668,000	771,000	890,000	976,000	1,021,000	1,052,000	1,083,000	1,116,000	1,149,000
Access Line Tax	\$31.25 /res & empl	507,000	619,000	715,000	825,000	905,000	946,000	975,000	1,004,000	1,034,000	1,065,000
Water Users Tax	\$6.10 /empl	9,000	16,000	16,000	23,000	24,000	25,000	26,000	27,000	28,000	29,000
Gas Electric Steam Users Tax	\$66.24 /empl	95,000	169,000	179,000	250,000	262,000	270,000	279,000	287,000	296,000	304,000
Gross Receipts Tax	Table 14	363,000	845,000	893,000	1,087,000	1,119,000	1,154,000	1,188,000	1,224,000	1,261,000	1,299,000
Business License Tax	Table 14	29,000	55,000	56,000	76,000	79,000	81,000	84,000	86,000	89,000	94,000
Hotel Room Tax											
TI Full Service Hotel	\$11,498 /rm	3,183,000	3,279,000	3,377,000	3,478,000	3,583,000	3,690,000	3,801,000	3,915,000	4,032,000	4,153,000
YBI Hotel	\$24,911 /rm	<u>1,724,000</u>	<u>1,776,000</u>	<u>1,829,000</u>	<u>1,884,000</u>	<u>1,941,000</u>	<u>1,999,000</u>	<u>2,059,000</u>	<u>2,120,000</u>	<u>2,184,000</u>	<u>2,250,000</u>
Subtotal-Discretionary		19,680,000	24,177,000	27,613,000	32,508,000	35,729,000	38,722,000	41,285,000	43,337,000	44,445,000	46,743,000
<b>Restricted</b>											
Public Safety Sales Tax	Tables 12, 13 & 23	1,026,000	1,585,000	1,738,000	2,548,000	2,707,000	2,813,000	2,897,000	2,984,000	3,073,000	3,166,000
<b>TOTAL (PRIOR TO BASELINE TRANSFERS)</b>		<b>20,706,000</b>	<b>25,762,000</b>	<b>29,351,000</b>	<b>35,056,000</b>	<b>38,436,000</b>	<b>41,535,000</b>	<b>44,182,000</b>	<b>46,321,000</b>	<b>47,518,000</b>	<b>50,004,000</b>
<b>OTHER RESTRICTED REVENUE</b>											
Licenses, Permits, Fees	\$31.51 /res	466,000	544,000	635,000	713,000	787,000	825,000	850,000	876,000	902,000	929,000
Fines, Forfeitures, Penalties	\$5.41 /res	80,000	93,000	109,000	122,000	135,000	142,000	146,000	150,000	155,000	164,000

**Notes**

- <sup>1</sup> Prior to baseline transfers. See Table 11-A for net figures.
- <sup>2</sup> Table 10.
- <sup>3</sup> Table 6.
- <sup>4</sup> Table 4.
- <sup>5</sup> Property tax and VLF projection based on IFD cash flow.
- <sup>6</sup> Reflects 8% of base 1% tax levy. The balance of G.F. property tax revenues are dedicated to funding infrastructure and affordable hsg.

Table 11-B

**ANNUAL GENERAL FUND REVENUES (GROSS) <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>2</sup>	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
revenue appreciation <sup>2</sup>	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58
residents <sup>3</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
employees <sup>3</sup>	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544
day & night pop <sup>3</sup>	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870
Hotel Rooms: TI Full Svc. <sup>4</sup>	200	200	200	200	200	200	200	200	200	200	200
YBI Hotel <sup>4</sup>	50	50	50	50	50	50	50	50	50	50	50
<b>RECURRING GENERAL FUND REVENUE (GROSS)<sup>1</sup></b>											
<b>Discretionary</b>											
Portion of G.F. Property Tax <sup>5, 6</sup>	8,952,000	9,131,000	9,314,000	9,500,000	9,690,000	9,884,000	10,081,000	10,283,000	10,489,000	10,698,000	10,912,000
Property Tax in Lieu of VLF <sup>5</sup>	11,973,000	12,213,000	12,457,000	12,706,000	12,960,000	13,219,000	13,484,000	13,754,000	14,029,000	14,309,000	14,595,000
Property Transfer Tax	Table 15	9,327,000	9,606,000	9,893,000	10,188,000	10,493,000	10,806,000	11,129,000	11,462,000	11,804,000	12,157,000
Sales and Use Tax											
On-Site	Table 13	2,966,000	3,055,000	3,147,000	3,242,000	3,339,000	3,439,000	3,542,000	3,648,000	3,758,000	3,871,000
Off-Site	Table 12	3,751,000	3,864,000	3,980,000	4,099,000	4,222,000	4,349,000	4,479,000	4,614,000	4,752,000	4,895,000
Telephone Users Tax	\$33.72 /res & empl	1,219,000	1,256,000	1,293,000	1,332,000	1,372,000	1,413,000	1,456,000	1,499,000	1,544,000	1,591,000
Access Line Tax	\$31.25 /res & empl	1,130,000	1,164,000	1,199,000	1,235,000	1,272,000	1,310,000	1,349,000	1,390,000	1,432,000	1,475,000
Water Users Tax	\$6.10 /empl	30,000	31,000	32,000	32,000	33,000	34,000	35,000	37,000	38,000	40,000
Gas Electric Steam Users Tax	\$66.24 /empl	323,000	333,000	343,000	353,000	363,000	374,000	386,000	397,000	409,000	421,000
Gross Receipts Tax	Table 14	1,378,000	1,419,000	1,462,000	1,505,000	1,550,000	1,597,000	1,645,000	1,694,000	1,745,000	1,797,000
Business License Tax	Table 14	97,000	100,000	103,000	106,000	109,000	112,000	116,000	119,000	123,000	126,000
Hotel Room Tax											
TI Full Service Hotel	\$11,498 /rm	4,406,000	4,538,000	4,674,000	4,815,000	4,959,000	5,108,000	5,261,000	5,419,000	5,581,000	5,749,000
YBI Hotel	\$24,911 /rm	2,387,000	2,458,000	2,532,000	2,608,000	2,686,000	2,767,000	2,850,000	2,935,000	3,023,000	3,114,000
Subtotal-Discretionary		47,939,000	49,168,000	50,429,000	51,721,000	53,048,000	54,412,000	55,813,000	57,251,000	58,727,000	60,242,000
<b>Restricted</b>											
Public Safety Sales Tax	Tables 12, 13 & 23	3,359,000	3,460,000	3,564,000	3,671,000	3,780,000	3,893,000	4,011,000	4,131,000	4,255,000	4,382,000
<b>TOTAL (PRIOR TO BASELINE TRANSFERS)</b>		<b>51,298,000</b>	<b>52,628,000</b>	<b>53,993,000</b>	<b>55,392,000</b>	<b>56,828,000</b>	<b>58,305,000</b>	<b>59,824,000</b>	<b>61,382,000</b>	<b>62,982,000</b>	<b>64,624,000</b>
<b>OTHER RESTRICTED REVENUE</b>											
Licenses, Permits, Fees	\$31.51 /res	986,000	1,015,000	1,046,000	1,077,000	1,109,000	1,143,000	1,177,000	1,212,000	1,249,000	1,286,000
Fines, Forfeitures, Penalties	\$5.41 /res	169,000	174,000	180,000	185,000	191,000	196,000	202,000	208,000	215,000	228,000

**Notes**

- <sup>1</sup> Prior to baseline transfers. See Table 11-A for net figures.
- <sup>2</sup> Table 10.
- <sup>3</sup> Table 6.
- <sup>4</sup> Table 4.
- <sup>5</sup> Property tax and VLF projection based on IFD cash flow.
- <sup>6</sup> Reflects 8% of base 1% tax levy. The balance of G.F. property tax revenues are dedicated to funding infrastructure and affordable hsg.

Table 11-B

**ANNUAL GENERAL FUND REVENUES (GROSS) <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>2</sup>	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
revenue appreciation <sup>2</sup>	2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46	3.56
residents <sup>3</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
employees <sup>3</sup>	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544
day & night pop <sup>3</sup>	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870
Hotel Rooms: TI Full Svc. <sup>4</sup>	200	200	200	200	200	200	200	200	200	200	200
YBI Hotel <sup>4</sup>	50	50	50	50	50	50	50	50	50	50	50
<b>RECURRING GENERAL FUND REVENUE (GROSS)<sup>1</sup></b>											
<b>Discretionary</b>											
Portion of G.F. Property Tax <sup>5, 6</sup>	11,131,000	11,353,000	11,580,000	11,812,000	12,048,000	12,289,000	12,535,000	12,786,000	13,041,000	13,302,000	13,568,000
Property Tax in Lieu of VLF <sup>5</sup>	14,887,000	15,185,000	15,489,000	15,799,000	16,114,000	16,437,000	16,766,000	17,101,000	17,443,000	17,792,000	18,148,000
Property Transfer Tax	Table 15	12,894,000	13,280,000	13,677,000	14,085,000	14,507,000	14,941,000	15,388,000	15,847,000	16,322,000	16,810,000
Sales and Use Tax											
On-Site	Table 13	4,106,000	4,229,000	4,356,000	4,487,000	4,622,000	4,760,000	4,903,000	5,050,000	5,202,000	5,358,000
Off-Site	Table 12	5,193,000	5,348,000	5,509,000	5,674,000	5,844,000	6,020,000	6,200,000	6,386,000	6,578,000	6,775,000
Telephone Users Tax	\$33.72 /res & empl	1,688,000	1,738,000	1,790,000	1,844,000	1,899,000	1,956,000	2,015,000	2,076,000	2,138,000	2,202,000
Access Line Tax	\$31.25 /res & empl	1,564,000	1,611,000	1,660,000	1,709,000	1,761,000	1,813,000	1,868,000	1,924,000	1,982,000	2,041,000
Water Users Tax	\$6.10 /empl	41,000	42,000	44,000	45,000	46,000	48,000	49,000	51,000	52,000	55,000
Gas Electric Steam Users Tax	\$66.24 /empl	447,000	460,000	474,000	488,000	503,000	518,000	534,000	550,000	566,000	583,000
Gross Receipts Tax	Table 14	1,907,000	1,964,000	2,022,000	2,083,000	2,146,000	2,210,000	2,277,000	2,345,000	2,415,000	2,488,000
Business License Tax	Table 14	134,000	138,000	142,000	146,000	151,000	155,000	160,000	165,000	170,000	180,000
Hotel Room Tax											
TI Full Service Hotel	\$11,498 /rm	6,099,000	6,282,000	6,470,000	6,665,000	6,865,000	7,070,000	7,283,000	7,501,000	7,726,000	7,958,000
YBI Hotel	\$24,911 /rm	3,304,000	3,403,000	3,505,000	3,610,000	3,718,000	3,830,000	3,945,000	4,063,000	4,185,000	4,311,000
Subtotal-Discretionary		63,395,000	65,033,000	66,718,000	68,447,000	70,224,000	72,047,000	73,923,000	75,845,000	77,820,000	79,849,000
<b>Restricted</b>											
Public Safety Sales Tax	Tables 12, 13 & 23	4,649,000	4,789,000	4,932,000	5,081,000	5,233,000	5,390,000	5,552,000	5,718,000	5,890,000	6,067,000
<b>TOTAL (PRIOR TO BASELINE TRANSFERS)</b>		<b>68,044,000</b>	<b>69,822,000</b>	<b>71,650,000</b>	<b>73,528,000</b>	<b>75,457,000</b>	<b>77,437,000</b>	<b>79,475,000</b>	<b>81,563,000</b>	<b>83,710,000</b>	<b>85,916,000</b>
<b>OTHER RESTRICTED REVENUE</b>											
Licenses, Permits, Fees	\$31.51 /res	1,364,000	1,405,000	1,447,000	1,491,000	1,536,000	1,582,000	1,629,000	1,678,000	1,728,000	1,780,000
Fines, Forfeitures, Penalties	\$5.41 /res	234,000	241,000	249,000	256,000	264,000	272,000	280,000	288,000	297,000	306,000

**Notes**

- <sup>1</sup> Prior to baseline transfers. See Table 11-A for net figures.
- <sup>2</sup> Table 10.
- <sup>3</sup> Table 6.
- <sup>4</sup> Table 4.
- <sup>5</sup> Property tax and VLF projection based on IFD cash flow.
- <sup>6</sup> Reflects 8% of base 1% tax levy. The balance of G.F. property tax revenues are dedicated to funding infrastructure and affordable hsg.

Table 11-B

**ANNUAL GENERAL FUND REVENUES (GROSS) <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>2</sup>	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
revenue appreciation <sup>2</sup>	3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
residents <sup>3</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
employees <sup>3</sup>	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544
day & night pop <sup>3</sup>	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870
Hotel Rooms: TI Full Svc. <sup>4</sup>	200	200	200	200	200	200	200	200	200
YBI Hotel <sup>4</sup>	50	50	50	50	50	50	50	50	50
<b>RECURRING GENERAL FUND REVENUE (GROSS)<sup>1</sup></b>									
<b>Discretionary</b>									
Portion of G.F. Property Tax <sup>5, 6</sup>	12,694,000	10,118,000	9,238,000	8,445,000	5,750,000	4,904,000	2,512,000	2,562,000	2,613,000
Property Tax in Lieu of VLF <sup>5</sup>	18,510,000	18,881,000	19,258,000	19,643,000	20,036,000	20,437,000	20,846,000	21,263,000	21,688,000
Property Transfer Tax	Table 15	17,830,000	18,364,000	18,914,000	19,480,000	20,062,000	20,662,000	21,281,000	22,574,000
<b>Sales and Use Tax</b>									
On-Site	Table 13	5,684,000	5,855,000	6,030,000	6,211,000	6,397,000	6,589,000	6,787,000	7,200,000
Off-Site	Table 12	7,188,000	7,403,000	7,626,000	7,854,000	8,090,000	8,333,000	8,583,000	9,105,000
Telephone Users Tax	\$33.72 /res & empl	2,336,000	2,406,000	2,478,000	2,553,000	2,629,000	2,708,000	2,789,000	2,959,000
Access Line Tax	\$31.25 /res & empl	2,165,000	2,230,000	2,297,000	2,366,000	2,437,000	2,510,000	2,586,000	2,743,000
Water Users Tax	\$6.10 /empl	57,000	59,000	60,000	62,000	64,000	66,000	68,000	72,000
Gas Electric Steam Users Tax	\$66.24 /empl	619,000	637,000	656,000	676,000	696,000	717,000	739,000	784,000
Gross Receipts Tax	Table 14	2,639,000	2,718,000	2,800,000	2,884,000	2,971,000	3,059,000	3,151,000	3,344,000
Business License Tax	Table 14	186,000	191,000	197,000	203,000	209,000	215,000	222,000	235,000
<b>Hotel Room Tax</b>									
TI Full Service Hotel	\$11,498 /rm	8,443,000	8,696,000	8,957,000	9,225,000	9,502,000	9,787,000	10,081,000	10,695,000
YBI Hotel	\$24,911 /rm	<u>4,573,000</u>	<u>4,710,000</u>	<u>4,852,000</u>	<u>4,997,000</u>	<u>5,147,000</u>	<u>5,301,000</u>	<u>5,460,000</u>	<u>5,793,000</u>
Subtotal-Discretionary		82,924,000	82,268,000	83,363,000	84,599,000	83,990,000	85,288,000	85,105,000	87,422,000
<b>Restricted</b>									
Public Safety Sales Tax	Tables 12, 13 & 23	6,436,000	6,629,000	6,828,000	7,033,000	7,244,000	7,461,000	7,684,000	8,153,000
<b>TOTAL (PRIOR TO BASELINE TRANSFERS)</b>		<b>89,360,000</b>	<b>88,897,000</b>	<b>90,191,000</b>	<b>91,632,000</b>	<b>91,234,000</b>	<b>92,749,000</b>	<b>92,789,000</b>	<b>95,337,000</b>
<b>OTHER RESTRICTED REVENUE</b>									
Licenses, Permits, Fees	\$31.51 /res	1,889,000	1,945,000	2,004,000	2,064,000	2,126,000	2,189,000	2,255,000	2,323,000
Fines, Forfeitures, Penalties	\$5.41 /res	324,000	334,000	344,000	355,000	365,000	376,000	387,000	411,000

**Notes**

- <sup>1</sup> Prior to baseline transfers. See Table 11-A for net figures.
- <sup>2</sup> Table 10.
- <sup>3</sup> Table 6.
- <sup>4</sup> Table 4.
- <sup>5</sup> Property tax and VLF projection based on IFD cash flow.
- <sup>6</sup> Reflects 8% of base 1% tax levy. The balance of G.F. property tax revenues are dedicated to funding infrastructure and affordable hsg.

Table 12

**OFF-SITE SALES TAX REVENUE ESTIMATES  
TO BE GENERATED BY TREASURE ISLAND RESIDENTS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
revenue appreciation <sup>1</sup> 3%		1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
<b>OFF-SITE TAXABLE SALES IN S.F. (\$000s)<sup>2</sup></b>												
A. Market Rate/BMR (\$000s)												
For Sale												
YBI Townhomes	\$41,629 /du	0	0	0	1,638	5,060	8,687	10,439	10,752	11,074	11,406	11,749
TI Townhomes	\$34,199 /du	0	0	0	0	1,309	3,727	4,124	4,248	5,892	6,738	9,698
Flats	\$24,776 /du	0	0	0	0	2,677	8,272	14,200	20,477	27,117	34,138	41,555
Neighborhood Tower	\$28,413 /du	0	0	0	0	0	0	6,107	12,580	19,436	26,692	34,366
High Rise	\$33,437 /du	0	0	0	0	0	0	0	0	0	5,235	10,785
Branded condo	\$27,960 /du	0	0	0	0	0	0	0	0	2,550	4,268	4,396
Rental	\$21,101 /du	0	0	0	0	0	977	3,952	7,534	8,072	10,647	12,956
		0	0	0	1,638	9,046	21,663	38,822	55,591	74,141	99,124	125,505
B. TIDA (\$000s)	\$13,601 /du	0	0	0	84	570	1,517	4,449	7,245	9,270	13,339	18,539
TOTAL TAXABLE SALES (\$000s)		0	0	0	1,722	9,616	23,180	43,271	62,836	83,411	112,463	144,044
<b>SALES TAX</b>												
General Fund	1.00% tax	0	0	0	17,000	96,000	232,000	433,000	628,000	834,000	1,125,000	1,440,000
Public Safety	0.50% tax	0	0	0	9,000	48,000	116,000	216,000	314,000	417,000	562,000	720,000
Proposition K												
System Maintenance (DPW)	0.05% tax	0	0	0	1,000	5,000	12,000	22,000	31,000	42,000	56,000	72,000
System Maintenance (MTA)	0.18% tax	0	0	0	3,000	18,000	43,000	80,000	116,000	154,000	207,000	265,000
AB 1107 (MTA)	0.06% tax	0	0	0	1,000	6,000	14,000	27,000	39,000	52,000	70,000	90,000
TDA (MTA)	0.25% tax	0	0	0	4,000	24,000	58,000	108,000	157,000	209,000	281,000	360,000

<sup>1</sup> Table 10.

<sup>2</sup> Based on household estimates, Table 6.



Table 12

**OFF-SITE SALES TAX REVENUE ESTIMATES  
TO BE GENERATED BY TREASURE ISLAND RESIDENTS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>		2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
revenue appreciation <sup>1</sup> 3%		1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86
<b>OFF-SITE TAXABLE SALES IN S.F. (\$000s) <sup>2</sup></b>												
A. Market Rate/BMR (\$000s)												
For Sale												
YBI Townhomes	\$41,629 /du	12,101	12,464	12,838	13,223	13,620	14,029	14,449	14,883	15,329	15,789	16,263
TI Townhomes	\$34,199 /du	11,930	13,214	13,610	14,019	14,439	14,872	15,319	15,778	16,252	16,739	17,241
Flats	\$24,776 /du	49,386	57,650	66,366	75,552	83,416	85,918	88,496	91,151	93,885	96,702	99,603
Neighborhood Tower	\$28,413 /du	42,477	51,043	60,085	69,623	79,680	85,125	87,679	90,309	93,018	95,809	98,683
High Rise	\$33,437 /du	16,662	22,883	29,462	36,415	43,758	48,022	49,463	50,947	52,475	54,049	55,671
Branded condo	\$27,960 /du	4,528	4,664	4,804	4,948	5,097	5,249	5,407	5,569	5,736	5,908	6,086
Rental	\$21,101 /du	<u>13,914</u>	<u>14,331</u>	<u>18,504</u>	<u>19,059</u>	<u>19,631</u>	<u>20,220</u>	<u>20,826</u>	<u>21,451</u>	<u>22,095</u>	<u>22,758</u>	<u>23,440</u>
		150,998	176,249	205,669	232,839	259,641	273,435	281,639	290,088	298,790	307,754	316,987
B. TIDA (\$000s)	\$13,601 /du	22,705	27,234	32,005	35,558	38,968	40,727	41,949	43,208	44,504	45,839	47,214
TOTAL TAXABLE SALES (\$000s)		173,703	203,483	237,674	268,397	298,609	314,162	323,588	333,296	343,294	353,593	364,201
<b>SALES TAX</b>												
General Fund	1.00% tax	1,737,000	2,035,000	2,377,000	2,684,000	2,986,000	3,142,000	3,236,000	3,333,000	3,433,000	3,536,000	3,642,000
Public Safety	0.50% tax	869,000	1,017,000	1,188,000	1,342,000	1,493,000	1,571,000	1,618,000	1,666,000	1,716,000	1,768,000	1,821,000
Proposition K												
System Maintenance (DPW)	0.05% tax	87,000	102,000	119,000	134,000	149,000	157,000	162,000	167,000	172,000	177,000	182,000
System Maintenance (MTA)	0.18% tax	320,000	375,000	438,000	494,000	550,000	579,000	596,000	614,000	632,000	651,000	671,000
AB 1107 (MTA)	0.06% tax	109,000	127,000	149,000	168,000	187,000	196,000	202,000	208,000	215,000	221,000	228,000
TDA (MTA)	0.25% tax	434,000	509,000	594,000	671,000	747,000	785,000	809,000	833,000	858,000	884,000	911,000

<sup>1</sup> Table 10.

<sup>2</sup> Based on household estimates, Table 6.

Table 12

**OFF-SITE SALES TAX REVENUE ESTIMATES  
TO BE GENERATED BY TREASURE ISLAND RESIDENTS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>1</sup>		2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
	revenue appreciation <sup>1</sup>	3%	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58
<b>OFF-SITE TAXABLE SALES IN S.F. (\$000s) <sup>2</sup></b>													
A. Market Rate/BMR (\$000s)													
For Sale													
YBI Townhomes	\$41,629	/du	16,751	17,253	17,771	18,304	18,853	19,419	20,001	20,601	21,219	21,856	22,512
TI Townhomes	\$34,199	/du	17,758	18,291	18,840	19,405	19,987	20,587	21,205	21,841	22,496	23,171	23,866
Flats	\$24,776	/du	102,591	105,669	108,839	112,104	115,467	118,931	122,499	126,174	129,959	133,858	137,874
Neighborhood Tower	\$28,413	/du	101,644	104,693	107,834	111,069	114,401	117,833	121,368	125,009	128,759	132,622	136,600
High Rise	\$33,437	/du	57,341	59,061	60,833	62,658	64,538	66,474	68,468	70,522	72,638	74,817	77,062
Branded condo	\$27,960	/du	6,268	6,456	6,650	6,849	7,055	7,266	7,484	7,709	7,940	8,178	8,424
Rental	\$21,101	/du	<u>24,144</u>	<u>24,868</u>	<u>25,614</u>	<u>26,382</u>	<u>27,174</u>	<u>27,989</u>	<u>28,829</u>	<u>29,694</u>	<u>30,584</u>	<u>31,502</u>	<u>32,447</u>
			326,497	336,291	346,381	356,771	367,475	378,499	389,854	401,550	413,595	426,004	438,785
B. TIDA (\$000s)	\$13,601	/du	48,631	50,089	51,592	53,140	54,734	56,376	58,067	59,809	61,604	63,452	65,355
TOTAL TAXABLE SALES (\$000s)			375,128	386,380	397,973	409,911	422,209	434,875	447,921	461,359	475,199	489,456	504,140
<b>SALES TAX</b>													
General Fund	1.00% tax		3,751,000	3,864,000	3,980,000	4,099,000	4,222,000	4,349,000	4,479,000	4,614,000	4,752,000	4,895,000	5,041,000
Public Safety	0.50% tax		1,876,000	1,932,000	1,990,000	2,050,000	2,111,000	2,174,000	2,240,000	2,307,000	2,376,000	2,447,000	2,521,000
Proposition K													
System Maintenance (DPW)	0.05% tax		188,000	193,000	199,000	205,000	211,000	217,000	224,000	231,000	238,000	245,000	252,000
System Maintenance (MTA)	0.18% tax		691,000	712,000	733,000	755,000	778,000	801,000	825,000	850,000	875,000	902,000	929,000
AB 1107 (MTA)	0.06% tax		234,000	241,000	249,000	256,000	264,000	272,000	280,000	288,000	297,000	306,000	315,000
TDA (MTA)	0.25% tax		938,000	966,000	995,000	1,025,000	1,056,000	1,087,000	1,120,000	1,153,000	1,188,000	1,224,000	1,260,000

<sup>1</sup> Table 10.

<sup>2</sup> Based on household estimates, Table 6.

Table 12

**OFF-SITE SALES TAX REVENUE ESTIMATES  
TO BE GENERATED BY TREASURE ISLAND RESIDENTS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>		2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58
revenue appreciation <sup>1</sup> 3%		2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46
<b>OFF-SITE TAXABLE SALES IN S.F. (\$000s) <sup>2</sup></b>											
A. Market Rate/BMR (\$000s)											
For Sale											
YBI Townhomes	\$41,629 /du	23,187	23,883	24,599	25,337	26,097	26,880	27,686	28,517	29,373	30,254
TI Townhomes	\$34,199 /du	24,582	25,319	26,079	26,861	27,667	28,497	29,352	30,233	31,140	32,074
Flats	\$24,776 /du	142,010	146,270	150,658	155,178	159,833	164,628	169,567	174,654	179,894	185,291
Neighborhood Tower	\$28,413 /du	140,698	144,919	149,267	153,745	158,357	163,108	168,001	173,041	178,233	183,580
High Rise	\$33,437 /du	79,373	81,755	84,207	86,733	89,335	92,016	94,776	97,619	100,548	103,564
Branded condo	\$27,960 /du	8,677	8,937	9,205	9,481	9,766	10,059	10,360	10,671	10,991	11,321
Rental	\$21,101 /du	<u>33,420</u>	<u>34,423</u>	<u>35,456</u>	<u>36,519</u>	<u>37,615</u>	<u>38,743</u>	<u>39,906</u>	<u>41,103</u>	<u>42,336</u>	<u>43,606</u>
		451,947	465,506	479,471	493,854	508,670	523,931	539,648	555,838	572,515	589,690
B. TIDA (\$000s)	\$13,601 /du	67,316	69,335	71,416	73,558	75,765	78,038	80,379	82,790	85,274	87,832
TOTAL TAXABLE SALES (\$000s)		519,263	534,841	550,887	567,412	584,435	601,969	620,027	638,628	657,789	677,522
<b>SALES TAX</b>											
General Fund	1.00% tax	5,193,000	5,348,000	5,509,000	5,674,000	5,844,000	6,020,000	6,200,000	6,386,000	6,578,000	6,775,000
Public Safety	0.50% tax	2,596,000	2,674,000	2,754,000	2,837,000	2,922,000	3,010,000	3,100,000	3,193,000	3,289,000	3,388,000
Proposition K											
System Maintenance (DPW)	0.05% tax	260,000	267,000	275,000	284,000	292,000	301,000	310,000	319,000	329,000	339,000
System Maintenance (MTA)	0.18% tax	957,000	985,000	1,015,000	1,045,000	1,077,000	1,109,000	1,142,000	1,176,000	1,212,000	1,248,000
AB 1107 (MTA)	0.06% tax	325,000	334,000	344,000	355,000	365,000	376,000	388,000	399,000	411,000	423,000
TDA (MTA)	0.25% tax	1,298,000	1,337,000	1,377,000	1,419,000	1,461,000	1,505,000	1,550,000	1,597,000	1,644,000	1,694,000

<sup>1</sup> Table 10.

<sup>2</sup> Based on household estimates, Table 6.

Table 12

**OFF-SITE SALES TAX REVENUE ESTIMATES  
TO BE GENERATED BY TREASURE ISLAND RESIDENTS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>		2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
revenue appreciation <sup>1</sup> 3%		3.56	3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
<b>OFF-SITE TAXABLE SALES IN S.F. (\$000s)<sup>2</sup></b>											
A. Market Rate/BMR (\$000s)											
For Sale											
YBI Townhomes	\$41,629 /du	31,161	32,096	33,059	34,051	35,072	36,125	37,208	38,325	39,474	40,659
TI Townhomes	\$34,199 /du	33,036	34,027	35,048	36,099	37,182	38,298	39,447	40,630	41,849	43,104
Flats	\$24,776 /du	190,849	196,575	202,472	208,546	214,803	221,247	227,884	234,721	241,762	249,015
Neighborhood Tower	\$28,413 /du	189,087	194,760	200,602	206,620	212,819	219,204	225,780	232,553	239,530	246,716
High Rise	\$33,437 /du	106,671	109,871	113,167	116,562	120,059	123,661	127,371	131,192	135,128	139,182
Branded condo	\$27,960 /du	11,661	12,010	12,371	12,742	13,124	13,518	13,923	14,341	14,771	15,214
Rental	\$21,101 /du	<u>44,914</u>	<u>46,262</u>	<u>47,649</u>	<u>49,079</u>	<u>50,551</u>	<u>52,068</u>	<u>53,630</u>	<u>55,239</u>	<u>56,896</u>	<u>58,603</u>
		607,379	625,601	644,368	663,699	683,610	704,121	725,243	747,001	769,410	792,493
B. TIDA (\$000s)	\$13,601 /du	90,467	93,181	95,977	98,856	101,822	104,876	108,022	111,263	114,601	118,039
<b>TOTAL TAXABLE SALES (\$000s)</b>		<b>697,846</b>	<b>718,782</b>	<b>740,345</b>	<b>762,555</b>	<b>785,432</b>	<b>808,997</b>	<b>833,265</b>	<b>858,264</b>	<b>884,011</b>	<b>910,532</b>
<b>SALES TAX</b>											
General Fund	1.00% tax	6,978,000	7,188,000	7,403,000	7,626,000	7,854,000	8,090,000	8,333,000	8,583,000	8,840,000	9,105,000
Public Safety	0.50% tax	3,489,000	3,594,000	3,702,000	3,813,000	3,927,000	4,045,000	4,166,000	4,291,000	4,420,000	4,553,000
Proposition K											
System Maintenance (DPW)	0.05% tax	349,000	359,000	370,000	381,000	393,000	404,000	417,000	429,000	442,000	455,000
System Maintenance (MTA)	0.18% tax	1,286,000	1,324,000	1,364,000	1,405,000	1,447,000	1,490,000	1,535,000	1,581,000	1,629,000	1,677,000
AB 1107 (MTA)	0.06% tax	436,000	449,000	463,000	477,000	491,000	506,000	521,000	536,000	553,000	569,000
TDA (MTA)	0.25% tax	1,745,000	1,797,000	1,851,000	1,906,000	1,964,000	2,022,000	2,083,000	2,146,000	2,210,000	2,276,000

<sup>1</sup> Table 10.

<sup>2</sup> Based on household estimates, Table 6.

Table 13

**ON-SITE SALES TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
revenue appreciation <sup>1</sup>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
occupied retail sf <sup>2</sup>	-	-	-	-	-	-	-	-	-	99,408	99,408
hotel rooms: TI Full Service Hotel <sup>3</sup>	-	-	-	-	-	-	200	200	200	200	200
hotel rooms: YBI Hotel <sup>3</sup>	-	-	-	-	-	-	-	-	50	50	50

**ON-SITE TAXABLE SALES (\$000s)**

<b>RETAIL</b>												
New Taxable Sales	\$480 / SF	0	0	0	0	0	0	0	0	0	62,258	64,126
(Less) Resident Capture	25%	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(28,116)</u>	<u>(36,011)</u>
		0	0	0	0	0	0	0	0	0	34,143	28,115
<b>HOTEL</b>												
Taxable Sales												
TI Full Service Hotel	\$20,531 /rm	0	0	0	0	0	4,903	5,050	5,202	5,358	5,518	
YBI Hotel	\$44,484 /rm	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,818</u>	<u>2,902</u>	<u>2,989</u>	
		0	0	0	0	0	4,903	5,050	8,019	8,260	8,508	
<b>TOTAL TAXABLE SALES</b>		0	0	0	0	0	4,903	5,050	8,019	42,402	36,623	

<b>SALES TAX</b>												
General Fund	1% tax	0	0	0	0	0	49,000	51,000	80,000	424,000	366,000	
Public Safety	0.5% tax	0	0	0	0	0	25,000	25,000	40,000	212,000	183,000	
<b>Proposition K</b>												
Syst. Maintenance (DPW)	0.05% tax	0	0	0	0	0	2,000	3,000	4,000	21,000	18,000	
Syst. Maintenance (Transit)	0.2% tax	0	0	0	0	0	9,000	9,000	15,000	78,000	67,000	
AB 1107 (MTA)	0.1% tax	0	0	0	0	0	3,000	3,000	5,000	27,000	23,000	
TDA (MTA)	0.25% tax	0	0	0	0	0	12,000	13,000	20,000	106,000	92,000	

<sup>1</sup> Table 10.

<sup>2</sup> Table 7.

<sup>3</sup> Table 4.

Table 13

**ON-SITE SALES TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
revenue appreciation <sup>1</sup>	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86
occupied retail sf <sup>2</sup>	99,408	227,088	227,088	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312
hotel rooms: TI Full Service Hotel <sup>3</sup>	200	200	200	200	200	200	200	200	200	200	200
hotel rooms: YBI Hotel <sup>3</sup>	50	50	50	50	50	50	50	50	50	50	50

**ON-SITE TAXABLE SALES (\$000s)**

<b>RETAIL</b>												
New Taxable Sales	\$480 / SF	66,050	155,411	160,073	298,630	307,589	316,817	326,321	336,111	346,194	356,580	367,278
(Less) Resident Capture	25%	<u>(43,426)</u>	<u>(50,871)</u>	<u>(59,419)</u>	<u>(67,099)</u>	<u>(74,652)</u>	<u>(78,541)</u>	<u>(80,897)</u>	<u>(83,324)</u>	<u>(85,824)</u>	<u>(88,398)</u>	<u>(91,050)</u>
		22,624	104,540	100,655	231,531	232,937	238,276	245,424	252,787	260,371	268,182	276,227
<b>HOTEL</b>												
Taxable Sales												
TI Full Service Hotel	\$20,531 /rm	5,684	5,855	6,030	6,211	6,397	6,589	6,787	6,991	7,200	7,416	7,639
YBI Hotel	\$44,484 /rm	<u>3,079</u>	<u>3,171</u>	<u>3,266</u>	<u>3,364</u>	<u>3,465</u>	<u>3,569</u>	<u>3,676</u>	<u>3,787</u>	<u>3,900</u>	<u>4,017</u>	<u>4,138</u>
		8,763	9,026	9,297	9,575	9,863	10,159	10,463	10,777	11,101	11,434	11,777
<b>TOTAL TAXABLE SALES</b>		<b>31,387</b>	<b>113,566</b>	<b>109,951</b>	<b>241,106</b>	<b>242,800</b>	<b>248,435</b>	<b>255,888</b>	<b>263,564</b>	<b>271,471</b>	<b>279,615</b>	<b>288,004</b>

<b>SALES TAX</b>												
General Fund	1% tax	314,000	1,136,000	1,100,000	2,411,000	2,428,000	2,484,000	2,559,000	2,636,000	2,715,000	2,796,000	2,880,000
Public Safety	0.5% tax	157,000	568,000	550,000	1,206,000	1,214,000	1,242,000	1,279,000	1,318,000	1,357,000	1,398,000	1,440,000
<b>Proposition K</b>												
Syst. Maintenance (DPW)	0.05% tax	16,000	57,000	55,000	121,000	121,000	124,000	128,000	132,000	136,000	140,000	144,000
Syst. Maintenance (Transit)	0.2% tax	58,000	209,000	203,000	444,000	447,000	458,000	471,000	486,000	500,000	515,000	531,000
AB 1107 (MTA)	0.1% tax	20,000	71,000	69,000	151,000	152,000	155,000	160,000	165,000	170,000	175,000	180,000
TDA (MTA)	0.25% tax	78,000	284,000	275,000	603,000	607,000	621,000	640,000	659,000	679,000	699,000	720,000

<sup>1</sup> Table 10.

<sup>2</sup> Table 7.

<sup>3</sup> Table 4.

Table 13

**ON-SITE SALES TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
revenue appreciation <sup>1</sup>	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58
occupied retail sf <sup>2</sup>	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312
hotel rooms: TI Full Service Hotel <sup>3</sup>	200	200	200	200	200	200	200	200	200	200	200
hotel rooms: YBI Hotel <sup>3</sup>	50	50	50	50	50	50	50	50	50	50	50

**ON-SITE TAXABLE SALES (\$000s)**

**RETAIL**

New Taxable Sales	\$480 / SF	378,296	389,645	401,334	413,374	425,775	438,549	451,705	465,256	479,214	493,590	508,398
(Less) Resident Capture	25%	<u>(93,782)</u>	<u>(96,595)</u>	<u>(99,493)</u>	<u>(102,478)</u>	<u>(105,552)</u>	<u>(108,719)</u>	<u>(111,980)</u>	<u>(115,340)</u>	<u>(118,800)</u>	<u>(122,364)</u>	<u>(126,035)</u>
		284,514	293,050	301,841	310,896	320,223	329,830	339,725	349,916	360,414	371,226	382,363

**HOTEL**

Taxable Sales												
TI Full Service Hotel	\$20,531 /rm	7,868	8,104	8,347	8,598	8,856	9,121	9,395	9,677	9,967	10,266	10,574
YBI Hotel	\$44,484 /rm	<u>4,262</u>	<u>4,390</u>	<u>4,521</u>	<u>4,657</u>	<u>4,797</u>	<u>4,941</u>	<u>5,089</u>	<u>5,242</u>	<u>5,399</u>	<u>5,561</u>	<u>5,728</u>
		12,130	12,494	12,869	13,255	13,652	14,062	14,484	14,918	15,366	15,827	16,301
<b>TOTAL TAXABLE SALES</b>		296,644	305,543	314,709	324,151	333,875	343,892	354,208	364,835	375,780	387,053	398,664

<b>SALES TAX</b>												
General Fund	1% tax	2,966,000	3,055,000	3,147,000	3,242,000	3,339,000	3,439,000	3,542,000	3,648,000	3,758,000	3,871,000	3,987,000
Public Safety	0.5% tax	1,483,000	1,528,000	1,574,000	1,621,000	1,669,000	1,719,000	1,771,000	1,824,000	1,879,000	1,935,000	1,993,000
<b>Proposition K</b>												
Syst. Maintenance (DPW)	0.05% tax	148,000	153,000	157,000	162,000	167,000	172,000	177,000	182,000	188,000	194,000	199,000
Syst. Maintenance (Transit)	0.2% tax	546,000	563,000	580,000	597,000	615,000	634,000	653,000	672,000	692,000	713,000	734,000
AB 1107 (MTA)	0.1% tax	185,000	191,000	197,000	203,000	209,000	215,000	221,000	228,000	235,000	242,000	249,000
TDA (MTA)	0.25% tax	742,000	764,000	787,000	810,000	835,000	860,000	886,000	912,000	939,000	968,000	997,000

<sup>1</sup> Table 10.

<sup>2</sup> Table 7.

<sup>3</sup> Table 4.

Table 13

**ON-SITE SALES TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
revenue appreciation <sup>1</sup>	2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46	3.56
occupied retail sf <sup>2</sup>	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312
hotel rooms: TI Full Service Hotel <sup>3</sup>	200	200	200	200	200	200	200	200	200	200	200
hotel rooms: YBI Hotel <sup>3</sup>	50	50	50	50	50	50	50	50	50	50	50

**ON-SITE TAXABLE SALES (\$000s)**

**RETAIL**

New Taxable Sales	\$480 / SF	523,650	539,359	555,540	572,206	589,373	607,054	625,265	644,023	663,344	683,244	703,742
(Less) Resident Capture	25%	<u>(129,816)</u>	<u>(133,710)</u>	<u>(137,722)</u>	<u>(141,853)</u>	<u>(146,109)</u>	<u>(150,492)</u>	<u>(155,007)</u>	<u>(159,657)</u>	<u>(164,447)</u>	<u>(169,381)</u>	<u>(174,462)</u>
		393,834	405,649	417,818	430,353	443,264	456,562	470,259	484,366	498,897	513,864	529,280

**HOTEL**

Taxable Sales												
TI Full Service Hotel	\$20,531 /rm	10,891	11,218	11,554	11,901	12,258	12,626	13,005	13,395	13,797	14,210	14,637
YBI Hotel	\$44,484 /rm	<u>5,899</u>	<u>6,076</u>	<u>6,259</u>	<u>6,446</u>	<u>6,640</u>	<u>6,839</u>	<u>7,044</u>	<u>7,255</u>	<u>7,473</u>	<u>7,697</u>	<u>7,928</u>
		16,791	17,294	17,813	18,347	18,898	19,465	20,049	20,650	21,270	21,908	22,565
<b>TOTAL TAXABLE SALES</b>		410,625	422,943	435,632	448,701	462,162	476,026	490,307	505,017	520,167	535,772	551,845

<b>SALES TAX</b>												
General Fund	1% tax	4,106,000	4,229,000	4,356,000	4,487,000	4,622,000	4,760,000	4,903,000	5,050,000	5,202,000	5,358,000	5,518,000
Public Safety	0.5% tax	2,053,000	2,115,000	2,178,000	2,244,000	2,311,000	2,380,000	2,452,000	2,525,000	2,601,000	2,679,000	2,759,000
<b>Proposition K</b>												
Syst. Maintenance (DPW)	0.05% tax	205,000	211,000	218,000	224,000	231,000	238,000	245,000	253,000	260,000	268,000	276,000
Syst. Maintenance (Transit)	0.2% tax	756,000	779,000	803,000	827,000	851,000	877,000	903,000	930,000	958,000	987,000	1,017,000
AB 1107 (MTA)	0.1% tax	257,000	264,000	272,000	280,000	289,000	298,000	306,000	316,000	325,000	335,000	345,000
TDA (MTA)	0.25% tax	1,027,000	1,057,000	1,089,000	1,122,000	1,155,000	1,190,000	1,226,000	1,263,000	1,300,000	1,339,000	1,380,000

<sup>1</sup> Table 10.

<sup>2</sup> Table 7.

<sup>3</sup> Table 4.



Table 13

**ON-SITE SALES TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
revenue appreciation <sup>1</sup>	3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
occupied retail sf <sup>2</sup>	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312	411,312
hotel rooms: TI Full Service Hotel <sup>3</sup>	200	200	200	200	200	200	200	200	200
hotel rooms: YBI Hotel <sup>3</sup>	50	50	50	50	50	50	50	50	50

**ON-SITE TAXABLE SALES (\$000s)**

<b>RETAIL</b>										
New Taxable Sales	\$480 / SF	724,854	746,600	768,998	792,067	815,829	840,304	865,514	891,479	918,223
(Less) Resident Capture	25%	<u>(179,696)</u>	<u>(185,086)</u>	<u>(190,639)</u>	<u>(196,358)</u>	<u>(202,249)</u>	<u>(208,316)</u>	<u>(214,566)</u>	<u>(221,003)</u>	<u>(227,633)</u>
		545,158	561,513	578,359	595,709	613,580	631,988	650,948	670,476	690,590
<b>HOTEL</b>										
Taxable Sales										
TI Full Service Hotel	\$20,531 /rm	15,076	15,528	15,994	16,474	16,968	17,477	18,001	18,541	19,098
YBI Hotel	\$44,484 /rm	<u>8,166</u>	<u>8,411</u>	<u>8,663</u>	<u>8,923</u>	<u>9,191</u>	<u>9,467</u>	<u>9,751</u>	<u>10,043</u>	<u>10,345</u>
		23,242	23,939	24,657	25,397	26,159	26,944	27,752	28,585	29,442
<b>TOTAL TAXABLE SALES</b>		<b>568,400</b>	<b>585,453</b>	<b>603,016</b>	<b>621,107</b>	<b>639,739</b>	<b>658,932</b>	<b>678,700</b>	<b>699,061</b>	<b>720,033</b>

<b>SALES TAX</b>										
General Fund	1% tax	5,684,000	5,855,000	6,030,000	6,211,000	6,397,000	6,589,000	6,787,000	6,991,000	7,200,000
Public Safety	0.5% tax	2,842,000	2,927,000	3,015,000	3,106,000	3,199,000	3,295,000	3,393,000	3,495,000	3,600,000
<b>Proposition K</b>										
Syst. Maintenance (DPW)	0.05% tax	284,000	293,000	302,000	311,000	320,000	329,000	339,000	350,000	360,000
Syst. Maintenance (Transit)	0.2% tax	1,047,000	1,079,000	1,111,000	1,144,000	1,179,000	1,214,000	1,250,000	1,288,000	1,326,000
AB 1107 (MTA)	0.1% tax	355,000	366,000	377,000	388,000	400,000	412,000	424,000	437,000	450,000
TDA (MTA)	0.25% tax	1,421,000	1,464,000	1,508,000	1,553,000	1,599,000	1,647,000	1,697,000	1,748,000	1,800,000

<sup>1</sup> Table 10.

<sup>2</sup> Table 7.

<sup>3</sup> Table 4.

Table 14

**BUSINESS TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
revenue appreciation <sup>1</sup>		1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
office employees <sup>2</sup>		0	0	0	0	0	0	0	0	0	0	0
hotel rooms: TI Full Service Hotel <sup>3</sup>		0	0	0	0	0	0	200	200	200	200	200
hotel rooms: YBI hotel <sup>3</sup>		0	0	0	0	0	0	0	0	50	50	50
occupied rental units <sup>2</sup>		0	0	0	0	0	40	157	290	302	387	457
occupied retail sf (000s) <sup>4</sup>		0	0	0	0	0	0	0	0	0	99	99
occupied office sf (000s) <sup>4</sup>		0	0	0	0	0	0	0	0	0	0	0
<b>I. GROSS RECEIPTS TAX</b>												
<b>RETAIL</b>												
New Gross Receipts (\$000s)	\$600 /SF	0	0	0	0	0	0	0	0	0	77,823	80,158
Tax	\$1.00 /\$1,000	0	0	0	0	0	0	0	0	0	78,000	80,000
<b>OFFICE</b>												
Tax	\$907 /empl	0	0	0	0	0	0	0	0	0	0	0
<b>HOTEL</b>												
New Gross Receipts (\$000s)												
TI Full Service Hotel	\$123,188 /rm	0	0	0	0	0	0	29,418	30,301	31,210	32,146	33,111
YBI Hotel	\$266,906 /rm	0	0	0	0	0	0	0	0	16,905	17,413	17,935
Tax												
TI Full Service Hotel	\$4.00 /\$1,000	0	0	0	0	0	0	117,674	121,204	124,840	128,585	132,443
YBI Hotel	\$3.25 /\$1,000	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>54,943</u>	<u>56,591</u>	<u>58,289</u>
Total Tax	\$3.25 /\$1,000	0	0	0	0	0	0	117,674	121,204	179,783	185,176	190,732
<b>LEASING</b>												
New Gross Receipts (\$000s)												
Rental Units (Market & BMR)	\$44,400 /unit	0	0	0	0	0	2,056	8,315	15,851	16,984	22,404	27,261
Retail Sq Ft	\$50 /sf	0	0	0	0	0	0	0	0	0	6	7
Office Square Feet	\$70 /sf	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tax	\$2.85 /\$1,000	0	0	0	0	0	5,859	23,697	45,177	48,406	63,869	77,712
<b>GROSS RECEIPTS TAX TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,000</b>	<b>141,000</b>	<b>166,000</b>	<b>228,000</b>	<b>327,000</b>	<b>348,000</b>

Table 14

**BUSINESS TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>		2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
revenue appreciation <sup>1</sup>		1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86
office employees <sup>2</sup>		0	281	281	281	281	281	281	281	281	281	281
hotel rooms: TI Full Service Hotel <sup>3</sup>		200	200	200	200	200	200	200	200	200	200	200
hotel rooms: YBI hotel <sup>3</sup>		50	50	50	50	50	50	50	50	50	50	50
occupied rental units <sup>2</sup>		476	476	597	597	597	597	597	597	597	597	597
occupied retail sf (000s) <sup>4</sup>		99	227	227	411	411	411	411	411	411	411	411
occupied office sf (000s) <sup>4</sup>		0	91	91	91	91	91	91	91	91	91	91
<b>I. GROSS RECEIPTS TAX</b>												
<b>RETAIL</b>												
New Gross Receipts (\$000s)	\$600 /SF	82,562	194,264	200,092	373,288	384,486	396,021	407,902	420,139	432,743	445,725	459,097
Tax	\$1.00 /\$1,000	83,000	194,000	200,000	373,000	384,000	396,000	408,000	420,000	433,000	446,000	459,000
<b>OFFICE</b>												
Tax	\$907 /empl	0	362,863	373,749	384,962	396,511	408,406	420,658	433,278	446,276	459,665	473,455
<b>HOTEL</b>												
New Gross Receipts (\$000s)												
TI Full Service Hotel	\$123,188 /rm	34,104	35,127	36,181	37,266	38,384	39,536	40,722	41,944	43,202	44,498	45,833
YBI Hotel	\$266,906 /rm	18,473	19,027	19,598	20,186	20,792	21,415	22,058	22,720	23,401	24,103	24,826
Tax												
TI Full Service Hotel	\$4.00 /\$1,000	136,416	140,509	144,724	149,066	153,538	158,144	162,888	167,775	172,808	177,992	183,332
YBI Hotel	\$3.25 /\$1,000	<u>60,037</u>	<u>61,838</u>	<u>63,694</u>	<u>65,604</u>	<u>67,573</u>	<u>69,600</u>	<u>71,688</u>	<u>73,838</u>	<u>76,054</u>	<u>78,335</u>	<u>80,685</u>
Total Tax	\$3.25 /\$1,000	196,454	202,347	208,418	214,670	221,110	227,744	234,576	241,613	248,862	256,327	264,017
<b>LEASING</b>												
New Gross Receipts (\$000s)												
Rental Units (Market & BMR)	\$44,400 /unit	29,276	30,154	38,935	40,103	41,306	42,545	43,821	45,136	46,490	47,885	49,321
Retail Sq Ft	\$50 /sf	7	16	17	31	32	33	34	35	36	37	38
Office Square Feet	\$70 /sf	<u>0</u>	<u>9</u>	<u>9</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>11</u>	<u>11</u>	<u>11</u>	<u>12</u>	<u>12</u>
Tax	\$2.85 /\$1,000	83,456	86,011	111,038	114,409	117,841	121,376	125,017	128,768	132,631	136,610	140,708
<b>GROSS RECEIPTS TAX TOTAL</b>		<b>363,000</b>	<b>845,000</b>	<b>893,000</b>	<b>1,087,000</b>	<b>1,119,000</b>	<b>1,154,000</b>	<b>1,188,000</b>	<b>1,224,000</b>	<b>1,261,000</b>	<b>1,299,000</b>	<b>1,337,000</b>

Table 14

**BUSINESS TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>		2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
revenue appreciation <sup>1</sup>		1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58
office employees <sup>2</sup>		281	281	281	281	281	281	281	281	281	281	281
hotel rooms: TI Full Service Hotel <sup>3</sup>		200	200	200	200	200	200	200	200	200	200	200
hotel rooms: YBI hotel <sup>3</sup>		50	50	50	50	50	50	50	50	50	50	50
occupied rental units <sup>2</sup>		597	597	597	597	597	597	597	597	597	597	597
occupied retail sf (000s) <sup>4</sup>		411	411	411	411	411	411	411	411	411	411	411
occupied office sf (000s) <sup>4</sup>		91	91	91	91	91	91	91	91	91	91	91
<b>I. GROSS RECEIPTS TAX</b>												
<b>RETAIL</b>												
New Gross Receipts (\$000s)	\$600 /SF	472,870	487,056	501,668	516,718	532,219	548,186	564,631	581,570	599,017	616,988	635,497
Tax	\$1.00 /\$1,000	473,000	487,000	502,000	517,000	532,000	548,000	565,000	582,000	599,000	617,000	635,000
<b>OFFICE</b>												
Tax	\$907 /empl	487,658	502,288	517,357	532,877	548,864	565,330	582,289	599,758	617,751	636,283	655,372
<b>HOTEL</b>												
New Gross Receipts (\$000s)												
TI Full Service Hotel	\$123,188 /rm	47,208	48,624	50,083	51,585	53,133	54,727	56,369	58,060	59,802	61,596	63,444
YBI Hotel	\$266,906 /rm	25,571	26,338	27,128	27,942	28,780	29,644	30,533	31,449	32,393	33,364	34,365
Tax												
TI Full Service Hotel	\$4.00 /\$1,000	188,832	194,497	200,332	206,342	212,532	218,908	225,475	232,240	239,207	246,383	253,774
YBI Hotel	\$3.25 /\$1,000	<u>83,106</u>	<u>85,599</u>	<u>88,167</u>	<u>90,812</u>	<u>93,536</u>	<u>96,342</u>	<u>99,233</u>	<u>102,210</u>	<u>105,276</u>	<u>108,434</u>	<u>111,687</u>
Total Tax	\$3.25 /\$1,000	271,938	280,096	288,499	297,154	306,068	315,250	324,708	334,449	344,483	354,817	365,462
<b>LEASING</b>												
New Gross Receipts (\$000s)												
Rental Units (Market & BMR)	\$44,400 /unit	50,801	52,325	53,895	55,511	57,177	58,892	60,659	62,479	64,353	66,284	68,272
Retail Sq Ft	\$50 /sf	39	41	42	43	44	46	47	48	50	51	53
Office Square Feet	\$70 /sf	<u>12</u>	<u>13</u>	<u>13</u>	<u>13</u>	<u>14</u>	<u>14</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>16</u>	<u>16</u>
		50,852	52,378	53,949	55,568	57,235	58,952	60,721	62,542	64,418	66,351	68,341
Tax	\$2.85 /\$1,000	144,930	149,277	153,756	158,368	163,119	168,013	173,053	178,245	183,592	189,100	194,773
<b>GROSS RECEIPTS TAX TOTAL</b>		<b>1,378,000</b>	<b>1,419,000</b>	<b>1,462,000</b>	<b>1,505,000</b>	<b>1,550,000</b>	<b>1,597,000</b>	<b>1,645,000</b>	<b>1,694,000</b>	<b>1,745,000</b>	<b>1,797,000</b>	<b>1,851,000</b>

Table 14

**BUSINESS TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>		2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
revenue appreciation <sup>1</sup>		2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46	3.56
office employees <sup>2</sup>		281	281	281	281	281	281	281	281	281	281	281
hotel rooms: TI Full Service Hotel <sup>3</sup>		200	200	200	200	200	200	200	200	200	200	200
hotel rooms: YBI hotel <sup>3</sup>		50	50	50	50	50	50	50	50	50	50	50
occupied rental units <sup>2</sup>		597	597	597	597	597	597	597	597	597	597	597
occupied retail sf (000s) <sup>4</sup>		411	411	411	411	411	411	411	411	411	411	411
occupied office sf (000s) <sup>4</sup>		91	91	91	91	91	91	91	91	91	91	91
<b>I. GROSS RECEIPTS TAX</b>												
<b>RETAIL</b>												
New Gross Receipts (\$000s)	\$600 /SF	654,562	674,199	694,425	715,258	736,716	758,817	781,582	805,029	829,180	854,055	879,677
Tax	\$1.00 /\$1,000	655,000	674,000	694,000	715,000	737,000	759,000	782,000	805,000	829,000	854,000	880,000
<b>OFFICE</b>												
Tax	\$907 /empl	675,033	695,284	716,143	737,627	759,756	782,548	806,025	830,205	855,112	880,765	907,188
<b>HOTEL</b>												
New Gross Receipts (\$000s)												
TI Full Service Hotel	\$123,188 /rm	65,347	67,307	69,327	71,406	73,549	75,755	78,028	80,368	82,780	85,263	87,821
YBI Hotel	\$266,906 /rm	35,396	36,458	37,552	38,678	39,839	41,034	42,265	43,533	44,839	46,184	47,570
Tax												
TI Full Service Hotel	\$4.00 /\$1,000	261,388	269,229	277,306	285,625	294,194	303,020	312,111	321,474	331,118	341,052	351,283
YBI Hotel	\$3.25 /\$1,000	<u>115,038</u>	<u>118,489</u>	<u>122,044</u>	<u>125,705</u>	<u>129,476</u>	<u>133,360</u>	<u>137,361</u>	<u>141,482</u>	<u>145,726</u>	<u>150,098</u>	<u>154,601</u>
Total Tax	\$3.25 /\$1,000	376,425	387,718	399,350	411,330	423,670	436,380	449,472	462,956	476,844	491,150	505,884
<b>LEASING</b>												
New Gross Receipts (\$000s)												
Rental Units (Market & BMR)	\$44,400 /unit	70,320	72,430	74,603	76,841	79,146	81,520	83,966	86,485	89,080	91,752	94,505
Retail Sq Ft	\$50 /sf	55	56	58	60	61	63	65	67	69	71	73
Office Square Feet	\$70 /sf	<u>17</u>	<u>17</u>	<u>18</u>	<u>19</u>	<u>19</u>	<u>20</u>	<u>20</u>	<u>21</u>	<u>21</u>	<u>22</u>	<u>23</u>
		70,392	72,503	74,679	76,919	79,226	81,603	84,051	86,573	89,170	91,845	94,601
Tax	\$2.85 /\$1,000	200,616	206,635	212,834	219,219	225,795	232,569	239,546	246,733	254,135	261,759	269,612
<b>GROSS RECEIPTS TAX TOTAL</b>		<b>1,907,000</b>	<b>1,964,000</b>	<b>2,022,000</b>	<b>2,083,000</b>	<b>2,146,000</b>	<b>2,210,000</b>	<b>2,277,000</b>	<b>2,345,000</b>	<b>2,415,000</b>	<b>2,488,000</b>	<b>2,563,000</b>

Table 14

**BUSINESS TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>		2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
revenue appreciation <sup>1</sup>		3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
office employees <sup>2</sup>		281	281	281	281	281	281	281	281	281
hotel rooms: TI Full Service Hotel <sup>3</sup>		200	200	200	200	200	200	200	200	200
hotel rooms: YBI hotel <sup>3</sup>		50	50	50	50	50	50	50	50	50
occupied rental units <sup>2</sup>		597	597	597	597	597	597	597	597	597
occupied retail sf (000s) <sup>4</sup>		411	411	411	411	411	411	411	411	411
occupied office sf (000s) <sup>4</sup>		91	91	91	91	91	91	91	91	91
<b>I. GROSS RECEIPTS TAX</b>										
<b>RETAIL</b>										
New Gross Receipts (\$000s)	\$600 /SF	906,067	933,249	961,247	990,084	1,019,787	1,050,380	1,081,892	1,114,349	1,147,779
Tax	\$1.00 /\$1,000	906,000	933,000	961,000	990,000	1,020,000	1,050,000	1,082,000	1,114,000	1,148,000
<b>OFFICE</b>										
Tax	\$907 /empl	934,404	962,436	991,309	1,021,048	1,051,679	1,083,230	1,115,727	1,149,198	1,183,674
<b>HOTEL</b>										
New Gross Receipts (\$000s)										
TI Full Service Hotel	\$123,188 /rm	90,455	93,169	95,964	98,843	101,808	104,863	108,008	111,249	114,586
YBI Hotel	\$266,906 /rm	48,997	50,467	51,981	53,540	55,146	56,801	58,505	60,260	62,068
Tax										
TI Full Service Hotel	\$4.00 /\$1,000	361,822	372,676	383,857	395,372	407,233	419,450	432,034	444,995	458,345
YBI Hotel	\$3.25 /\$1,000	<u>159,239</u>	<u>164,016</u>	<u>168,937</u>	<u>174,005</u>	<u>179,225</u>	<u>184,602</u>	<u>190,140</u>	<u>195,844</u>	<u>201,719</u>
Total Tax	\$3.25 /\$1,000	521,061	536,693	552,793	569,377	586,459	604,052	622,174	640,839	660,064
<b>LEASING</b>										
New Gross Receipts (\$000s)										
Rental Units (Market & BMR)	\$44,400 /unit	97,340	100,260	103,268	106,366	109,557	112,843	116,229	119,715	123,307
Retail Sq Ft	\$50 /sf	76	78	80	83	85	88	90	93	96
Office Square Feet	\$70 /sf	<u>23</u>	<u>24</u>	<u>25</u>	<u>26</u>	<u>26</u>	<u>27</u>	<u>28</u>	<u>29</u>	<u>30</u>
		97,439	100,362	103,373	106,474	109,668	112,958	116,347	119,837	123,432
Tax	\$2.85 /\$1,000	277,700	286,031	294,612	303,450	312,554	321,930	331,588	341,536	351,782
<b>GROSS RECEIPTS TAX TOTAL</b>		<b>2,639,000</b>	<b>2,718,000</b>	<b>2,800,000</b>	<b>2,884,000</b>	<b>2,971,000</b>	<b>3,059,000</b>	<b>3,151,000</b>	<b>3,246,000</b>	<b>3,344,000</b>

Table 14

**BUSINESS TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>1</sup>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
<b>II. BUSINESS REGISTRATION TAX</b>												
<b>RETAIL</b>												
Business Licenses	3,000 sf/bus.	0	0	0	0	0	0	0	0	0	33	33
License Rate	\$200 /bus.	0	0	0	0	0	0	0	0	0	8,677	8,937
<b>OFFICE</b>												
Business Licenses	5,000 sf/bus.	0	0	0	0	0	0	0	0	0	0	0
License Rate	\$500 /bus.	0	0	0	0	0	0	0	0	0	0	0
<b>HOTEL</b>												
Business Licenses												
TI Full Service	1 license	0	0	0	0	0	0	1	1	1	1	1
YBI Hotel	1 license	0	0	0	0	0	0	0	0	1	1	1
License Fees												
TI Full Service	\$12,500 /license	0	0	0	0	0	0	14,926	15,373	15,835	16,310	16,799
YBI Hotel	\$1,500 /license	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,900</u>	<u>1,957</u>	<u>2,016</u>
		0	0	0	0	0	0	14,926	15,373	17,735	18,267	18,815
<b>BUSINESS REGISTRATION TAX TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,000</b>	<b>15,000</b>	<b>18,000</b>	<b>27,000</b>	<b>28,000</b>

<sup>1</sup> Table 10.

<sup>2</sup> Table 6.

<sup>3</sup> Table 4.

<sup>4</sup> Table 7.

Table 14

**BUSINESS TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>1</sup>	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
<b>II. BUSINESS REGISTRATION TAX</b>												
<b>RETAIL</b>												
Business Licenses	3,000 sf/bus.	33	76	76	137	137	137	137	137	137	137	137
License Rate	\$200 /bus.	9,205	21,581	22,229	41,480	42,725	44,006	45,327	46,686	48,087	49,530	51,015
<b>OFFICE</b>												
Business Licenses	5,000 sf/bus.	0	18	18	18	18	18	18	18	18	18	18
License Rate	\$500 /bus.	0	13,003	13,393	13,795	14,209	14,635	15,074	15,526	15,992	16,472	16,966
<b>HOTEL</b>												
Business Licenses												
TI Full Service	1 license	1	1	1	1	1	1	1	1	1	1	1
YBI Hotel	1 license	1	1	1	1	1	1	1	1	1	1	1
License Fees												
TI Full Service	\$12,500 /license	17,303	17,822	18,357	18,907	19,475	20,059	20,661	21,280	21,919	22,576	23,254
YBI Hotel	\$1,500 /license	<u>2,076</u>	<u>2,139</u>	<u>2,203</u>	<u>2,269</u>	<u>2,337</u>	<u>2,407</u>	<u>2,479</u>	<u>2,554</u>	<u>2,630</u>	<u>2,709</u>	<u>2,790</u>
		19,379	19,961	20,559	21,176	21,812	22,466	23,140	23,834	24,549	25,286	26,044
<b>BUSINESS REGISTRATION TAX TOTAL</b>		<b>29,000</b>	<b>55,000</b>	<b>56,000</b>	<b>76,000</b>	<b>79,000</b>	<b>81,000</b>	<b>84,000</b>	<b>86,000</b>	<b>89,000</b>	<b>91,000</b>	<b>94,000</b>

<sup>1</sup> Table 10.

<sup>2</sup> Table 6.

<sup>3</sup> Table 4.

<sup>4</sup> Table 7.



Table 14

**BUSINESS TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>1</sup>	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
<b>II. BUSINESS REGISTRATION TAX</b>												
<b>RETAIL</b>												
Business Licenses	3,000 sf/bus.	137	137	137	137	137	137	137	137	137	137	137
License Rate	\$200 /bus.	52,546	54,122	55,746	57,418	59,141	60,915	62,743	64,625	66,564	68,561	70,617
<b>OFFICE</b>												
Business Licenses	5,000 sf/bus.	18	18	18	18	18	18	18	18	18	18	18
License Rate	\$500 /bus.	17,475	17,999	18,539	19,095	19,668	20,258	20,866	21,492	22,137	22,801	23,485
<b>HOTEL</b>												
Business Licenses												
TI Full Service	1 license	1	1	1	1	1	1	1	1	1	1	1
YBI Hotel	1 license	1	1	1	1	1	1	1	1	1	1	1
License Fees												
TI Full Service	\$12,500 /license	23,951	24,670	25,410	26,172	26,957	27,766	28,599	29,457	30,341	31,251	32,189
YBI Hotel	\$1,500 /license	<u>2,874</u>	<u>2,960</u>	<u>3,049</u>	<u>3,141</u>	<u>3,235</u>	<u>3,332</u>	<u>3,432</u>	<u>3,535</u>	<u>3,641</u>	<u>3,750</u>	<u>3,863</u>
		26,825	27,630	28,459	29,313	30,192	31,098	32,031	32,992	33,982	35,001	36,051
<b>BUSINESS REGISTRATION TAX TOTAL</b>		<b>97,000</b>	<b>100,000</b>	<b>103,000</b>	<b>106,000</b>	<b>109,000</b>	<b>112,000</b>	<b>116,000</b>	<b>119,000</b>	<b>123,000</b>	<b>126,000</b>	<b>130,000</b>

<sup>1</sup> Table 10.

<sup>2</sup> Table 6.

<sup>3</sup> Table 4.

<sup>4</sup> Table 7.

Table 14

**BUSINESS TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>1</sup>	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
<b>II. BUSINESS REGISTRATION TAX</b>												
<b>RETAIL</b>												
Business Licenses	3,000 sf/bus.	137	137	137	137	137	137	137	137	137	137	137
License Rate	\$200 /bus.	72,736	74,918	77,165	79,480	81,865	84,321	86,850	89,456	92,140	94,904	97,751
<b>OFFICE</b>												
Business Licenses	5,000 sf/bus.	18	18	18	18	18	18	18	18	18	18	18
License Rate	\$500 /bus.	24,189	24,915	25,662	26,432	27,225	28,042	28,883	29,750	30,642	31,562	32,508
<b>HOTEL</b>												
Business Licenses												
TI Full Service	1 license	1	1	1	1	1	1	1	1	1	1	1
YBI Hotel	1 license	1	1	1	1	1	1	1	1	1	1	1
License Fees												
TI Full Service	\$12,500 /license	33,154	34,149	35,173	36,228	37,315	38,435	39,588	40,775	41,999	43,259	44,556
YBI Hotel	\$1,500 /license	<u>3,979</u>	<u>4,098</u>	<u>4,221</u>	<u>4,347</u>	<u>4,478</u>	<u>4,612</u>	<u>4,751</u>	<u>4,893</u>	<u>5,040</u>	<u>5,191</u>	<u>5,347</u>
		37,133	38,247	39,394	40,576	41,793	43,047	44,338	45,669	47,039	48,450	49,903
<b>BUSINESS REGISTRATION TAX TOTAL</b>		<b>134,000</b>	<b>138,000</b>	<b>142,000</b>	<b>146,000</b>	<b>151,000</b>	<b>155,000</b>	<b>160,000</b>	<b>165,000</b>	<b>170,000</b>	<b>175,000</b>	<b>180,000</b>

<sup>1</sup> Table 10.

<sup>2</sup> Table 6.

<sup>3</sup> Table 4.

<sup>4</sup> Table 7.

Table 14

**BUSINESS TAX REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	MEASURE <sup>1</sup>	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
<b>II. BUSINESS REGISTRATION TAX</b>										
<b>RETAIL</b>										
Business Licenses	3,000 sf/bus.	137	137	137	137	137	137	137	137	137
License Rate	\$200 /bus.	100,683	103,704	106,815	110,020	113,320	116,720	120,221	123,828	127,543
<b>OFFICE</b>										
Business Licenses	5,000 sf/bus.	18	18	18	18	18	18	18	18	18
License Rate	\$500 /bus.	33,484	34,488	35,523	36,588	37,686	38,817	39,981	41,181	42,416
<b>HOTEL</b>										
Business Licenses										
TI Full Service	1 license	1	1	1	1	1	1	1	1	1
YBI Hotel	1 license	1	1	1	1	1	1	1	1	1
License Fees										
TI Full Service	\$12,500 /license	45,893	47,270	48,688	50,149	51,653	53,203	54,799	56,443	58,136
YBI Hotel	\$1,500 /license	<u>5,507</u>	<u>5,672</u>	<u>5,843</u>	<u>6,018</u>	<u>6,198</u>	<u>6,384</u>	<u>6,576</u>	<u>6,773</u>	<u>6,976</u>
		51,400	52,942	54,531	56,167	57,852	59,587	61,375	63,216	65,112
<b>BUSINESS REGISTRATION TAX TOTAL</b>		<b>186,000</b>	<b>191,000</b>	<b>197,000</b>	<b>203,000</b>	<b>209,000</b>	<b>215,000</b>	<b>222,000</b>	<b>228,000</b>	<b>235,000</b>

<sup>1</sup> Table 10.

<sup>2</sup> Table 6.

<sup>3</sup> Table 4.

<sup>4</sup> Table 7.

Table 15

**TRANSFER TAX REVENUE ESTIMATES <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
<b>VALUE SUBJECT TO TRANSFER TAX (\$000s)</b>											
<b>RESIDENTIAL VALUE<sup>2</sup></b>											
Market Rate Home Sales (\$000s)	0	0	0	69,074	304,051	465,567	549,832	491,288	675,686	834,975	877,645
Cumulative Value Inflated / 1 year lag 1.03	0	0	0	69,074	375,197	852,020	1,427,412	1,961,523	2,696,055	3,611,912	4,597,914
BMR Home Sales (\$000s)	0	0	0	669	3,092	4,919	6,754	6,348	6,538	6,734	6,937
Cumulative Value Inflated / 1 year lag 1.01	0	0	0	669	3,768	8,724	15,566	22,069	28,829	35,851	43,146
<b>RESIDENTIAL TURNOVER</b>											
Market Rate Units 10% /Year	0	0	0	0	7,115	38,645	87,758	147,023	202,037	277,694	372,027
Affordable Units 10% /Year	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>68</u>	<u>381</u>	<u>881</u>	<u>1,572</u>	<u>2,229</u>	<u>2,912</u>	<u>3,621</u>
	0	0	0	0	7,182	39,026	88,639	148,596	204,266	280,605	375,648
<b>TRANSFER TAX REVENUE</b>											
Market Rate Units \$7.50 /\$1,000	0	0	0	0	53,000	290,000	658,000	1,103,000	1,515,000	2,083,000	2,790,000
Affordable Units \$6.80 /\$1,000	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3,000</u>	<u>6,000</u>	<u>11,000</u>	<u>15,000</u>	<u>20,000</u>	<u>25,000</u>
<b>Notes</b>	0	0	0	0	53,000	293,000	664,000	1,114,000	1,530,000	2,103,000	2,815,000

<sup>1</sup> Table 10.

<sup>2</sup> TICD Pro Forma (March 2016).

Table 15

**TRANSFER TAX REVENUE ESTIMATES <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
<b>VALUE SUBJECT TO TRANSFER TAX (\$000s)</b>											
<b>RESIDENTIAL VALUE<sup>2</sup></b>											
Market Rate Home Sales (\$000s)	865,778	848,007	832,925	857,912	809,672	244,121	0	0	0	0	0
Cumulative Value Inflated / 1 year lag 1.03	5,601,629	6,617,684	7,649,139	8,736,526	9,808,294	10,346,664	10,657,064	10,976,775	11,306,079	11,645,261	11,994,619
BMR Home Sales (\$000s)	7,145	7,359	7,580	7,807	6,866	1,251	0	0	0	0	0
Cumulative Value Inflated / 1 year lag 1.01	50,722	58,589	66,754	75,229	82,847	84,926	85,776	86,634	87,500	88,375	89,259
<b>RESIDENTIAL TURNOVER</b>											
Market Rate Units 10% /Year	473,585	576,968	681,621	787,861	899,862	1,010,254	1,065,706	1,097,678	1,130,608	1,164,526	1,199,462
Affordable Units 10% /Year	<u>4,358</u>	<u>5,123</u>	<u>5,917</u>	<u>6,742</u>	<u>7,598</u>	<u>8,368</u>	<u>8,578</u>	<u>8,663</u>	<u>8,750</u>	<u>8,837</u>	<u>8,926</u>
	477,943	582,091	687,539	794,604	907,460	1,018,622	1,074,284	1,106,341	1,139,358	1,173,364	1,208,388
<b>TRANSFER TAX REVENUE</b>											
Market Rate Units \$7.50 /\$1,000	3,552,000	4,327,000	5,112,000	5,909,000	6,749,000	7,577,000	7,993,000	8,233,000	8,480,000	8,734,000	8,996,000
Affordable Units \$6.80 /\$1,000	<u>30,000</u>	<u>35,000</u>	<u>40,000</u>	<u>46,000</u>	<u>52,000</u>	<u>57,000</u>	<u>58,000</u>	<u>59,000</u>	<u>59,000</u>	<u>60,000</u>	<u>61,000</u>
	3,582,000	4,362,000	5,152,000	5,955,000	6,801,000	7,634,000	8,051,000	8,292,000	8,539,000	8,794,000	9,057,000

Notes

<sup>1</sup> Table 10.

<sup>2</sup> TICD Pro Forma (March 2016).

Table 15

**TRANSFER TAX REVENUE ESTIMATES <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
<b>VALUE SUBJECT TO TRANSFER TAX (\$000s)</b>											
<b>RESIDENTIAL VALUE<sup>2</sup></b>											
Market Rate Home Sales (\$000s)		0	0	0	0	0	0	0	0	0	0
Cumulative Value Inflated / 1 year lag 1.03	12,354,457	12,725,091	13,106,844	13,500,049	13,905,051	14,322,202	14,751,868	15,194,424	15,650,257	16,119,765	16,603,358
BMR Home Sales (\$000s)		0	0	0	0	0	0	0	0	0	0
Cumulative Value Inflated / 1 year lag 1.01	90,151	91,053	91,963	92,883	93,812	94,750	95,697	96,654	97,621	98,597	99,583
<b>RESIDENTIAL TURNOVER</b>											
Market Rate Units 10% /Year	1,235,446	1,272,509	1,310,684	1,350,005	1,390,505	1,432,220	1,475,187	1,519,442	1,565,026	1,611,976	1,660,336
Affordable Units 10% /Year	<u>9,015</u>	<u>9,105</u>	<u>9,196</u>	<u>9,288</u>	<u>9,381</u>	<u>9,475</u>	<u>9,570</u>	<u>9,665</u>	<u>9,762</u>	<u>9,860</u>	<u>9,958</u>
	1,244,461	1,281,614	1,319,881	1,359,293	1,399,886	1,441,695	1,484,757	1,529,108	1,574,788	1,621,836	1,670,294
<b>TRANSFER TAX REVENUE</b>											
Market Rate Units \$7.50 /\$1,000	9,266,000	9,544,000	9,830,000	10,125,000	10,429,000	10,742,000	11,064,000	11,396,000	11,738,000	12,090,000	12,453,000
Affordable Units \$6.80 /\$1,000	<u>61,000</u>	<u>62,000</u>	<u>63,000</u>	<u>63,000</u>	<u>64,000</u>	<u>64,000</u>	<u>65,000</u>	<u>66,000</u>	<u>66,000</u>	<u>67,000</u>	<u>68,000</u>
	9,327,000	9,606,000	9,893,000	10,188,000	10,493,000	10,806,000	11,129,000	11,462,000	11,804,000	12,157,000	12,521,000

Notes

<sup>1</sup> Table 10.

<sup>2</sup> TICD Pro Forma (March 2016).

Table 15

**TRANSFER TAX REVENUE ESTIMATES <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
<b>VALUE SUBJECT TO TRANSFER TAX (\$000s)</b>											
<b>RESIDENTIAL VALUE<sup>2</sup></b>											
Market Rate Home Sales (\$000s)		0	0	0	0	0	0	0	0	0	0
Cumulative Value Inflated / 1 year lag 1.03	17,101,459	17,614,502	18,142,937	18,687,225	19,247,842	19,825,277	20,420,036	21,032,637	21,663,616	22,313,524	22,982,930
BMR Home Sales (\$000s)		0	0	0	0	0	0	0	0	0	0
Cumulative Value Inflated / 1 year lag 1.01	100,579	101,585	102,600	103,626	104,663	105,709	106,766	107,834	108,912	110,002	111,102
<b>RESIDENTIAL TURNOVER</b>											
Market Rate Units 10% /Year	1,710,146	1,761,450	1,814,294	1,868,723	1,924,784	1,982,528	2,042,004	2,103,264	2,166,362	2,231,352	2,298,293
Affordable Units 10% /Year	<u>10,058</u>	<u>10,158</u>	<u>10,260</u>	<u>10,363</u>	<u>10,466</u>	<u>10,571</u>	<u>10,677</u>	<u>10,783</u>	<u>10,891</u>	<u>11,000</u>	<u>11,110</u>
	1,720,204	1,771,609	1,824,554	1,879,085	1,935,250	1,993,099	2,052,680	2,114,047	2,177,253	2,242,353	2,309,403
<b>TRANSFER TAX REVENUE</b>											
Market Rate Units \$7.50 /\$1,000	12,826,000	13,211,000	13,607,000	14,015,000	14,436,000	14,869,000	15,315,000	15,774,000	16,248,000	16,735,000	17,237,000
Affordable Units \$6.80 /\$1,000	<u>68,000</u>	<u>69,000</u>	<u>70,000</u>	<u>70,000</u>	<u>71,000</u>	<u>72,000</u>	<u>73,000</u>	<u>73,000</u>	<u>74,000</u>	<u>75,000</u>	<u>76,000</u>
	12,894,000	13,280,000	13,677,000	14,085,000	14,507,000	14,941,000	15,388,000	15,847,000	16,322,000	16,810,000	17,313,000

Notes

<sup>1</sup> Table 10.

<sup>2</sup> TICD Pro Forma (March 2016).

Table 15

**TRANSFER TAX REVENUE ESTIMATES <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	
<b>VALUE SUBJECT TO TRANSFER TAX (\$000s)</b>										
<b>RESIDENTIAL VALUE<sup>2</sup></b>										
Market Rate Home Sales (\$000s)		0	0	0	0	0	0	0	0	0
Cumulative Value Inflated / 1 year lag 1.03		23,672,418	24,382,591	25,114,068	25,867,490	26,643,515	27,442,821	28,266,105	29,114,088	29,987,511
BMR Home Sales (\$000s)		0	0	0	0	0	0	0	0	0
Cumulative Value Inflated / 1 year lag 1.01		112,213	113,335	114,468	115,613	116,769	117,937	119,116	120,307	121,510
<b>RESIDENTIAL TURNOVER</b>										
Market Rate Units 10% /Year		2,367,242	2,438,259	2,511,407	2,586,749	2,664,352	2,744,282	2,826,611	2,911,409	2,998,751
Affordable Units 10% /Year		<u>11,221</u>	<u>11,333</u>	<u>11,447</u>	<u>11,561</u>	<u>11,677</u>	<u>11,794</u>	<u>11,912</u>	<u>12,031</u>	<u>12,151</u>
		2,378,463	2,449,593	2,522,854	2,598,310	2,676,028	2,756,076	2,838,522	2,923,440	3,010,902
<b>TRANSFER TAX REVENUE</b>										
Market Rate Units \$7.50 /\$1,000		17,754,000	18,287,000	18,836,000	19,401,000	19,983,000	20,582,000	21,200,000	21,836,000	22,491,000
Affordable Units \$6.80 /\$1,000		<u>76,000</u>	<u>77,000</u>	<u>78,000</u>	<u>79,000</u>	<u>79,000</u>	<u>80,000</u>	<u>81,000</u>	<u>82,000</u>	<u>83,000</u>
		17,830,000	18,364,000	18,914,000	19,480,000	20,062,000	20,662,000	21,281,000	21,918,000	22,574,000

Notes

<sup>1</sup> Table 10.

<sup>2</sup> TICD Pro Forma (March 2016).



Table 16

**GENERAL FUND OPERATING EXPENSE ASSUMPTIONS <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

<b>Global Escalation Assumption</b>	3.0%	Per Year <sup>1</sup>			
<b>2015 City/County Service Population Estimate</b>	845,602	Resident Population <sup>2</sup>			
	613,200	Employment Base <sup>2</sup>			
	1,458,802	Day and Evening Population <sup>2</sup>			
<hr/>					
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<b>Gen. Administration &amp; Finance: Elections</b>	58%	share of residents eligible and registered to vote <sup>3</sup>			
	800	voters per polling place <sup>3</sup>			
	\$20,000	cost per polling place (2010\$) <sup>3</sup>			
	\$23,881	cost per polling place (2016\$), inflated			
	\$17	cost per capita (2016\$)			
<b>Gen. Administration &amp; Finance: Assessor/ Recorder</b>	1	required FTE <sup>3</sup>			
	\$133,617	fully loaded service cost <sup>4</sup>			
		<u>start year threshold:</u>			
	2%	of new residents <sup>3</sup>			
<b>Gen. Administration &amp; Finance: 311 Call Center</b>	4.59	annual calls per resident <sup>3</sup>			
	48,000	annual calls per customer service representative (CSR) <sup>3</sup>			
	\$108,133	total compensation per CSR <sup>4</sup>			
	\$10	service cost per capita			
	51%	transfer adjustment <sup>5</sup>			
	\$5	cost per capita, net of transfers			
<b>Gen. Administration &amp; Finance: All Other</b>	\$198,908,263	Net Expenses FY 2015-16 (Appendix A-2) <sup>6</sup>			
	1,060,222	resident equivalents			
	25%	variable costs <sup>3</sup>			
	\$0	cost per resident equivalent <sup>3</sup>	\$47	(excluded)	
<b>Public Safety: Fire Protection</b>		<u>Costs by Apparatus (See Table 9-D)</u>	<u>Existing</u>	<u>New</u>	<u>Replaced</u>
	3,469,493	Engine	1	1	0
	4,144,253	Ladder Truck	1	1	0
	75,967	Ambulance (Backup)	1	0	0
	1,602,890	Ambulance (Staffed)	0	1	0
	1,739,357	Engine-Hose Tender	1	0	-1
	1,267,028	Battalion Chief	0	1	0
	89,767	New Ladder Truck (Equipment Only)	0	1	0

Table 16

**GENERAL FUND OPERATING EXPENSE ASSUMPTIONS <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

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p 2/4	<b>Fire (Continued)</b>	35%	Population Threshold To Complete Fire Station <sup>7</sup>
		50%	Share of Costs to Phase In/Out in First Operating Year <sup>1</sup>
	<b>Public Safety: Police</b>		<u>Costs at Build-Out</u>
		1.42	Sworn Officers /1,000 Day and Nighttime Population <sup>3</sup>
		<u>1.2</u>	"Island Factor" <sup>3</sup>
		1.70	Sworn Officers /1,000 Day and Nighttime Population (Treasure Island)
		\$174,799	Average Salary and Benefits Per Sworn Officer (2015\$) <sup>8</sup>
		\$297	Cost Per Day and Nighttime Population
			<u>Existing Costs</u>
		11	Sworn Officers <sup>3</sup>
		\$174,799	Average Salary and Benefits Per Sworn Officer (2015\$) <sup>8</sup>
	<b>Public Safety: Emergency Communications</b>		
		1.18	911 Calls Per Resident <sup>3</sup>
		6,045	Calls Per Public Safety Dispatcher (PSD)/Supervisor <sup>3</sup>
		133,868	total compensation per PSD/ PSD supervisor <sup>4</sup>
		\$26	cost per capita (2016\$)
	<b>Public Health</b>		
		0.30	visits per person (low-moderate income) <sup>3</sup>
		14%	share of patients admitted <sup>3</sup>
		6	length of stay (days) <sup>3</sup>
		\$565	ER cost / visit (2010\$) <sup>3</sup>
		\$3,000	Inpatient cost / day (2010\$) <sup>3</sup>
		\$675	ER cost / visit (2016\$)
		\$3,582	Inpatient cost / visit (2016\$)
		\$1,076	Total cost ER + Inpatient
		80%	Reimbursement share <sup>3</sup>
		\$215	Unreimbursed cost
		28%	% of residents living in affordable units <sup>9</sup>
		\$60	per capita service cost

Table 16

**GENERAL FUND OPERATING EXPENSE ASSUMPTIONS <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

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<b>Public Works</b>	1,849,420	sq. ft. of new streets <sup>3</sup>	
		<i>delivery of streets based on cumulative share of residents in subsequent year:<sup>3</sup></i>	
		res. threshold	% of streets
		<u>% of pop.</u>	<u>delivered</u>
		1.50%	41%
		19.81%	14%
		45.50%	20%
		65.98%	8%
		80.42%	<u>17%</u>
			100%
		<u>New Costs</u>	
	\$0.65	maintenance and reconstruction cost PSF (2010\$) <sup>3</sup>	
	\$0.07	street sweeping cost PSF (2010\$) <sup>3</sup>	
	\$0.71	maintenance and reconstruction cost PSF (2016\$)	
	\$0.08	street sweeping cost PSF (2016\$)	
		Phase In	
	1	year cost delay <sup>3</sup>	
	10	years to full public cost <sup>3</sup>	
<b>GF Transfer to SFMTA<sup>10</sup></b>		<u>Prop. B Population Adjustment</u>	
	\$271,700,000	Base Transfer from General Fund FY16 <sup>11</sup>	
	1,458,802	Day and Evening Population	
	\$186	Per Resident/Employee	
<b>Other Transportation/Economic Development</b>	\$0	Not Estimated <sup>3</sup>	
<b>Library/Community Facilities</b>		<u>Library<sup>12</sup></u>	<u>Community</u>
	\$186,724	\$314,800	Net Annual Operating Cost (2010\$) <sup>3</sup>
	\$222,958	\$375,888	Net Annual Operating Cost (2016\$), Inflated
	\$325,142	\$600,000	Initial Capital Cost (2010\$) <sup>3</sup>
	\$388,237	\$716,431	Initial Capital Cost (2016\$), Inflated
	5	5	Amoritization Period <sup>3</sup>
	5%	5%	Amoritization Rate <sup>3</sup>
	\$89,673	\$165,478	Annual Payment
	20%		20% percent of residents <sup>3</sup>
	33%		33% Year 1 Phase In <sup>3</sup>
	67%		67% Year 2 Phase In <sup>3</sup>
<b>Culture and Recreation: Recreation &amp; Park</b>	\$0	parks and open space funded by private and/or non-profit sources <sup>3</sup>	

Table 16

**GENERAL FUND OPERATING EXPENSE ASSUMPTIONS <sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

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p 4/4	<b>Other Culture and Recreation</b>	\$39,911,064 \$1,060,222 25% \$0	Net Expenses FY2015-16 (Appendix A-2) <sup>6</sup> resident equivalents variable costs cost per resident equivalent: <sup>3</sup>	\$9 (excluded)
	<b>Human Welfare &amp; Neighborhood Development</b>	\$885,614,062 1,060,222 25% \$0	Net Expenses FY 2015-16 (Appendix A-2) <sup>6</sup> resident equivalents variable costs cost per resident equivalent: <sup>3</sup>	\$209 (excluded)
	<b>General City Responsibility</b>	\$0	not estimated <sup>3</sup>	

Notes

<sup>1</sup> KMA assumption.

<sup>2</sup> Table 9.

<sup>3</sup> Per the report, "Fiscal Analysis of the Treasure Island/Yerba Buena Island Development Project," by Economic Planning Systems in May 2011.

<sup>4</sup> San Francisco Office of the Controller. FY 2015/16 Rate Table. Based on weighted average of personnel categories identified in 2011 EPS study.

<sup>5</sup> City and County of San Francisco. Budget and Appropriation Ordinance. Fiscal Year Ending June 30, 2016. Share of 311 costs borne by enterprise funds.

<sup>6</sup> City and County of San Francisco. Budget and Appropriation Ordinance. Fiscal Year Ending June 30, 2016.

<sup>7</sup> TICD Schedule of Performance, June 2016.

<sup>8</sup> City & County of San Francisco Office of the Controller, City Services Benchmarking Report: Police Staffing (July 2015).

<sup>9</sup> Table 6.

<sup>10</sup> Base transfer to MTA deducted from revenues. See revenue assumptions, Table 10.

<sup>11</sup> City of San Francisco. Office of the Controller. FY2015-16 Revenue Letter. As a result of Proposition B, passed by voters in 2014, required GF payments to MTA are to be adjusted proportionally to growth in the day or evening population, whichever is greater.

<sup>12</sup> Library expenses assumed to be paid out of baseline transfer to Library Fund. See Table 23.

**Table 17**  
**ESTIMATE OF GENERAL FUND EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

**August 15, 2016**

MEASURE <sup>1</sup>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
expense appreciation <sup>1</sup>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	
residents <sup>2</sup>	0	0	0	109	658	1,613	3,087	4,457	5,671	7,366	9,181	
employees <sup>2</sup>	0	0	0	19	66	123	356	415	514	921	981	
day & night time pop. <sup>2</sup>	0	0	0	128	724	1,736	3,443	4,872	6,185	8,287	10,162	
Percent Buildout Population <sup>2</sup>	0%	0%	0%	1%	4%	10%	19%	27%	35%	45%	56%	
<b>GENERAL FUND EXPENSES</b>												
Elections	\$17.19 /res	0	0	0	2,000	13,000	32,000	63,000	94,000	124,000	165,000	212,000
Assessor/Recorder	\$133,617 2016\$	0	0	0	0	150,000	155,000	160,000	164,000	169,000	174,000	180,000
311	\$5.07 /res	0	0	0	1,000	4,000	9,000	19,000	28,000	36,000	49,000	63,000
Police Services												
Total Cost	\$297.50 /res & emp.	0	0	0	42,000	243,000	599,000	1,223,000	1,783,000	2,331,000	3,217,000	4,063,000
(Less) Existing Costs	\$1,922,789 2016\$	<u>(1,923,000)</u>	<u>(1,980,000)</u>	<u>(2,040,000)</u>	<u>(2,101,000)</u>	<u>(2,164,000)</u>	<u>(2,229,000)</u>	<u>(2,296,000)</u>	<u>(2,365,000)</u>	<u>(2,436,000)</u>	<u>(2,509,000)</u>	<u>(2,584,000)</u>
Incremental Cost		0	0	0	0	0	0	0	0	708,000	1,479,000	
Fire Protection	Table 18	0	0	0	0	0	0	0	2,970,000	6,119,000	6,303,000	
911 Emergency Response	\$26.13 /res	0	0	0	3,000	19,000	49,000	96,000	143,000	188,000	251,000	322,000
Public Health	\$60.05 /res	0	0	0	7,000	44,000	112,000	221,000	329,000	431,000	577,000	741,000
Public Works	Table 20	0	0	0	0	0	42,000	69,000	168,000	239,000	279,000	611,000
Library/Community Facilities	Table 23	0	0	0	0	0	0	205,000	418,000	641,000	655,000	670,000
SFMTA Prop. B	Table 21-A	0	0	0	26,000	152,000	375,000	766,000	1,116,000	1,459,000	2,014,000	2,544,000
<b>TOTAL EXPENSES</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>39,000</b>	<b>382,000</b>	<b>774,000</b>	<b>1,599,000</b>	<b>2,460,000</b>	<b>6,257,000</b>	<b>10,991,000</b>	<b>13,125,000</b>

**Notes**

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

**Table 17**  
**ESTIMATE OF GENERAL FUND EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	
expense appreciation <sup>1</sup>	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86	
residents <sup>2</sup>	10,689	12,111	13,734	14,952	16,043	16,326	16,326	16,326	16,326	16,326	16,326	
employees <sup>2</sup>	1,032	1,786	1,842	2,497	2,534	2,544	2,544	2,544	2,544	2,544	2,544	
day & night time pop. <sup>2</sup>	11,721	13,897	15,576	17,449	18,577	18,870	18,870	18,870	18,870	18,870	18,870	
Percent Buildout Population <sup>2</sup>	65%	74%	84%	92%	98%	100%	100%	100%	100%	100%	100%	
<b>GENERAL FUND EXPENSES</b>												
Elections	\$17.19 /res	254,000	297,000	347,000	389,000	430,000	450,000	464,000	478,000	492,000	507,000	522,000
Assessor/Recorder	\$133,617 2016\$	185,000	191,000	196,000	202,000	208,000	214,000	221,000	227,000	234,000	241,000	249,000
311	\$5.07 /res	75,000	88,000	102,000	115,000	127,000	133,000	137,000	141,000	145,000	149,000	154,000
Police Services												
Total Cost	\$297.50 /res & emp.	4,827,000	5,895,000	6,805,000	7,852,000	8,610,000	9,009,000	9,279,000	9,557,000	9,844,000	10,139,000	10,443,000
(Less) Existing Costs	\$1,922,789 2016\$	<u>(2,662,000)</u>	<u>(2,741,000)</u>	<u>(2,824,000)</u>	<u>(2,908,000)</u>	<u>(2,996,000)</u>	<u>(3,086,000)</u>	<u>(3,178,000)</u>	<u>(3,273,000)</u>	<u>(3,372,000)</u>	<u>(3,473,000)</u>	<u>(3,577,000)</u>
Incremental Cost		2,165,000	3,154,000	3,981,000	4,944,000	5,614,000	5,923,000	6,101,000	6,284,000	6,472,000	6,666,000	6,866,000
Fire Protection	Table 18	6,492,000	6,687,000	6,887,000	7,094,000	7,307,000	7,526,000	7,752,000	7,984,000	8,224,000	8,470,000	8,724,000
911 Emergency Response	\$26.13 /res	387,000	451,000	527,000	591,000	653,000	685,000	705,000	726,000	748,000	771,000	794,000
Public Health	\$60.05 /res	888,000	1,037,000	1,211,000	1,358,000	1,501,000	1,573,000	1,620,000	1,669,000	1,719,000	1,771,000	1,824,000
Public Works	Table 20	736,000	977,000	1,497,000	1,473,000	1,494,000	1,527,000	1,572,000	1,619,000	1,668,000	1,718,000	1,770,000
Library/Community Facilities	Table 23	685,000	536,000	552,000	569,000	586,000	603,000	621,000	640,000	659,000	679,000	699,000
SFMTA Prop. B	Table 21-A	3,022,000	3,690,000	4,260,000	4,916,000	5,390,000	5,640,000	5,809,000	5,983,000	6,163,000	6,348,000	6,538,000
<b>TOTAL EXPENSES</b>		<b>14,889,000</b>	<b>17,108,000</b>	<b>19,560,000</b>	<b>21,651,000</b>	<b>23,310,000</b>	<b>24,274,000</b>	<b>25,002,000</b>	<b>25,751,000</b>	<b>26,524,000</b>	<b>27,320,000</b>	<b>28,140,000</b>

**Notes**

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

**Table 17**  
**ESTIMATE OF GENERAL FUND EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	
expense appreciation <sup>1</sup>	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58	
residents <sup>2</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	
employees <sup>2</sup>	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	
day & night time pop. <sup>2</sup>	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	
Percent Buildout Population <sup>2</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>GENERAL FUND EXPENSES</b>												
Elections	\$17.19 /res	538,000	554,000	571,000	588,000	605,000	624,000	642,000	662,000	681,000	702,000	723,000
Assessor/Recorder	\$133,617 2016\$	256,000	264,000	272,000	280,000	288,000	297,000	306,000	315,000	324,000	334,000	344,000
311	\$5.07 /res	159,000	163,000	168,000	173,000	178,000	184,000	189,000	195,000	201,000	207,000	213,000
Police Services												
Total Cost	\$297.50 /res & emp.	10,757,000	11,080,000	11,412,000	11,754,000	12,107,000	12,470,000	12,844,000	13,230,000	13,626,000	14,035,000	14,456,000
(Less) Existing Costs	\$1,922,789 2016\$	<u>(3,684,000)</u>	<u>(3,795,000)</u>	<u>(3,909,000)</u>	<u>(4,026,000)</u>	<u>(4,147,000)</u>	<u>(4,271,000)</u>	<u>(4,399,000)</u>	<u>(4,531,000)</u>	<u>(4,667,000)</u>	<u>(4,807,000)</u>	<u>(4,951,000)</u>
Incremental Cost		7,073,000	7,285,000	7,503,000	7,728,000	7,960,000	8,199,000	8,445,000	8,699,000	8,959,000	9,228,000	9,505,000
Fire Protection	Table 18	8,986,000	9,256,000	9,533,000	9,819,000	10,114,000	10,417,000	10,730,000	11,052,000	11,383,000	11,725,000	12,077,000
911 Emergency Response	\$26.13 /res	817,000	842,000	867,000	893,000	920,000	948,000	976,000	1,005,000	1,036,000	1,067,000	1,099,000
Public Health	\$60.05 /res	1,878,000	1,935,000	1,993,000	2,053,000	2,114,000	2,178,000	2,243,000	2,310,000	2,380,000	2,451,000	2,525,000
Public Works	Table 20	1,823,000	1,877,000	1,935,000	1,992,000	2,051,000	2,113,000	2,176,000	2,242,000	2,309,000	2,377,000	2,450,000
Library/Community Facilities	Table 23	720,000	742,000	764,000	787,000	811,000	835,000	860,000	886,000	912,000	940,000	968,000
SFMTA Prop. B	Table 21-A	6,734,000	6,936,000	7,144,000	7,359,000	7,580,000	7,807,000	8,041,000	8,282,000	8,531,000	8,787,000	9,050,000
<b>TOTAL EXPENSES</b>		<b>28,984,000</b>	<b>29,854,000</b>	<b>30,750,000</b>	<b>31,672,000</b>	<b>32,621,000</b>	<b>33,602,000</b>	<b>34,608,000</b>	<b>35,648,000</b>	<b>36,716,000</b>	<b>37,818,000</b>	<b>38,954,000</b>

Notes

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

**Table 17**  
**ESTIMATE OF GENERAL FUND EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	
expense appreciation <sup>1</sup>	2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46	3.56	
residents <sup>2</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	
employees <sup>2</sup>	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	
day & night time pop. <sup>2</sup>	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	
Percent Buildout Population <sup>2</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>GENERAL FUND EXPENSES</b>												
Elections	\$17.19 /res	745,000	767,000	790,000	814,000	838,000	863,000	889,000	916,000	943,000	971,000	1,001,000
Assessor/Recorder	\$133,617 2016\$	354,000	365,000	376,000	387,000	399,000	411,000	423,000	436,000	449,000	462,000	476,000
311	\$5.07 /res	219,000	226,000	233,000	240,000	247,000	254,000	262,000	270,000	278,000	286,000	295,000
Police Services												
Total Cost	\$297.50 /res & emp.	14,890,000	15,337,000	15,797,000	16,271,000	16,759,000	17,262,000	17,779,000	18,313,000	18,862,000	19,428,000	20,011,000
(Less) Existing Costs	\$1,922,789 2016\$	<u>(5,100,000)</u>	<u>(5,253,000)</u>	<u>(5,410,000)</u>	<u>(5,573,000)</u>	<u>(5,740,000)</u>	<u>(5,912,000)</u>	<u>(6,090,000)</u>	<u>(6,272,000)</u>	<u>(6,460,000)</u>	<u>(6,654,000)</u>	<u>(6,854,000)</u>
Incremental Cost		9,790,000	10,084,000	10,387,000	10,698,000	11,019,000	11,350,000	11,689,000	12,041,000	12,402,000	12,774,000	13,157,000
Fire Protection	Table 18	12,439,000	12,812,000	13,197,000	13,592,000	14,000,000	14,420,000	14,853,000	15,298,000	15,757,000	16,230,000	16,717,000
911 Emergency Response	\$26.13 /res	1,132,000	1,166,000	1,200,000	1,237,000	1,274,000	1,312,000	1,351,000	1,392,000	1,433,000	1,476,000	1,521,000
Public Health	\$60.05 /res	2,600,000	2,678,000	2,759,000	2,841,000	2,927,000	3,014,000	3,105,000	3,198,000	3,294,000	3,393,000	3,495,000
Public Works	Table 20	2,523,000	2,599,000	2,677,000	2,757,000	2,840,000	2,925,000	3,012,000	3,103,000	3,196,000	3,292,000	3,391,000
Library/Community Facilities	Table 23	997,000	1,027,000	1,058,000	1,089,000	1,122,000	1,156,000	1,190,000	1,226,000	1,263,000	1,301,000	1,340,000
SFMTA Prop. B	Table 21-A	9,322,000	9,601,000	9,890,000	10,186,000	10,492,000	10,807,000	11,131,000	11,465,000	11,809,000	12,163,000	12,528,000
<b>TOTAL EXPENSES</b>		<b>40,121,000</b>	<b>41,325,000</b>	<b>42,567,000</b>	<b>43,841,000</b>	<b>45,158,000</b>	<b>46,512,000</b>	<b>47,905,000</b>	<b>49,345,000</b>	<b>50,824,000</b>	<b>52,348,000</b>	<b>53,921,000</b>

Notes

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.



**Table 17**  
**ESTIMATE OF GENERAL FUND EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	
expense appreciation <sup>1</sup>	3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65	
residents <sup>2</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	
employees <sup>2</sup>	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	
day & night time pop. <sup>2</sup>	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	
Percent Buildout Population <sup>2</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>GENERAL FUND EXPENSES</b>										
Elections	\$17.19 /res	1,031,000	1,062,000	1,093,000	1,126,000	1,160,000	1,195,000	1,231,000	1,268,000	1,306,000
Assessor/Recorder	\$133,617 2016\$	491,000	505,000	520,000	536,000	552,000	569,000	586,000	603,000	621,000
311	\$5.07 /res	304,000	313,000	322,000	332,000	342,000	352,000	363,000	374,000	385,000
Police Services										
Total Cost	\$297.50 /res & emp.	20,611,000	21,229,000	21,866,000	22,522,000	23,198,000	23,894,000	24,611,000	25,349,000	26,110,000
(Less) Existing Costs	\$1,922,789 2016\$	<u>(7,059,000)</u>	<u>(7,271,000)</u>	<u>(7,489,000)</u>	<u>(7,714,000)</u>	<u>(7,945,000)</u>	<u>(8,184,000)</u>	<u>(8,429,000)</u>	<u>(8,682,000)</u>	<u>(8,943,000)</u>
Incremental Cost		13,552,000	13,958,000	14,377,000	14,808,000	15,253,000	15,710,000	16,182,000	16,667,000	17,167,000
Fire Protection	Table 18	17,218,000	17,735,000	18,267,000	18,815,000	19,380,000	19,961,000	20,560,000	21,177,000	21,812,000
911 Emergency Response	\$26.13 /res	1,566,000	1,613,000	1,662,000	1,712,000	1,763,000	1,816,000	1,870,000	1,926,000	1,984,000
Public Health	\$60.05 /res	3,599,000	3,707,000	3,819,000	3,933,000	4,051,000	4,173,000	4,298,000	4,427,000	4,560,000
Public Works	Table 20	3,493,000	3,597,000	3,705,000	3,816,000	3,931,000	4,049,000	4,171,000	4,295,000	4,424,000
Library/Community Facilities	Table 23	1,380,000	1,421,000	1,464,000	1,508,000	1,553,000	1,600,000	1,648,000	1,697,000	1,748,000
SFMTA Prop. B	Table 21-A	12,904,000	13,291,000	13,689,000	14,100,000	14,523,000	14,959,000	15,408,000	15,870,000	16,346,000
<b>TOTAL EXPENSES</b>		<b>55,538,000</b>	<b>57,202,000</b>	<b>58,918,000</b>	<b>60,686,000</b>	<b>62,508,000</b>	<b>64,384,000</b>	<b>66,317,000</b>	<b>68,304,000</b>	<b>70,353,000</b>

Notes

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

**Table 18**  
**ESTIMATE OF FIRE PROTECTION EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
expense appreciation <sup>2</sup>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	
residents <sup>3</sup>	0	0	0	109	658	1,613	3,087	4,457	5,671	7,366	9,181	
employees <sup>3</sup>	0	0	0	19	66	123	356	415	514	921	981	
Percent Buildout Population <sup>3</sup>	0%	0%	0%	1%	4%	10%	19%	27%	35%	45%	56%	
<b>FIRE PROTECTION EXPENSES</b>												
<b>Base Expenses To Maintain</b>												
Existing Engine Company	\$3,469,493	3,469,493	3,573,578	3,680,786	3,791,209	3,904,945	4,022,094	4,142,757	4,267,039	4,395,050	4,526,902	4,662,709
Existing Truck Company	\$4,144,253	4,144,253	4,268,581	4,396,638	4,528,537	4,664,393	4,804,325	4,948,455	5,096,908	5,249,816	5,407,310	5,569,529
Existing Ambulance	\$75,967	75,967	78,246	80,593	83,011	85,501	88,066	90,708	93,429	96,232	99,119	102,093
		<u>7,689,713</u>	<u>7,920,404</u>	<u>8,158,017</u>	<u>8,402,757</u>	<u>8,654,840</u>	<u>8,914,485</u>	<u>9,181,919</u>	<u>9,457,377</u>	<u>9,741,098</u>	<u>10,033,331</u>	<u>10,334,331</u>
<b>Base Expenses To Phase Out</b>												
Existing Engine: Hose Tender	\$1,739,357	1,739,357	1,791,537	1,845,284	1,900,642	1,957,661	2,016,391	2,076,883	2,139,189	1,101,683	0	0
<b>New Expenses To Phase In</b>												
New Engine Company	\$3,469,493	0	0	0	0	0	0	0	0	2,197,525	4,526,902	4,662,709
New Ambulance	\$1,602,890	0	0	0	0	0	0	0	0	1,015,246	2,091,408	2,154,150
New Battalion Chief	\$1,267,028	0	0	0	0	0	0	0	0	802,517	1,653,185	1,702,780
New Ladder Truck	\$89,767	0	0	0	0	0	0	0	0	56,857	117,125	120,639
		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,072,145</u>	<u>8,388,620</u>	<u>8,640,278</u>
Gross Expenses w/ Project		9,429,070	9,711,942	10,003,300	10,303,399	10,612,501	10,930,876	11,258,802	11,596,566	14,914,926	18,421,951	18,974,609
(Less) Base Expenses		-9,429,070	-9,711,942	-10,003,300	-10,303,399	-10,612,501	-10,930,876	-11,258,802	-11,596,566	-11,944,463	-12,302,797	-12,671,881
Net Expenses		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,970,000</u>	<u>6,119,000</u>	<u>6,303,000</u>

**Notes**

<sup>1</sup> Table 19.

<sup>2</sup> Table 16.

<sup>3</sup> Table 6.

**Table 18**  
**ESTIMATE OF FIRE PROTECTION EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	
expense appreciation <sup>2</sup>	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86	
residents <sup>3</sup>	10,689	12,111	13,734	14,952	16,043	16,326	16,326	16,326	16,326	16,326	16,326	
employees <sup>3</sup>	1,032	1,786	1,842	2,497	2,534	2,544	2,544	2,544	2,544	2,544	2,544	
Percent Buildout Population <sup>3</sup>	65%	74%	84%	92%	98%	100%	100%	100%	100%	100%	100%	
<b>FIRE PROTECTION EXPENSES</b>												
<b>Base Expenses To Maintain</b>												
Existing Engine Company	\$3,469,493	4,802,590	4,946,668	5,095,068	5,247,920	5,405,358	5,567,518	5,734,544	5,906,580	6,083,778	6,266,291	6,454,280
Existing Truck Company	\$4,144,253	5,736,615	5,908,714	6,085,975	6,268,554	6,456,611	6,650,309	6,849,819	7,055,313	7,266,973	7,484,982	7,709,531
Existing Ambulance	\$75,967	105,156	108,310	111,560	114,906	118,354	121,904	125,561	129,328	133,208	137,204	141,320
		10,644,361	10,963,692	11,292,603	11,631,381	11,980,322	12,339,732	12,709,924	13,091,222	13,483,958	13,888,477	14,305,131
<b>Base Expenses To Phase Out</b>												
Existing Engine: Hose Tender	\$1,739,357	0	0	0	0	0	0	0	0	0	0	0
<b>New Expenses To Phase In</b>												
New Engine Company	\$3,469,493	4,802,590	4,946,668	5,095,068	5,247,920	5,405,358	5,567,518	5,734,544	5,906,580	6,083,778	6,266,291	6,454,280
New Ambulance	\$1,602,890	2,218,774	2,285,338	2,353,898	2,424,515	2,497,250	2,572,168	2,649,333	2,728,813	2,810,677	2,894,997	2,981,847
New Battalion Chief	\$1,267,028	1,753,864	1,806,480	1,860,674	1,916,494	1,973,989	2,033,209	2,094,205	2,157,031	2,221,742	2,288,394	2,357,046
New Ladder Truck	\$89,767	124,258	127,986	131,825	135,780	139,854	144,049	148,371	152,822	157,406	162,129	166,992
		8,899,486	9,166,471	9,441,465	9,724,709	10,016,450	10,316,944	10,626,452	10,945,246	11,273,603	11,611,811	11,960,166
Gross Expenses w/ Project		19,543,848	20,130,163	20,734,068	21,356,090	21,996,773	22,656,676	23,336,376	24,036,467	24,757,562	25,500,288	26,265,297
(Less) Base Expenses		-13,052,038	-13,443,599	-13,846,907	-14,262,314	-14,690,183	-15,130,889	-15,584,816	-16,052,360	-16,533,931	-17,029,949	-17,540,847
Net Expenses		6,492,000	6,687,000	6,887,000	7,094,000	7,307,000	7,526,000	7,752,000	7,984,000	8,224,000	8,470,000	8,724,000

**Notes**

<sup>1</sup> Table 19.

<sup>2</sup> Table 16.

<sup>3</sup> Table 6.

**Table 18**  
**ESTIMATE OF FIRE PROTECTION EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	
expense appreciation <sup>2</sup>	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58	
residents <sup>3</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	
employees <sup>3</sup>	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	
Percent Buildout Population <sup>3</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>FIRE PROTECTION EXPENSES</b>												
<b>Base Expenses To Maintain</b>												
Existing Engine Company	\$3,469,493	6,647,908	6,847,345	7,052,766	7,264,349	7,482,279	7,706,748	7,937,950	8,176,089	8,421,371	8,674,012	8,934,233
Existing Truck Company	\$4,144,253	7,940,817	8,179,042	8,424,413	8,677,145	8,937,460	9,205,583	9,481,751	9,766,204	10,059,190	10,360,965	10,671,794
Existing Ambulance	\$75,967	145,560	149,927	154,425	159,057	163,829	168,744	173,806	179,020	184,391	189,923	195,620
		14,734,285	15,176,314	15,631,603	16,100,551	16,583,568	17,081,075	17,593,507	18,121,312	18,664,952	19,224,900	19,801,647
<b>Base Expenses To Phase Out</b>												
Existing Engine: Hose Tender	\$1,739,357	0	0	0	0	0	0	0	0	0	0	0
<b>New Expenses To Phase In</b>												
New Engine Company	\$3,469,493	6,647,908	6,847,345	7,052,766	7,264,349	7,482,279	7,706,748	7,937,950	8,176,089	8,421,371	8,674,012	8,934,233
New Ambulance	\$1,602,890	3,071,303	3,163,442	3,258,345	3,356,095	3,456,778	3,560,482	3,667,296	3,777,315	3,890,634	4,007,353	4,127,574
New Battalion Chief	\$1,267,028	2,427,757	2,500,590	2,575,608	2,652,876	2,732,462	2,814,436	2,898,869	2,985,835	3,075,411	3,167,673	3,262,703
New Ladder Truck	\$89,767	172,002	177,162	182,477	187,951	193,590	199,398	205,380	211,541	217,887	224,424	231,157
		12,318,971	12,688,540	13,069,196	13,461,272	13,865,110	14,281,063	14,709,495	15,150,780	15,605,303	16,073,462	16,555,666
Gross Expenses w/ Project		27,053,256	27,864,854	28,700,799	29,561,823	30,448,678	31,362,138	32,303,002	33,272,092	34,270,255	35,298,363	36,357,314
(Less) Base Expenses		-18,067,073	-18,609,085	-19,167,357	-19,742,378	-20,334,649	-20,944,689	-21,573,030	-22,220,221	-22,886,827	-23,573,432	-24,280,635
Net Expenses		8,986,000	9,256,000	9,533,000	9,819,000	10,114,000	10,417,000	10,730,000	11,052,000	11,383,000	11,725,000	12,077,000

**Notes**

<sup>1</sup> Table 19.

<sup>2</sup> Table 16.

<sup>3</sup> Table 6.

**Table 18**  
**ESTIMATE OF FIRE PROTECTION EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	
expense appreciation <sup>2</sup>	2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46	3.56	
residents <sup>3</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	
employees <sup>3</sup>	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	
Percent Buildout Population <sup>3</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>FIRE PROTECTION EXPENSES</b>												
<b>Base Expenses To Maintain</b>												
Existing Engine Company	\$3,469,493	9,202,260	9,478,327	9,762,677	10,055,558	10,357,224	10,667,941	10,987,979	11,317,619	11,657,147	12,006,862	12,367,067
Existing Truck Company	\$4,144,253	10,991,948	11,321,707	11,661,358	12,011,198	12,371,534	12,742,680	13,124,961	13,518,710	13,924,271	14,341,999	14,772,259
Existing Ambulance	\$75,967	201,489	207,534	213,760	220,173	226,778	233,581	240,588	247,806	255,240	262,898	270,784
		20,395,697	21,007,568	21,637,795	22,286,929	22,955,536	23,644,203	24,353,529	25,084,134	25,836,659	26,611,758	27,410,111
<b>Base Expenses To Phase Out</b>												
Existing Engine: Hose Tender	\$1,739,357	0	0	0	0	0	0	0	0	0	0	0
<b>New Expenses To Phase In</b>												
New Engine Company	\$3,469,493	9,202,260	9,478,327	9,762,677	10,055,558	10,357,224	10,667,941	10,987,979	11,317,619	11,657,147	12,006,862	12,367,067
New Ambulance	\$1,602,890	4,251,401	4,378,943	4,510,312	4,645,621	4,784,990	4,928,539	5,076,395	5,228,687	5,385,548	5,547,114	5,713,528
New Battalion Chief	\$1,267,028	3,360,584	3,461,402	3,565,244	3,672,201	3,782,367	3,895,838	4,012,713	4,133,095	4,257,087	4,384,800	4,516,344
New Ladder Truck	\$89,767	238,091	245,234	252,591	260,169	267,974	276,013	284,293	292,822	301,607	310,655	319,975
		17,052,336	17,563,906	18,090,824	18,633,548	19,192,555	19,768,331	20,361,381	20,972,223	21,601,389	22,249,431	22,916,914
Gross Expenses w/ Project		37,448,033	38,571,474	39,728,618	40,920,477	42,148,091	43,412,534	44,714,910	46,056,357	47,438,048	48,861,189	50,327,025
(Less) Base Expenses		-25,009,054	-25,759,326	-26,532,105	-27,328,068	-28,147,911	-28,992,348	-29,862,118	-30,757,982	-31,680,721	-32,631,143	-33,610,077
Net Expenses		12,439,000	12,812,000	13,197,000	13,592,000	14,000,000	14,420,000	14,853,000	15,298,000	15,757,000	16,230,000	16,717,000

**Notes**

<sup>1</sup> Table 19.

<sup>2</sup> Table 16.

<sup>3</sup> Table 6.

**Table 18**  
**ESTIMATE OF FIRE PROTECTION EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
expense appreciation <sup>2</sup>	3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
residents <sup>3</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
employees <sup>3</sup>	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544	2,544
Percent Buildout Population <sup>3</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%

**FIRE PROTECTION EXPENSES**

Base Expenses To Maintain

Existing Engine Company	\$3,469,493	12,738,080	13,120,222	13,513,829	13,919,243	14,336,821	14,766,925	15,209,933	15,666,231	16,136,218
Existing Truck Company	\$4,144,253	15,215,427	15,671,890	16,142,046	16,626,308	17,125,097	17,638,850	18,168,015	18,713,056	19,274,448
Existing Ambulance	\$75,967	278,908	287,275	295,893	304,770	313,913	323,331	333,031	343,022	353,312
		<u>28,232,414</u>	<u>29,079,387</u>	<u>29,951,768</u>	<u>30,850,321</u>	<u>31,775,831</u>	<u>32,729,106</u>	<u>33,710,979</u>	<u>34,722,309</u>	<u>35,763,978</u>

Base Expenses To Phase Out

Existing Engine: Hose Tender	\$1,739,357	0	0	0	0	0	0	0	0	0
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New Expenses To Phase In

New Engine Company	\$3,469,493	12,738,080	13,120,222	13,513,829	13,919,243	14,336,821	14,766,925	15,209,933	15,666,231	16,136,218
New Ambulance	\$1,602,890	5,884,934	6,061,482	6,243,326	6,430,626	6,623,545	6,822,251	7,026,918	7,237,726	7,454,858
New Battalion Chief	\$1,267,028	4,651,834	4,791,389	4,935,131	5,083,185	5,235,681	5,392,751	5,554,534	5,721,170	5,892,805
New Ladder Truck	\$89,767	329,574	339,461	349,645	360,134	370,938	382,067	393,529	405,334	417,495
		<u>23,604,422</u>	<u>24,312,554</u>	<u>25,041,931</u>	<u>25,793,189</u>	<u>26,566,984</u>	<u>27,363,994</u>	<u>28,184,914</u>	<u>29,030,461</u>	<u>29,901,375</u>

Gross Expenses w/ Project

		51,836,836	53,391,941	54,993,699	56,643,510	58,342,815	60,093,100	61,895,893	63,752,770	65,665,353
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(Less) Base Expenses

		-34,618,380	-35,656,931	-36,726,639	-37,828,438	-38,963,291	-40,132,190	-41,336,156	-42,576,240	-43,853,527
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Net Expenses

		<u>17,218,000</u>	<u>17,735,000</u>	<u>18,267,000</u>	<u>18,815,000</u>	<u>19,380,000</u>	<u>19,961,000</u>	<u>20,560,000</u>	<u>21,177,000</u>	<u>21,812,000</u>
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Notes

<sup>1</sup> Table 19.

<sup>2</sup> Table 16.

<sup>3</sup> Table 6.

Table 19

**SERVICE COST ASSUMPTIONS: FIRE DEPARTMENT  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

SERVICE COSTS BY APPARATUS		ENGINE	LADDER TRUCK	AMULANCE (BACKUP)	AMBULANCE	ENGINE (HOSE TENDER)	BATTALION CHIEF
<b>STAFFING</b>							
	Direct Salary <sup>1</sup>						
H2	Firefighter \$113,312 FTE: <sup>2</sup>	9.36	18.72	0	9.36	4.68	
H3	FF/Paramedic \$130,932 FTE:	4.68					
H20	Lieutenant \$131,667 FTE:	2.34	2.34			4.68	
H30	Captain \$150,338 FTE:	2.34	2.34				
H40	Battalion Chief \$180,432 FTE:						4.68
		18.72	23.4	0	9.36	9.36	4.68
Direct Salary Costs	Salary X FTE	2,333,254	2,781,092	-	1,060,600	1,146,502	844,422
Staffing Adjustment <sup>3</sup>	7%	2,492,793	2,971,253	-	1,133,120	1,224,895	902,160
Overtime, Taxes, Benefits <sup>1</sup>	30%	1,068,340	1,273,394	-	485,623	524,955	386,640
Subtotal, Staffing		3,401,593	4,054,486	-	1,546,223	1,671,457	1,231,062
<b>EQUIPMENT<sup>4</sup></b>							
Replacement Cost (2010\$)		450,000	810,000	144,000	144,000	450,000	40,000
Replacement Cost (2016\$)	3% inflation	540,000	970,000	170,000	170,000	540,000	50,000
Useful Life		12	15	3	3	12	3
Replacement Annual Cost		45,000	64,667	56,667	56,667	45,000	16,667
Vehicle Maintenance (2010\$)		19,200	21,000	16,200		19,200	16,200
Vehicle Maintenance (2016\$)	3% inflation	22,900	25,100	19,300	-	22,900	19,300
Subtotal, Equipment (2016\$)		67,900	89,767	75,967	56,667	67,900	35,967
<b>TOTAL COST PER APPARATUS (2016\$)</b>		3,469,493	4,144,253	75,967	1,602,890	1,739,357	1,267,028
<b>TOTAL EQUIPMENT<sup>5</sup></b>							
Existing Equipment		1	1	1		1	0
New Equipment		1	1		1		1
Phased-Out Equipment						-1	
Total At Build-Out		2	2	1	1	0	1

Notes

- <sup>1</sup> San Francisco Office of the Controller. FY 2015/16 Rate Table. Based on weighted average of personnel categories identified in 2011 EPS study.
- <sup>2</sup> Per the report, Fiscal Analysis of the Treasure Island/Yerba Buena Island Development Project, by Economic Planning Systems in May 2011. □
- <sup>3</sup> Per March 2016 email from Fire Department, the staffing requirement is anticipated to fall between 65-75 FTE. The prior fiscal analysis prepared by EPS estimated 66 FTE. Base staffing costs are increased by 7% to reflect the current, mid-range staffing estimate (70 FTE).
- <sup>4</sup> Per EPS (2011) report, adjusted for inflation.
- <sup>5</sup> Per March 2016 email from Fire Department, an additional ladder truck will be required. The cost of an additional ladder truck has been added to the projection.

**Table 20**  
**ESTIMATE OF PUBLIC WORKS G.F. EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

BASIS <sup>1</sup>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	
revenue appreciation	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	
expense appreciation <sup>1</sup>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34	
residents <sup>2</sup>	0	0	0	109	658	1,613	3,087	4,457	5,671	7,366	9,181	
population build-out <sup>2</sup>	0.0%	0.0%	0.0%	0.7%	4.0%	9.9%	18.9%	27.3%	34.7%	45.1%	56.2%	
<b>RIGHT OF WAY MAINTENANCE AND REPAIR</b>												
<b>NEW MAINTENANCE COSTS</b>												
SF of Streets	1,849,420 sf	0	0	0	752,620	0	0	258,080	0	0	371,540	0
Cumulative		0	0	0	752,620	752,620	752,620	1,010,700	1,010,700	1,010,700	1,382,240	1,382,240
Subject to Cost	1 yr. delay	0	0	0	0	752,620	752,620	752,620	1,010,700	1,010,700	1,010,700	1,382,240
Cost Phase-In	10% /yr	0%	0%	0%	0%	10%	20%	30%	40%	50%	60%	70%
Replacement Reserve	\$0.71 /sf	0	0	0	0	60,078	123,760	191,210	352,641	454,025	561,175	922,238
Street Sweeping	\$0.08 /sf	0	0	0	0	6,470	13,328	20,592	37,977	48,895	60,434	99,318
<b>TOTAL COST</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>67,000</b>	<b>137,000</b>	<b>212,000</b>	<b>391,000</b>	<b>503,000</b>	<b>622,000</b>	<b>1,022,000</b>
<b>REVENUES</b>												
(Less) Gas Tax Revenue	\$19.99 /res	0	0	0	0	(15,000)	(37,000)	(74,000)	(110,000)	(144,000)	(192,000)	(247,000)
(Less) Prop. K Sales Tax	Tables 12, 13 & 23	0	0	0	0	(63,000)	(58,000)	(69,000)	(113,000)	(120,000)	(151,000)	(164,000)
<b>NET PUBLIC WORKS EXPENSE<sup>1</sup></b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42,000</b>	<b>69,000</b>	<b>168,000</b>	<b>239,000</b>	<b>279,000</b>	<b>611,000</b>	

**Notes:**

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.



**Table 20**  
**ESTIMATE OF PUBLIC WORKS G.F. EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

BASIS <sup>1</sup>	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
revenue appreciation	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86
expense appreciation <sup>1</sup>	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86
residents <sup>2</sup>	10,689	12,111	13,734	14,952	16,043	16,326	16,326	16,326	16,326	16,326	16,326
population build-out <sup>2</sup>	65.5%	74.2%	84.1%	91.6%	98.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>RIGHT OF WAY MAINTENANCE AND REPAIR</b>											
<b>NEW MAINTENANCE COSTS</b>											
SF of Streets	1,849,420 sf	150,720	316,460	0	0	0	0	0	0	0	0
Cumulative		1,532,960	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420
Subject to Cost	1 yr. delay	1,382,240	1,532,960	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420
Cost Phase-In	10% /yr	80%	90%	100%	100%	100%	100%	100%	100%	100%	100%
Replacement Reserve	\$0.71 /sf	1,085,606	1,395,113	1,926,233	1,984,020	2,043,541	2,104,847	2,167,993	2,233,033	2,300,023	2,369,024
Street Sweeping	\$0.08 /sf	116,911	150,243	207,441	213,664	220,074	226,676	233,476	240,480	247,695	255,126
<b>TOTAL COST</b>		<b>1,203,000</b>	<b>1,545,000</b>	<b>2,134,000</b>	<b>2,198,000</b>	<b>2,264,000</b>	<b>2,332,000</b>	<b>2,401,000</b>	<b>2,474,000</b>	<b>2,548,000</b>	<b>2,624,000</b>
<b>REVENUES</b>											
(Less) Gas Tax Revenue	\$19.99 /res	(296,000)	(345,000)	(403,000)	(452,000)	(500,000)	(524,000)	(539,000)	(556,000)	(572,000)	(589,000)
(Less) Prop. K Sales Tax	Tables 12, 13 & 23	(171,000)	(223,000)	(234,000)	(273,000)	(270,000)	(281,000)	(290,000)	(299,000)	(308,000)	(317,000)
<b>NET PUBLIC WORKS EXPENSE<sup>1</sup></b>		<b>736,000</b>	<b>977,000</b>	<b>1,497,000</b>	<b>1,473,000</b>	<b>1,494,000</b>	<b>1,527,000</b>	<b>1,572,000</b>	<b>1,619,000</b>	<b>1,668,000</b>	<b>1,770,000</b>

**Notes:**

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

**Table 20**  
**ESTIMATE OF PUBLIC WORKS G.F. EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	BASIS <sup>1</sup>	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
revenue appreciation		1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58
expense appreciation <sup>1</sup>		1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58
residents <sup>2</sup>		16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
population build-out <sup>2</sup>		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>RIGHT OF WAY MAINTENANCE AND REPAIR</b>												
<b>NEW MAINTENANCE COSTS</b>												
SF of Streets	1,849,420 sf	0	0	0	0	0	0	0	0	0	0	0
Cumulative		1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420
Subject to Cost	1 yr. delay	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420
Cost Phase-In	10% /yr	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Replacement Reserve	\$0.71 /sf	2,513,298	2,588,697	2,666,358	2,746,348	2,828,739	2,913,601	3,001,009	3,091,039	3,183,770	3,279,284	3,377,662
Street Sweeping	\$0.08 /sf	270,663	278,783	287,146	295,761	304,633	313,772	323,186	332,881	342,868	353,154	363,748
<b>TOTAL COST</b>		<b>2,784,000</b>	<b>2,867,000</b>	<b>2,954,000</b>	<b>3,042,000</b>	<b>3,133,000</b>	<b>3,227,000</b>	<b>3,324,000</b>	<b>3,424,000</b>	<b>3,527,000</b>	<b>3,632,000</b>	<b>3,741,000</b>
<b>REVENUES</b>												
(Less) Gas Tax Revenue	\$19.99 /res	(625,000)	(644,000)	(663,000)	(683,000)	(704,000)	(725,000)	(747,000)	(769,000)	(792,000)	(816,000)	(840,000)
(Less) Prop. K Sales Tax	Tables 12, 13 & 23	(336,000)	(346,000)	(356,000)	(367,000)	(378,000)	(389,000)	(401,000)	(413,000)	(426,000)	(439,000)	(451,000)
<b>NET PUBLIC WORKS EXPENSE<sup>1</sup></b>		<b>1,823,000</b>	<b>1,877,000</b>	<b>1,935,000</b>	<b>1,992,000</b>	<b>2,051,000</b>	<b>2,113,000</b>	<b>2,176,000</b>	<b>2,242,000</b>	<b>2,309,000</b>	<b>2,377,000</b>	<b>2,450,000</b>

**Notes:**

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

**Table 20**  
**ESTIMATE OF PUBLIC WORKS G.F. EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	BASIS <sup>1</sup>	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
revenue appreciation		2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46	3.56
expense appreciation <sup>1</sup>		2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46	3.56
residents <sup>2</sup>		16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
population build-out <sup>2</sup>		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>RIGHT OF WAY MAINTENANCE AND REPAIR</b>												
<b>NEW MAINTENANCE COSTS</b>												
SF of Streets	1,849,420 sf	0	0	0	0	0	0	0	0	0	0	0
Cumulative		1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420
Subject to Cost	1 yr. delay	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420
Cost Phase-In	10% /yr	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Replacement Reserve	\$0.71 /sf	3,478,992	3,583,362	3,690,863	3,801,588	3,915,636	4,033,105	4,154,098	4,278,721	4,407,083	4,539,295	4,675,474
Street Sweeping	\$0.08 /sf	374,661	385,900	397,478	409,402	421,684	434,334	447,364	460,785	474,609	488,847	503,513
<b>TOTAL COST</b>		<b>3,854,000</b>	<b>3,969,000</b>	<b>4,088,000</b>	<b>4,211,000</b>	<b>4,337,000</b>	<b>4,467,000</b>	<b>4,601,000</b>	<b>4,740,000</b>	<b>4,882,000</b>	<b>5,028,000</b>	<b>5,179,000</b>
<b>REVENUES</b>												
(Less) Gas Tax Revenue	\$19.99 /res	(866,000)	(892,000)	(918,000)	(946,000)	(974,000)	(1,003,000)	(1,034,000)	(1,065,000)	(1,097,000)	(1,129,000)	(1,163,000)
(Less) Prop. K Sales Tax	Tables 12, 13 & 23	(465,000)	(478,000)	(493,000)	(508,000)	(523,000)	(539,000)	(555,000)	(572,000)	(589,000)	(607,000)	(625,000)
<b>NET PUBLIC WORKS EXPENSE<sup>1</sup></b>		<b>2,523,000</b>	<b>2,599,000</b>	<b>2,677,000</b>	<b>2,757,000</b>	<b>2,840,000</b>	<b>2,925,000</b>	<b>3,012,000</b>	<b>3,103,000</b>	<b>3,196,000</b>	<b>3,292,000</b>	<b>3,391,000</b>

**Notes:**

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

**Table 20**  
**ESTIMATE OF PUBLIC WORKS G.F. EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	BASIS <sup>1</sup>	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
revenue appreciation		3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
expense appreciation <sup>1</sup>		3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
residents <sup>2</sup>		16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
population build-out <sup>2</sup>		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>RIGHT OF WAY MAINTENANCE AND REPAIR</b>										
<b>NEW MAINTENANCE COSTS</b>										
SF of Streets	1,849,420 sf	0	0	0	0	0	0	0	0	0
Cumulative		1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420
Subject to Cost	1 yr. delay	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420	1,849,420
Cost Phase-In	10% /yr	100%	100%	100%	100%	100%	100%	100%	100%	100%
Replacement Reserve	\$0.71 /sf	4,815,738	4,960,211	5,109,017	5,262,287	5,420,156	5,582,761	5,750,244	5,922,751	6,100,433
Street Sweeping	\$0.08 /sf	518,618	534,177	550,202	566,708	583,709	601,220	619,257	637,835	656,970
<b>TOTAL COST</b>		<b>5,334,000</b>	<b>5,494,000</b>	<b>5,659,000</b>	<b>5,829,000</b>	<b>6,004,000</b>	<b>6,184,000</b>	<b>6,370,000</b>	<b>6,561,000</b>	<b>6,757,000</b>
<b>REVENUES</b>										
(Less) Gas Tax Revenue	\$19.99 /res	(1,198,000)	(1,234,000)	(1,271,000)	(1,309,000)	(1,349,000)	(1,389,000)	(1,431,000)	(1,474,000)	(1,518,000)
(Less) Prop. K Sales Tax	Tables 12, 13 & 23	(643,000)	(663,000)	(683,000)	(704,000)	(724,000)	(746,000)	(768,000)	(792,000)	(815,000)
<b>NET PUBLIC WORKS EXPENSE<sup>1</sup></b>		<b>3,493,000</b>	<b>3,597,000</b>	<b>3,705,000</b>	<b>3,816,000</b>	<b>3,931,000</b>	<b>4,049,000</b>	<b>4,171,000</b>	<b>4,295,000</b>	<b>4,424,000</b>

**Notes:**

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

**Table 21-A**  
**ESTIMATE OF MTA IMPACTS**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

**August 15, 2016**

<b>BASIS</b>		<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>
	revenue appreciation <sup>1</sup>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
	expense appreciation <sup>1</sup>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
	residential units <sup>2</sup>	0	0	0	42	275	699	1,406	2,074	2,670	3,523	4,409
	residents <sup>2</sup>	0	0	0	109	658	1,613	3,087	4,457	5,671	7,366	9,181
	residents & employees (day & nighttime population) <sup>2</sup>	0	0	0	128	724	1,736	3,443	4,872	6,185	8,287	10,162
	population build-out <sup>2</sup>	0.0%	0.0%	0.0%	0.7%	4.0%	9.9%	18.9%	27.3%	34.7%	45.1%	56.2%
<b>SERVICE ASSUMPTIONS</b>												
Transportation Phase	Table 22-A	Existing	Existing	Existing	Existing	Existing	Existing	1	2	2	3	4
Ridership Growth	Table 22-A	0	0	0	0	0	0	9,983	346,190	346,190	682,397	1,018,603
New Buses (Cumulative)	Table 22-A	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0
<b>SERVICE COSTS</b>												
Incremental Operating Costs	Table 22-A	0	0	0	0	0	0	0	227,146	233,961	1,500,244	134,699
Capital Cost (Buses)	Table 21-B	0	0	0	0	0	0	0	0	0	685,430	685,430
Facility Cost	Table 21-B	0	0	0	0	0	0	0	0	0	465,812	465,812
Other MTA	\$21.08 / res. & emp <sup>1</sup>	0	0	0	2,704	15,268	36,589	72,577	102,703	130,375	174,692	214,218
Subtotal		0	0	0	2,704	15,268	36,589	72,577	329,849	364,335	2,826,177	1,500,159
<b>REVENUES</b>												
Farebox Revenues	\$0.86 /trip <sup>1</sup>	0	0	0	0	0	0	10,221	365,072	376,024	763,441	1,173,765
Advertising	\$3,503 /bus <sup>1</sup>	0	0	0	0	0	0	0	0	0	0	0
Prop K Sales Tax	Tables 12, 13 & 23	15,000	46,000	98,000	150,000	232,000	211,000	255,000	416,000	442,000	558,000	603,000
State Sales Tax (AB 1107)	Tables 12, 13 & 23	5,000	16,000	33,000	51,000	79,000	71,000	86,000	141,000	150,000	190,000	205,000
TDA Sales Tax	Tables 12, 13 & 23	20,000	63,000	133,000	204,000	314,000	286,000	345,000	565,000	599,000	757,000	820,000
State Transit Assistance	\$41.97 /res <sup>1</sup>	0	0	0	4,595	27,614	67,704	129,573	187,055	238,006	309,153	385,328
Subtotal		40,000	125,000	264,000	409,595	652,614	635,704	825,794	1,674,127	1,805,030	2,577,594	3,187,092
<b>NET OPERATIONS SAVINGS (COST)</b>		40,000	125,000	264,000	406,891	637,346	599,115	753,216	1,344,278	1,440,695	(248,584)	1,686,933
<b>GENERAL FUND TRANSFERS</b>												
<b>Base Transfer (Recurring)</b>	9.19% Table 11-A	0	0	0	2,000	32,000	104,000	484,000	643,000	993,000	1,259,000	1,497,000
<b>Base Transfer (Construction)</b>	9.19% Table 24	31,000	163,000	381,000	511,000	632,000	949,000	813,000	851,000	1,154,000	1,224,000	1,091,000
<b>Prop. B Adjustment</b>	\$186 /res & emp. <sup>1</sup>	0	0	0	26,000	152,000	375,000	766,000	1,116,000	1,459,000	2,014,000	2,544,000
<b>Total Transfer</b>		31,000	163,000	381,000	539,000	816,000	1,428,000	2,063,000	2,610,000	3,606,000	4,497,000	5,132,000
<b>MTA BALANCE AFTER GF TRANSFER</b>		71,000	288,000	645,000	946,000	1,453,000	2,027,000	2,816,000	3,954,000	5,047,000	4,248,000	6,819,000

**Notes**

<sup>1</sup> Table 22-B.

<sup>3</sup> Table 16.

<sup>2</sup> Table 6.

**Table 21-A**  
**ESTIMATE OF MTA IMPACTS**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

BASIS		2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
	revenue appreciation <sup>1</sup>	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86
	expense appreciation <sup>1</sup>	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86
	residential units <sup>2</sup>	5,154	5,863	6,677	7,295	7,851	8,000	8,000	8,000	8,000	8,000	8,000
	residents <sup>2</sup>	10,689	12,111	13,734	14,952	16,043	16,326	16,326	16,326	16,326	16,326	16,326
	residents & employees (day & nighttime population) <sup>2</sup>	11,721	13,897	15,576	17,449	18,577	18,870	18,870	18,870	18,870	18,870	18,870
	population build-out <sup>2</sup>	65.5%	74.2%	84.1%	91.6%	98.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>SERVICE ASSUMPTIONS</b>												
Transportation Phase	Table 22-A	5	5	6	7	7	8	8	8	8	8	8
Ridership Growth	Table 22-A	1,501,362	1,501,362	1,718,603	2,039,293	2,039,293	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948
New Buses (Cumulative)	Table 22-A	5	5	5	5	5	6	6	6	6	6	6
		5	0	0	0	0	1	0	0	0	0	0
<b>SERVICE COSTS</b>												
Incremental Operating Costs	Table 22-A	453,632	467,241	481,258	7,302,569	7,521,646	9,299,646	9,578,635	9,865,994	10,161,974	10,466,833	10,780,838
Capital Cost (Buses)	Table 21-B	685,430	685,430	685,430	844,402	844,402	844,402	844,402	844,402	844,402	844,402	844,402
Facility Cost	Table 21-B	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812
Other MTA	\$21.08 / res. & emp <sup>1</sup>	247,078	292,953	328,330	367,825	391,591	397,781	397,781	397,781	397,781	397,781	397,781
Subtotal		1,851,952	1,911,436	1,960,830	8,980,608	9,223,450	11,007,641	11,286,630	11,573,989	11,869,969	12,174,828	12,488,833
<b>REVENUES</b>												
Farebox Revenues	\$0.86 /trip <sup>1</sup>	1,781,962	1,835,421	2,164,030	2,644,870	2,724,216	3,479,679	3,584,069	3,691,591	3,802,339	3,916,409	4,033,901
Advertising	\$3,503 /bus <sup>1</sup>	24,242	24,970	25,719	26,490	27,285	33,726	34,738	35,780	36,854	37,959	39,098
Prop K Sales Tax	Tables 12, 13 & 23	627,000	818,000	862,000	1,004,000	997,000	1,037,000	1,067,000	1,100,000	1,132,000	1,166,000	1,202,000
State Sales Tax (AB 1107)	Tables 12, 13 & 23	213,000	277,000	293,000	342,000	339,000	351,000	362,000	373,000	385,000	396,000	408,000
TDA Sales Tax	Tables 12, 13 & 23	850,000	1,111,000	1,169,000	1,364,000	1,354,000	1,406,000	1,449,000	1,492,000	1,537,000	1,583,000	1,631,000
State Transit Assistance	\$41.97 /res <sup>1</sup>	<u>448,627</u>	<u>508,298</u>	<u>576,415</u>	<u>627,547</u>	<u>673,311</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>
Subtotal		3,944,831	4,574,689	5,090,163	6,008,908	6,114,813	6,992,624	7,182,026	7,377,590	7,578,411	7,784,587	7,999,218
NET OPERATIONS SAVINGS (COST)		2,092,880	2,663,253	3,129,333	(2,971,699)	(3,108,638)	(4,015,017)	(4,104,604)	(4,196,399)	(4,291,557)	(4,390,241)	(4,489,615)
<b>GENERAL FUND TRANSFERS</b>												
Base Transfer (Recurring)	9.19% Table 11-A	1,809,000	2,223,000	2,538,000	2,988,000	3,285,000	3,560,000	3,795,000	3,984,000	4,086,000	4,190,000	4,297,000
Base Transfer (Construction)	9.19% Table 24	1,252,000	1,078,000	861,000	675,000	563,000	169,000	0	0	0	0	0
Prop. B Adjustment	\$186 /res & emp. <sup>1</sup>	3,022,000	3,690,000	4,260,000	4,916,000	5,390,000	5,640,000	5,809,000	5,983,000	6,163,000	6,348,000	6,538,000
Total Transfer		6,083,000	6,991,000	7,659,000	8,579,000	9,238,000	9,369,000	9,604,000	9,967,000	10,249,000	10,538,000	10,835,000
MTA BALANCE AFTER GF TRANSFER		8,176,000	9,654,000	10,788,000	5,607,000	6,129,000	5,354,000	5,499,000	5,771,000	5,957,000	6,148,000	6,345,000

Notes

<sup>1</sup> Table 22-B.

<sup>3</sup> Table 16.

<sup>2</sup> Table 6.

**Table 21-A**  
**ESTIMATE OF MTA IMPACTS**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

BASIS		2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
	revenue appreciation <sup>1</sup>	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58
	expense appreciation <sup>1</sup>	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58
	residential units <sup>2</sup>	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
	residents <sup>2</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
	residents & employees (day & nighttime population) <sup>2</sup>	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870
	population build-out <sup>2</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>SERVICE ASSUMPTIONS</b>												
Transportation Phase	Table 22-A	8	8	8	8	8	8	8	8	8	8	8
Ridership Growth	Table 22-A	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948
New Buses (Cumulative)	Table 22-A	6	6	6	6	6	6	6	6	6	6	6
		0	0	0	0	0	0	0	0	0	0	0
<b>SERVICE COSTS</b>												
Incremental Operating Costs	Table 22-A	11,104,263	11,437,391	11,780,513	12,133,928	12,497,946	12,872,885	13,259,071	13,656,843	14,066,549	14,488,545	14,923,201
Capital Cost (Buses)	Table 21-B	844,402	158,972	158,972	158,972	158,972	158,972	0	0	0	0	0
Facility Cost	Table 21-B	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812
Other MTA	\$21.08 / res. & emp <sup>1</sup>	397,781	397,781	397,781	397,781	397,781	397,781	397,781	397,781	397,781	397,781	397,781
Subtotal		12,812,258	12,459,957	12,803,078	13,156,494	13,520,512	13,895,450	14,122,664	14,520,437	14,930,142	15,352,138	15,786,795
<b>REVENUES</b>												
Farebox Revenues	\$0.86 /trip <sup>1</sup>	4,154,918	4,279,566	4,407,953	4,540,191	4,676,397	4,816,689	4,961,190	5,110,025	5,263,326	5,421,226	5,583,863
Advertising	\$3,503 /bus <sup>1</sup>	40,271	41,479	42,723	44,005	45,325	46,685	48,086	49,528	51,014	52,544	54,121
Prop K Sales Tax	Tables 12, 13 & 23	1,237,000	1,275,000	1,313,000	1,352,000	1,393,000	1,435,000	1,478,000	1,522,000	1,567,000	1,615,000	1,663,000
State Sales Tax (AB 1107)	Tables 12, 13 & 23	419,000	432,000	446,000	459,000	473,000	487,000	501,000	516,000	532,000	548,000	564,000
TDA Sales Tax	Tables 12, 13 & 23	1,680,000	1,730,000	1,782,000	1,835,000	1,891,000	1,947,000	2,006,000	2,065,000	2,127,000	2,192,000	2,257,000
State Transit Assistance	\$41.97 /res <sup>1</sup>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>
Subtotal		8,216,408	8,443,264	8,676,895	8,915,416	9,163,941	9,417,593	9,679,494	9,947,773	10,225,559	10,513,989	10,807,202
NET OPERATIONS SAVINGS (COST)		(4,595,850)	(4,016,693)	(4,126,183)	(4,241,078)	(4,356,570)	(4,477,857)	(4,443,170)	(4,572,664)	(4,704,583)	(4,838,149)	(4,979,592)
<b>GENERAL FUND TRANSFERS</b>												
Base Transfer (Recurring)	9.19% Table 11-A	4,407,000	4,520,000	4,636,000	4,755,000	4,877,000	5,002,000	5,131,000	5,263,000	5,399,000	5,538,000	5,681,000
Base Transfer (Construction)	9.19% Table 24	0	0	0	0	0	0	0	0	0	0	0
Prop. B Adjustment	\$186 /res & emp. <sup>1</sup>	6,734,000	6,936,000	7,144,000	7,359,000	7,580,000	7,807,000	8,041,000	8,282,000	8,531,000	8,787,000	9,050,000
Total Transfer		11,141,000	11,456,000	11,780,000	12,114,000	12,457,000	12,809,000	13,172,000	13,545,000	13,930,000	14,325,000	14,731,000
MTA BALANCE AFTER GF TRANSFER		6,545,000	7,439,000	7,654,000	7,873,000	8,100,000	8,331,000	8,729,000	8,972,000	9,225,000	9,487,000	9,751,000

**Notes**

<sup>1</sup> Table 22-B.

<sup>3</sup> Table 16.

<sup>2</sup> Table 6.

**Table 21-A**  
**ESTIMATE OF MTA IMPACTS**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

BASIS		2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58
	revenue appreciation <sup>1</sup>	2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46
	expense appreciation <sup>1</sup>	2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46
	residential units <sup>2</sup>	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
	residents <sup>2</sup>	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
	residents & employees (day & nighttime population) <sup>2</sup>	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870
	population build-out <sup>2</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>SERVICE ASSUMPTIONS</b>											
Transportation Phase	Table 22-A	8	8	8	8	8	8	8	8	8	8
Ridership Growth	Table 22-A	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948
New Buses (Cumulative)	Table 22-A	6	6	6	6	6	6	6	6	6	6
		0	0	0	0	0	0	0	0	0	0
<b>SERVICE COSTS</b>											
Incremental Operating Costs	Table 22-A	15,370,898	15,832,024	16,306,985	16,796,195	17,300,081	17,819,083	18,353,656	18,904,265	19,471,393	20,055,535
Capital Cost (Buses)	Table 21-B	0	0	0	0	0	0	0	0	0	0
Facility Cost	Table 21-B	465,812	465,812	465,812	465,812	465,812	465,812	0	0	0	0
Other MTA	\$21.08 / res. & emp <sup>1</sup>	397,781	397,781	397,781	397,781	397,781	397,781	397,781	397,781	397,781	397,781
Subtotal		16,234,491	16,695,618	17,170,578	17,659,788	18,163,674	18,682,676	18,751,436	19,302,046	19,869,174	20,453,316
<b>REVENUES</b>											
Farebox Revenues	\$0.86 /trip <sup>1</sup>	5,751,379	5,923,920	6,101,638	6,284,687	6,473,227	6,667,424	6,867,447	7,073,470	7,285,674	7,504,245
Advertising	\$3,503 /bus <sup>1</sup>	55,744	57,417	59,139	60,913	62,741	64,623	66,562	68,558	70,615	72,734
Prop K Sales Tax	Tables 12, 13 & 23	1,713,000	1,764,000	1,818,000	1,872,000	1,928,000	1,986,000	2,045,000	2,106,000	2,170,000	2,235,000
State Sales Tax (AB 1107)	Tables 12, 13 & 23	582,000	598,000	616,000	635,000	654,000	674,000	694,000	715,000	736,000	758,000
TDA Sales Tax	Tables 12, 13 & 23	2,325,000	2,394,000	2,466,000	2,541,000	2,616,000	2,695,000	2,776,000	2,860,000	2,944,000	3,033,000
State Transit Assistance	\$41.97 /res <sup>1</sup>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>
Subtotal		11,112,342	11,422,556	11,745,996	12,078,819	12,419,187	12,772,266	13,134,228	13,508,248	13,891,509	14,288,197
NET OPERATIONS SAVINGS (COST)		(5,122,149)	(5,273,062)	(5,424,583)	(5,580,969)	(5,744,487)	(5,910,410)	(5,617,209)	(5,793,798)	(5,977,665)	(6,165,118)
<b>GENERAL FUND TRANSFERS</b>											
Base Transfer (Recurring)	9.19% Table 11-A	<b>5,828,000</b>	<b>5,978,000</b>	<b>6,133,000</b>	<b>6,292,000</b>	<b>6,456,000</b>	<b>6,623,000</b>	<b>6,796,000</b>	<b>6,972,000</b>	<b>7,154,000</b>	<b>7,341,000</b>
Base Transfer (Construction)	9.19% Table 24	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Prop. B Adjustment	\$186 /res & emp. <sup>1</sup>	<b>9,322,000</b>	<b>9,601,000</b>	<b>9,890,000</b>	<b>10,186,000</b>	<b>10,492,000</b>	<b>10,807,000</b>	<b>11,131,000</b>	<b>11,465,000</b>	<b>11,809,000</b>	<b>12,163,000</b>
<b>Total Transfer</b>		<b>15,150,000</b>	<b>15,579,000</b>	<b>16,023,000</b>	<b>16,478,000</b>	<b>16,948,000</b>	<b>17,430,000</b>	<b>17,927,000</b>	<b>18,437,000</b>	<b>18,963,000</b>	<b>19,504,000</b>
MTA BALANCE AFTER GF TRANSFER		10,028,000	10,306,000	10,598,000	10,897,000	11,204,000	11,520,000	12,310,000	12,643,000	12,985,000	13,339,000

**Notes**

<sup>1</sup> Table 22-B.

<sup>3</sup> Table 16.

<sup>2</sup> Table 6.



**Table 21-A**  
**ESTIMATE OF MTA IMPACTS**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

BASIS		2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
	revenue appreciation <sup>1</sup>	3.56	3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
	expense appreciation <sup>1</sup>	3.56	3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
	residential units <sup>2</sup>	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
	residents	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
	residents & employees (day & nighttime population) <sup>2</sup>	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870
	population build-out <sup>2</sup>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>SERVICE ASSUMPTIONS</b>											
Transportation Phase	Table 22-A	8	8	8	8	8	8	8	8	8	8
Ridership Growth	Table 22-A	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948	2,528,948
New Buses (Cumulative)	Table 22-A	6	6	6	6	6	6	6	6	6	6
		0	0	0	0	0	0	0	0	0	0
<b>SERVICE COSTS</b>											
Incremental Operating Costs	Table 22-A	20,657,201	21,276,917	21,915,225	22,572,681	23,249,862	23,947,358	24,665,778	25,405,752	26,167,924	26,952,962
Capital Cost (Buses)	Table 21-B	0	0	0	0	0	0	0	0	0	0
Facility Cost	Table 21-B	0	0	0	0	0	0	0	0	0	0
Other MTA	\$21.08 / res. & emp <sup>1</sup>	397,781	397,781	397,781	397,781	397,781	397,781	397,781	397,781	397,781	397,781
Subtotal		21,054,982	21,674,698	22,313,005	22,970,462	23,647,643	24,345,138	25,063,559	25,803,532	26,565,705	27,350,743
<b>REVENUES</b>											
Farebox Revenues	\$0.86 /trip <sup>1</sup>	7,729,372	7,961,253	8,200,091	8,446,093	8,699,476	8,960,460	9,229,274	9,506,152	9,791,337	10,085,077
Advertising	\$3,503 /bus <sup>1</sup>	74,916	77,163	79,478	81,862	84,318	86,848	89,453	92,137	94,901	97,748
Prop K Sales Tax	Tables 12, 13 & 23	2,303,000	2,371,000	2,443,000	2,516,000	2,591,000	2,669,000	2,749,000	2,831,000	2,917,000	3,003,000
State Sales Tax (AB 1107)	Tables 12, 13 & 23	781,000	804,000	829,000	854,000	879,000	906,000	933,000	960,000	990,000	1,019,000
TDA Sales Tax	Tables 12, 13 & 23	3,125,000	3,218,000	3,315,000	3,414,000	3,517,000	3,621,000	3,730,000	3,843,000	3,958,000	4,076,000
State Transit Assistance	\$41.97 /res <sup>1</sup>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>	<u>685,219</u>
Subtotal		14,698,507	15,116,635	15,551,788	15,997,175	16,456,014	16,928,527	17,415,947	17,917,508	18,436,457	18,966,044
NET OPERATIONS SAVINGS (COST)		(6,356,475)	(6,558,063)	(6,761,218)	(6,973,287)	(7,191,629)	(7,416,611)	(7,647,613)	(7,886,024)	(8,129,248)	(8,384,698)
<b>GENERAL FUND TRANSFERS</b>											
Base Transfer (Recurring)	9.19% Table 11-A	<b>7,532,000</b>	<b>7,623,000</b>	<b>7,563,000</b>	<b>7,664,000</b>	<b>7,777,000</b>	<b>7,721,000</b>	<b>7,841,000</b>	<b>7,824,000</b>	<b>8,037,000</b>	<b>8,256,000</b>
Base Transfer (Construction)	9.19% Table 24	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Prop. B Adjustment	\$186 /res & emp. <sup>1</sup>	<b>12,528,000</b>	<b>12,904,000</b>	<b>13,291,000</b>	<b>13,689,000</b>	<b>14,100,000</b>	<b>14,523,000</b>	<b>14,959,000</b>	<b>15,408,000</b>	<b>15,870,000</b>	<b>16,346,000</b>
Total Transfer		<b>20,060,000</b>	<b>20,527,000</b>	<b>20,854,000</b>	<b>21,353,000</b>	<b>21,877,000</b>	<b>22,244,000</b>	<b>22,800,000</b>	<b>23,232,000</b>	<b>23,907,000</b>	<b>24,602,000</b>
MTA BALANCE AFTER GF TRANSFER		13,704,000	13,969,000	14,093,000	14,380,000	14,685,000	14,827,000	15,152,000	15,346,000	15,778,000	16,217,000

**Notes**

<sup>1</sup> Table 22-B.

<sup>3</sup> Table 16.

<sup>2</sup> Table 6.

**Table 21-B**  
**MTA IMPACTS: CAPITAL COST DETAIL**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

BASIS			2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
	expense appreciation <sup>1</sup>		1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
	residential units <sup>2</sup>		0	0	0	42	275	699	1,406	2,074	2,670	3,523	4,409
	residents <sup>2</sup>		0	0	0	109	658	1,613	3,087	4,457	5,671	7,366	9,181
	residents & employees (day & nighttime population) <sup>2</sup>		0	0	0	128	724	1,736	3,443	4,872	6,185	8,287	10,162
	population build-out <sup>2</sup>		0.0%	0.0%	0.0%	0.7%	4.0%	9.9%	18.9%	27.3%	34.7%	45.1%	56.2%
<b>CAPITAL COST DETAIL</b>													
<b>New Capital Costs</b>													
	New Buses Purchased	2 yrs. prior <sup>1</sup>	0	0	0	0	0	0	0	0	0	5	0
	\$1,040,000	/bus <sup>1</sup>	0	0	0	0	0	0	0	0	0	6,784,821	0
	New Facility Share <sup>1</sup>		0	0	0	0	0	0	0	0	0	4,610,909	0
	\$4,610,909												
<b>Amortized Costs<sup>1</sup></b>													
	New Buses	5% interest 14 years	0	0	0	0	0	0	0	0	0	685,430	685,430
	New Facility	5% interest 30 years	0	0	0	0	0	0	0	0	0	465,812	465,812

Notes

<sup>1</sup> Table 22-B.

<sup>2</sup> Table 6.

**Table 21-B**  
**MTA IMPACTS: CAPITAL COST DETAIL**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

BASIS			2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37
	expense appreciation <sup>1</sup>		1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86
	residential units <sup>2</sup>		5,154	5,863	6,677	7,295	7,851	8,000	8,000	8,000	8,000	8,000	8,000
	residents <sup>2</sup>		10,689	12,111	13,734	14,952	16,043	16,326	16,326	16,326	16,326	16,326	16,326
	residents & employees (day & nighttime population) <sup>2</sup>		11,721	13,897	15,576	17,449	18,577	18,870	18,870	18,870	18,870	18,870	18,870
	population build-out <sup>2</sup>		65.5%	74.2%	84.1%	91.6%	98.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>CAPITAL COST DETAIL</b>													
<b>New Capital Costs</b>													
	New Buses Purchased	2 yrs. prior <sup>1</sup>	0	0	0	1	0	0	0	0	0	0	0
	\$1,040,000	/bus <sup>1</sup>	0	0	0	1,573,608	0	0	0	0	0	0	0
	New Facility Share <sup>1</sup>	\$4,610,909	0	0	0	0	0	0	0	0	0	0	0
<b>Amortized Costs<sup>1</sup></b>													
	New Buses	5% interest 14 years	685,430	685,430	685,430	844,402	844,402	844,402	844,402	844,402	844,402	844,402	844,402
	New Facility	5% interest 30 years	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812

Notes

<sup>1</sup> Table 22-B.

<sup>2</sup> Table 6.

**Table 21-B**  
**MTA IMPACTS: CAPITAL COST DETAIL**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

BASIS			2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48
expense appreciation <sup>1</sup>			1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58
residential units <sup>2</sup>			8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
residents <sup>2</sup>			16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
residents & employees (day & nighttime population) <sup>2</sup>			18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870
population build-out <sup>2</sup>			100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>CAPITAL COST DETAIL</b>													
<b>New Capital Costs</b>													
New Buses Purchased													
	2	yrs. prior <sup>1</sup>	0	0	0	0	0	0	0	0	0	0	0
	\$1,040,000	/bus <sup>1</sup>	0	0	0	0	0	0	0	0	0	0	0
New Facility Share <sup>1</sup>			\$4,610,909	0	0	0	0	0	0	0	0	0	0
<b>Amortized Costs<sup>1</sup></b>													
New Buses			5% interest	14 years	844,402	158,972	158,972	158,972	158,972	0	0	0	0
New Facility			5% interest	30 years	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812	465,812

Notes

<sup>1</sup> Table 22-B.

<sup>2</sup> Table 6.

**Table 21-B**  
**MTA IMPACTS: CAPITAL COST DETAIL**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

BASIS			2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59
	expense appreciation <sup>1</sup>		2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46	3.56
	residential units <sup>2</sup>		8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
	residents <sup>2</sup>		16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
	residents & employees (day & nighttime population) <sup>2</sup>		18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870
	population build-out <sup>2</sup>		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>CAPITAL COST DETAIL</b>													
<b>New Capital Costs</b>													
	New Buses Purchased	2 yrs. prior <sup>1</sup>	0	0	0	0	0	0	0	0	0	0	0
	\$1,040,000	/bus <sup>1</sup>	0	0	0	0	0	0	0	0	0	0	0
	New Facility Share <sup>1</sup>	\$4,610,909	0	0	0	0	0	0	0	0	0	0	0
<b>Amortized Costs<sup>1</sup></b>													
	New Buses	5% interest 14 years	0	0	0	0	0	0	0	0	0	0	0
	New Facility	5% interest 30 years	465,812	465,812	465,812	465,812	465,812	465,812	0	0	0	0	0

Notes

<sup>1</sup> Table 22-B.

<sup>2</sup> Table 6.

**Table 21-B**  
**MTA IMPACTS: CAPITAL COST DETAIL**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

**August 15, 2016**

BASIS			2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
	expense appreciation <sup>1</sup>		3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
	residential units <sup>2</sup>		8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
	residents <sup>2</sup>		16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326	16,326
	residents & employees (day & nighttime population) <sup>2</sup>		18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870	18,870
	population build-out <sup>2</sup>		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<b>CAPITAL COST DETAIL</b>											
<b>New Capital Costs</b>											
	New Buses Purchased	2 yrs. prior <sup>1</sup>	0	0	0	0	0	0	0	0	0
	\$1,040,000	/bus <sup>1</sup>	0	0	0	0	0	0	0	0	0
	New Facility Share <sup>1</sup>	\$4,610,909	0	0	0	0	0	0	0	0	0
<b>Amortized Costs<sup>1</sup></b>											
	New Buses	5% interest 14 years	0	0	0	0	0	0	0	0	0
	New Facility	5% interest 30 years	0	0	0	0	0	0	0	0	0

Notes

<sup>1</sup> Table 22-B.

<sup>2</sup> Table 6.

Table 22-A

**MTA OPERATING COST ASSUMPTIONS<sup>1</sup>**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

PHASE	NEW UNITS	OPERATING COSTS (2010\$)			OPERATING COSTS (2016\$)	ANNUAL RIDERSHIP <sup>2</sup>	NUMBER OF BUSES	BUSES PURCHASED
		TRANSBAY	CIVIC CNTR.	TOTAL				
	Up to:				Inflation Factor: 2%			
Existing	- DU	\$3,678,000	\$0	\$3,678,000	\$4,142,025	474,500	4	
1	1,000 DU	\$3,678,000	\$0	\$3,678,000	\$4,142,025	484,483	4	-
2	2,000 DU	\$3,842,000	\$0	\$3,842,000	\$4,326,716	820,690	4	-
3	3,000 DU	\$4,699,000	\$0	\$4,699,000	\$5,291,837	1,156,897	4	-
4	4,000 DU	\$3,767,000	\$0	\$3,767,000	\$4,242,254	1,493,103	4	-
5	5,000 DU	\$3,969,000	\$0	\$3,969,000	\$4,469,739	1,975,862	9	5
6	6,000 DU	\$3,969,000	\$0	\$3,969,000	\$4,469,739	2,193,103	9	-
7	7,000 DU	\$3,969,000	\$3,996,000	\$7,965,000	\$8,969,884	2,513,793	9	-
8	8,000 DU	\$4,828,000	\$3,996,000	\$8,824,000	\$9,937,257	3,003,448	10	1

Notes

<sup>1</sup> Per the report, Fiscal Analysis of the Treasure Island/Yerba Buena Island Development Project, by Economic Planning Systems in May 2011.

<sup>2</sup> Derived from EPS report based on farebox revenue projection, using factor of \$.58 per rider.

Table 22-B

MTA OPERATING EXPENSE AND REVENUE ASSUMPTIONS  
 FISCAL IMPACT ANALYSIS  
 TREASURE ISLAND REDEVELOPMENT  
 CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

<b>Global Escalation Assumption</b>	3.0%	Per Year <sup>1</sup>
<b>2015 City/County Service Population Estimate</b>	845,602	Resident Population <sup>2</sup>
	613,200	Employment Base <sup>2</sup>
	1,060,222	Service Population <sup>2</sup>
	1,458,802	Day and Evening Population <sup>2</sup>

I. EXPENSES

<b>Operating Cost</b>	<i>See Table 22-A</i>		
<b>Other Muni Costs</b>	\$353,218	other MTA costs upon build-out (2010\$) <sup>3</sup>	
	2%	Inflation Factor	
	18,870	day and evening population upon build-out <sup>4</sup>	
	\$17	per Resident/Employee (2010\$)	
	<u>\$21</u>	per Resident Employee (2016\$)	
<b>Capital Costs: Buses</b>	\$1,510,000	Cost Per Articulated Bus (2010\$) <sup>3</sup>	
	\$1,118,976	Direct Cost Per Articulated Bus (2016\$) <sup>5</sup>	6 buses
	14%	Tax, Warranty, and Consultant Support <sup>6</sup>	
	\$1,300,000	Total Cost Per Articulated Bus (2016\$)	
	80%	Non-Project Funded <sup>7</sup>	
	\$1,040,000	Net Non-Project Cost	
	2	years in advance of phase <sup>7</sup>	
	5%	Amoritzation Rate <sup>7</sup>	
	14	Amoritzation Period <sup>7</sup>	
<b>Capital Costs: Islais Creek Motorcoach Facility</b>	\$90,750,000	Estimated Project Cost (2010\$) <sup>7</sup>	
	\$126,800,000	Estimated Project Cost (2016\$) <sup>8</sup>	
	165	Bus Capacity of Facility <sup>9</sup>	
	\$768,485	Per Bus	
	\$4,610,909	Treasure Island Share	6 buses
	30	Amoritzation Period <sup>7</sup>	
	5%	Annual Rate <sup>7</sup>	
	\$299,946	Annual Payment	



Table 22-B

**MTA OPERATING EXPENSE AND REVENUE ASSUMPTIONS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

**II. REVENUE**

<b>Parking Tax (80% MTA Share)</b>	0%	Excluded <sup>10</sup>
<b>Proposition K Sales Tax</b>	0.50%	Sales Tax <sup>11</sup>
	37%	Share Allocated to Transit - System Maintenance and Renovation <sup>11</sup>
<b>AB 1107 Sales Tax</b>	0.50%	Sales Tax <sup>12</sup>
	12.50%	MTA Share <sup>12</sup>
<b>TDA Sales Tax</b>	0.25%	Sales Tax <sup>12</sup>
<b>State Transit Assistance</b>	\$35,490,000	MTA Revenues FY16 <sup>13</sup>
	845,602	Residents
	\$41.97	Per Resident
<b>Farebox Revenue</b>	\$182,280,000	Transit Fares FY16 <sup>14</sup>
	212,586,375	Annual Unlinked Passenger Trips <sup>15</sup>
	\$0.86	Fare Revenue/Trip
<b>Advertising</b>	\$5,390,000	Vehicle Advertising Revenues FY16 <sup>13</sup>
	769	Average Number of Vehicles Operating at Peak Demand <sup>15</sup>
	\$7,005	Revenue per vehicle
	50%	Administrative Costs <sup>7</sup>
	\$3,503	Net Revenue Per Vehicle

<sup>1</sup> KMA assumption.

<sup>2</sup> Table 7.

<sup>3</sup> Per the report, "Fiscal Analysis of the Treasure Island/Yerba Buena Island Development Project," by Economic Planning Systems in May 2011. Reported to include annual maintenance of stop signs, signals, and bike lanes.

<sup>4</sup> Table 6.

<sup>5</sup> Derived from MTA Contract No. CPT 713 (Procurement of 40-Ft and 60-Ft Low Floor Diesel Hybrid Coaches) with New Flyer of America Inc. to purchase 61 articulated low floor buses, in an amount not to exceed \$68,257,536.

<sup>6</sup> Based on staff report accompanying amendment to Amendment No. 2 to Contract No. CPT 713 with New Flyer of America Inc.

<sup>7</sup> Per the report, Fiscal Analysis of the Treasure Island/Yerba Buena Island Development Project, by Economic Planning Systems in May 2011.

<sup>8</sup> San Francisco County Transportation Authority, MUNI Modernization Projects Fact Sheet, July 2015. Cost in EPS report was estimated to be \$89.9M (2006\$).

<sup>9</sup> San Francisco County Transportation Authority, MUNI Modernization Projects Fact Sheet, July 2015.

<sup>10</sup> Per the report, Fiscal Analysis of the Treasure Island/Yerba Buena Island Development Project, by Economic Planning Systems in May 2011, parking will be under the jurisdiction of the Treasure Island Transportation Management Agency.

<sup>11</sup> San Francisco County Transportation Authority. Prop K Expenditure Plan (last updated January 2016).

<sup>12</sup> Metropolitan Transportation Commission. Resolution No. 4220. Annual Fund Estimate and proposed apportionment and distribution of \$626 million in Transportation Development Act (TDA), State Transit Assistance (STA) Population-Based funds, Assembly Bill 1107 (AB 1107), and transit-related bridge toll funds for FY 2016-17.

<sup>13</sup> SFMTA Adopted Operating Budget, FY2015-16.

<sup>14</sup> SFMTA Adopted Operating Budget, FY2015-16. Excludes Cable Car Fares.

<sup>15</sup> National Transit Database Monthly Data, February 2015-January 2016.

**Table 23**  
**LIBRARY/ COMMUNITY FACILITY EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

**August 15, 2016**

	MEASURE <sup>1</sup>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
	expense appreciation <sup>1</sup>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
	Percent Buildout Population <sup>2</sup>	0%	0%	0%	1%	4%	10%	19%	27%	35%	45%	56%
<b>LIBRARY EXPENSES</b>												
Annual Operating	\$222,958 2016\$	0	0	0	0	0	0	89,000	183,000	282,000	291,000	300,000
Initial Capital Expense	\$89,673 /yr (5 yrs.)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>30,000</u>	<u>60,000</u>	<u>90,000</u>	<u>90,000</u>	<u>90,000</u>
		0	0	0	0	0	0	119,000	243,000	372,000	381,000	390,000
(LESS) BASELINE TRANSFERS TO LIBRARY <sup>3</sup>		(8,000)	(40,000)	(95,000)	(128,000)	(165,000)	(262,000)	(322,000)	(372,000)	(534,000)	(617,000)	(643,000)
ADDITIONAL G.F SUPPORT REQUIRED		0	0	0	0	0	0	0	0	0	0	0
LIBRARY BALANCE		8,000	40,000	95,000	128,000	165,000	262,000	203,000	129,000	162,000	236,000	253,000
<b>COMMUNITY FACILITIES EXPENSES</b>												
Annual Operating	\$375,888 2016\$	0	0	0	0	0	0	150,000	308,000	476,000	490,000	505,000
Initial Capital Expense	\$165,478 /yr (5 yrs.)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>55,000</u>	<u>110,000</u>	<u>165,000</u>	<u>165,000</u>	<u>165,000</u>
		0	0	0	0	0	0	205,000	418,000	641,000	655,000	670,000
TOTAL LIBRARY/COMM. FACILITIES GEN. FUND EXPENSES		0	0	0	0	0	0	205,000	418,000	641,000	655,000	670,000

Notes

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

<sup>3</sup> Table 11-A.

**Table 23**  
**LIBRARY/ COMMUNITY FACILITY EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

**August 15, 2016**

MEASURE <sup>1</sup>	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	
expense appreciation <sup>1</sup>	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81	1.86	
Percent Buildout Population <sup>2</sup>	65%	74%	84%	92%	98%	100%	100%	100%	100%	100%	100%	
<b>LIBRARY EXPENSES</b>												
Annual Operating	\$222,958 2016\$	309,000	318,000	327,000	337,000	347,000	358,000	369,000	380,000	391,000	403,000	415,000
Initial Capital Expense	\$89,673 /yr (5 yrs.)	<u>90,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
		399,000	318,000	327,000	337,000	347,000	358,000	369,000	380,000	391,000	403,000	415,000
(LESS) BASELINE TRANSFERS TO LIBRARY <sup>3</sup>		(761,000)	(821,000)	(845,000)	(911,000)	(957,000)	(927,000)	(944,000)	(991,000)	(1,016,000)	(1,042,000)	(1,069,000)
ADDITIONAL G.F SUPPORT REQUIRED		0	0	0	0	0	0	0	0	0	0	0
LIBRARY BALANCE		362,000	503,000	518,000	574,000	610,000	569,000	575,000	611,000	625,000	639,000	654,000
<b>COMMUNITY FACILITIES EXPENSES</b>												
Annual Operating	\$375,888 2016\$	520,000	536,000	552,000	569,000	586,000	603,000	621,000	640,000	659,000	679,000	699,000
Initial Capital Expense	\$165,478 /yr (5 yrs.)	<u>165,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
		685,000	536,000	552,000	569,000	586,000	603,000	621,000	640,000	659,000	679,000	699,000
TOTAL LIBRARY/COMM. FACILITIES GEN. FUND EXPENSES		685,000	536,000	552,000	569,000	586,000	603,000	621,000	640,000	659,000	679,000	699,000

Notes

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

<sup>3</sup> Table 11-A.

**Table 23**  
**LIBRARY/ COMMUNITY FACILITY EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

MEASURE <sup>1</sup>	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	
expense appreciation <sup>1</sup>	1.92	1.97	2.03	2.09	2.16	2.22	2.29	2.36	2.43	2.50	2.58	
Percent Buildout Population <sup>2</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>LIBRARY EXPENSES</b>												
Annual Operating	\$222,958 2016\$	427,000	440,000	453,000	467,000	481,000	495,000	510,000	525,000	541,000	557,000	574,000
Initial Capital Expense	\$89,673 /yr (5 yrs.)	0	0	0	0	0	0	0	0	0	0	0
		427,000	440,000	453,000	467,000	481,000	495,000	510,000	525,000	541,000	557,000	574,000
(LESS) BASELINE TRANSFERS TO LIBRARY <sup>3</sup>		(1,096,000)	(1,124,000)	(1,153,000)	(1,182,000)	(1,213,000)	(1,244,000)	(1,276,000)	(1,309,000)	(1,342,000)	(1,377,000)	(1,413,000)
<b>ADDITIONAL G.F SUPPORT REQUIRED</b>												
		0	0	0	0	0	0	0	0	0	0	0
<b>LIBRARY BALANCE</b>												
		669,000	684,000	700,000	715,000	732,000	749,000	766,000	784,000	801,000	820,000	839,000
<b>COMMUNITY FACILITIES EXPENSES</b>												
Annual Operating	\$375,888 2016\$	720,000	742,000	764,000	787,000	811,000	835,000	860,000	886,000	912,000	940,000	968,000
Initial Capital Expense	\$165,478 /yr (5 yrs.)	0	0	0	0	0	0	0	0	0	0	0
		720,000	742,000	764,000	787,000	811,000	835,000	860,000	886,000	912,000	940,000	968,000
<b>TOTAL LIBRARY/COMM. FACILITIES GEN. FUND EXPENSES</b>												
		720,000	742,000	764,000	787,000	811,000	835,000	860,000	886,000	912,000	940,000	968,000

Notes

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

<sup>3</sup> Table 11-A.

**Table 23**  
**LIBRARY/ COMMUNITY FACILITY EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

**August 15, 2016**

MEASURE <sup>1</sup>	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	
expense appreciation <sup>1</sup>	2.65	2.73	2.81	2.90	2.99	3.07	3.17	3.26	3.36	3.46	3.56	
Percent Buildout Population <sup>2</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>LIBRARY EXPENSES</b>												
Annual Operating	\$222,958 2016\$	591,000	609,000	627,000	646,000	666,000	686,000	706,000	727,000	749,000	772,000	795,000
Initial Capital Expense	\$89,673 /yr (5 yrs.)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
		591,000	609,000	627,000	646,000	666,000	686,000	706,000	727,000	749,000	772,000	795,000
(LESS) BASELINE TRANSFERS TO LIBRARY <sup>3</sup>		(1,449,000)	(1,487,000)	(1,525,000)	(1,565,000)	(1,605,000)	(1,647,000)	(1,690,000)	(1,734,000)	(1,779,000)	(1,825,000)	(1,873,000)
<b>ADDITIONAL G.F SUPPORT REQUIRED</b>												
		0	0	0	0	0	0	0	0	0	0	0
<b>LIBRARY BALANCE</b>												
		858,000	878,000	898,000	919,000	939,000	961,000	984,000	1,007,000	1,030,000	1,053,000	1,078,000
<b>COMMUNITY FACILITIES EXPENSES</b>												
Annual Operating	\$375,888 2016\$	997,000	1,027,000	1,058,000	1,089,000	1,122,000	1,156,000	1,190,000	1,226,000	1,263,000	1,301,000	1,340,000
Initial Capital Expense	\$165,478 /yr (5 yrs.)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
		997,000	1,027,000	1,058,000	1,089,000	1,122,000	1,156,000	1,190,000	1,226,000	1,263,000	1,301,000	1,340,000
<b>TOTAL LIBRARY/COMM. FACILITIES GEN. FUND EXPENSES</b>												
		997,000	1,027,000	1,058,000	1,089,000	1,122,000	1,156,000	1,190,000	1,226,000	1,263,000	1,301,000	1,340,000

Notes

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

<sup>3</sup> Table 11-A.

**Table 23**  
**LIBRARY/ COMMUNITY FACILITY EXPENSES**  
**FISCAL IMPACT ANALYSIS**  
**TREASURE ISLAND REDEVELOPMENT**  
**CITY AND COUNTY OF SAN FRANCISCO, CA**

**August 15, 2016**

	MEASURE <sup>1</sup>	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68
	expense appreciation <sup>1</sup>	3.67	3.78	3.90	4.01	4.13	4.26	4.38	4.52	4.65
	Percent Buildout Population <sup>2</sup>	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>LIBRARY EXPENSES</b>										
Annual Operating	\$222,958 2016\$	819,000	843,000	868,000	894,000	921,000	949,000	977,000	1,007,000	1,037,000
Initial Capital Expense	\$89,673 /yr (5 yrs.)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
		819,000	843,000	868,000	894,000	921,000	949,000	977,000	1,007,000	1,037,000
(LESS) BASELINE TRANSFERS TO LIBRARY <sup>3</sup>		(1,896,000)	(1,881,000)	(1,906,000)	(1,934,000)	(1,920,000)	(1,950,000)	(1,946,000)	(1,998,000)	(2,053,000)
<b>ADDITIONAL G.F SUPPORT REQUIRED</b>										
		0	0	0	0	0	0	0	0	0
<b>LIBRARY BALANCE</b>										
		1,077,000	1,038,000	1,038,000	1,040,000	999,000	1,001,000	969,000	991,000	1,016,000
<b>COMMUNITY FACILITIES EXPENSES</b>										
Annual Operating	\$375,888 2016\$	1,380,000	1,421,000	1,464,000	1,508,000	1,553,000	1,600,000	1,648,000	1,697,000	1,748,000
Initial Capital Expense	\$165,478 /yr (5 yrs.)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
		1,380,000	1,421,000	1,464,000	1,508,000	1,553,000	1,600,000	1,648,000	1,697,000	1,748,000
<b>TOTAL LIBRARY/COMM. FACILITIES GEN. FUND EXPENSES</b>										
		1,380,000	1,421,000	1,464,000	1,508,000	1,553,000	1,600,000	1,648,000	1,697,000	1,748,000

Notes

<sup>1</sup> Table 16.

<sup>2</sup> Table 6.

<sup>3</sup> Table 11-A.

Table 24

**CONSTRUCTION REVENUE SUMMARY  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

Fiscal Year: July 1 - June 30												
	SET ASIDE <sup>2</sup>	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
<b>CONSTRUCTION REVENUES (GROSS)<sup>1</sup></b>												
Discretionary												
Transfer Tax On Initial Pad & Unit Sales		116,000	1,118,000	2,826,000	3,644,000	4,095,000	8,133,000	6,693,000	5,460,000	8,997,000	9,764,000	8,337,000
Gross Receipts Taxes / Construction		28,000	175,000	554,000	1,115,000	1,619,000	1,275,000	1,256,000	2,215,000	2,078,000	2,072,000	2,064,000
Payroll Tax / Construction		111,000	226,000	237,000	0	0	0	0	0	0	0	0
Construction Sales Tax (General)		<u>80,000</u>	<u>250,000</u>	<u>530,000</u>	<u>800,000</u>	<u>1,160,000</u>	<u>910,000</u>	<u>900,000</u>	<u>1,580,000</u>	<u>1,480,000</u>	<u>1,480,000</u>	<u>1,470,000</u>
Subtotal-Discretionary		335,000	1,769,000	4,147,000	5,559,000	6,874,000	10,318,000	8,849,000	9,255,000	12,555,000	13,316,000	11,871,000
Construction Sales Tax (Public Safety)		40,000	125,000	265,000	400,000	580,000	455,000	450,000	790,000	740,000	740,000	735,000
<b>TOTAL</b>		<b>375,000</b>	<b>1,894,000</b>	<b>4,412,000</b>	<b>5,959,000</b>	<b>7,454,000</b>	<b>10,773,000</b>	<b>9,299,000</b>	<b>10,045,000</b>	<b>13,295,000</b>	<b>14,056,000</b>	<b>12,606,000</b>
<b>CONSTRUCTION REVENUES (NET OF SET-ASIDES)</b>												
Discretionary <i>20% set aside</i>												
Transfer Tax On Initial Pad & Unit Sales		93,000	892,000	2,254,000	2,907,000	3,266,000	6,487,000	5,339,000	4,355,000	7,176,000	7,788,000	6,650,000
Gross Receipts Taxes / Construction		22,000	140,000	442,000	889,000	1,291,000	1,017,000	1,002,000	1,767,000	1,657,000	1,653,000	1,646,000
Payroll Tax / Construction		89,000	180,000	189,000	0	0	0	0	0	0	0	0
Construction Sales Tax (General)		<u>64,000</u>	<u>199,000</u>	<u>423,000</u>	<u>638,000</u>	<u>925,000</u>	<u>726,000</u>	<u>718,000</u>	<u>1,260,000</u>	<u>1,181,000</u>	<u>1,181,000</u>	<u>1,173,000</u>
Subtotal-Discretionary		268,000	1,411,000	3,308,000	4,434,000	5,482,000	8,230,000	7,059,000	7,382,000	10,014,000	10,622,000	9,469,000
Construction Sales Tax (Public Safety)	<i>0% set aside</i>	40,000	125,000	265,000	400,000	580,000	455,000	450,000	790,000	740,000	740,000	735,000
<b>TOTAL NET</b>		<b>308,000</b>	<b>1,536,000</b>	<b>3,573,000</b>	<b>4,834,000</b>	<b>6,062,000</b>	<b>8,685,000</b>	<b>7,509,000</b>	<b>8,172,000</b>	<b>10,754,000</b>	<b>11,362,000</b>	<b>10,204,000</b>
<b>BASELINE SET-ASIDES</b>												
MTA	<i>9.2% of ADR</i>	31,000	163,000	381,000	511,000	632,000	949,000	813,000	851,000	1,154,000	1,224,000	1,091,000
Library	<i>2.3% of ADR</i>	8,000	40,000	95,000	127,000	157,000	236,000	202,000	212,000	287,000	304,000	271,000
Children's Services	<i>8.8% of ADR</i>	<u>29,000</u>	<u>155,000</u>	<u>363,000</u>	<u>487,000</u>	<u>602,000</u>	<u>904,000</u>	<u>775,000</u>	<u>810,000</u>	<u>1,099,000</u>	<u>1,166,000</u>	<u>1,040,000</u>
<b>TOTAL</b>		<b>68,000</b>	<b>358,000</b>	<b>839,000</b>	<b>1,125,000</b>	<b>1,391,000</b>	<b>2,089,000</b>	<b>1,790,000</b>	<b>1,873,000</b>	<b>2,540,000</b>	<b>2,694,000</b>	<b>2,402,000</b>

Notes:

<sup>1</sup> Tables 25 and 26.

<sup>2</sup> Table 10.

Table 24

**CONSTRUCTION REVENUE SUMMARY  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	SET ASIDE <sup>2</sup>	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-2033	2033-34	2034-35	2035-36
<b>CONSTRUCTION REVENUES (GROSS)<sup>1</sup></b>											
Discretionary											
Transfer Tax On Initial Pad & Unit Sales		10,381,000	8,672,000	6,491,000	6,487,000	6,120,000	1,840,000	0	0	0	0
Gross Receipts Taxes / Construction		1,886,000	1,780,000	1,679,000	498,000	0	0	0	0	0	0
Payroll Tax / Construction		0	0	0	0	0	0	0	0	0	0
Construction Sales Tax (General)		<u>1,350,000</u>	<u>1,270,000</u>	<u>1,200,000</u>	<u>360,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Subtotal-Discretionary		13,617,000	11,722,000	9,370,000	7,345,000	6,120,000	1,840,000	0	0	0	0
Construction Sales Tax (Public Safety)		675,000	635,000	600,000	180,000	0	0	0	0	0	0
<b>TOTAL</b>		<b>14,292,000</b>	<b>12,357,000</b>	<b>9,970,000</b>	<b>7,525,000</b>	<b>6,120,000</b>	<b>1,840,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>CONSTRUCTION REVENUES (NET OF SET-ASIDES)</b>											
Discretionary <i>20% set aside</i>											
Transfer Tax On Initial Pad & Unit Sales		8,280,000	6,917,000	5,177,000	5,174,000	4,882,000	1,468,000	0	0	0	0
Gross Receipts Taxes / Construction		1,504,000	1,420,000	1,339,000	397,000	0	0	0	0	0	0
Payroll Tax / Construction		0	0	0	0	0	0	0	0	0	0
Construction Sales Tax (General)		<u>1,077,000</u>	<u>1,013,000</u>	<u>957,000</u>	<u>287,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Subtotal-Discretionary		10,861,000	9,350,000	7,473,000	5,858,000	4,882,000	1,468,000	0	0	0	0
Construction Sales Tax (Public Safety)	<i>0% set aside</i>	675,000	635,000	600,000	180,000	0	0	0	0	0	0
<b>TOTAL NET</b>		<b>11,536,000</b>	<b>9,985,000</b>	<b>8,073,000</b>	<b>6,038,000</b>	<b>4,882,000</b>	<b>1,468,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>BASELINE SET-ASIDES</b>											
MTA	<i>9.2% of ADR</i>	1,252,000	1,078,000	861,000	675,000	563,000	169,000	0	0	0	0
Library	<i>2.3% of ADR</i>	311,000	268,000	214,000	168,000	140,000	42,000	0	0	0	0
Children's Services	<i>8.8% of ADR</i>	<u>1,192,000</u>	<u>1,026,000</u>	<u>821,000</u>	<u>643,000</u>	<u>536,000</u>	<u>161,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>TOTAL</b>		<b>2,755,000</b>	<b>2,372,000</b>	<b>1,896,000</b>	<b>1,486,000</b>	<b>1,239,000</b>	<b>372,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Notes:

<sup>1</sup> Tables 25 and 26.

<sup>2</sup> Table 10.



Table 25

**SELECT CONSTRUCTION REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	<b>BASIS<sup>1</sup></b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>
	vertical cost appreciation <sup>1</sup>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
<b>I. TRANSFER TAX ON INITIAL PAD &amp; UNIT SALES</b>												
Initial Site Acquisition (\$000s) <sup>2</sup>	65,180	5,780	7,480	7,260	7,040	6,820	6,600	6,380	6,160	5,940	5,720	0
Residential Pad Sales (\$000s) <sup>2</sup>	1,587,731	0	48,416	134,038	146,521	82,922	220,295	119,754	80,440	188,283	167,079	85,376
Hotel Pad Sales (\$000s) <sup>2</sup>		0	0	0	2,500	0	3,500	0	0	0	0	0
Residential Unit Sales (\$000s) <sup>2</sup>												
Market	8,726,532	0	0	0	69,074	304,051	465,567	549,832	491,288	675,686	834,975	877,645
BMR	79,999	0	0	0	669	3,092	4,919	6,754	6,348	6,538	6,734	6,937
Total Transfer Tax												
Initial Purchase	\$20.00 /\$1,000	116,000	150,000	145,000	141,000	136,000	132,000	128,000	123,000	119,000	114,000	0
Residential Pad Sales	\$20.00 /\$1,000	0	968,000	2,681,000	2,930,000	1,658,000	4,406,000	2,395,000	1,609,000	3,766,000	3,342,000	1,708,000
Hotel Pad Sales	\$20.00 /\$1,000	0	0	0	50,000	0	70,000	0	0	0	0	0
Residential Home Sales (Market)	\$7.50 /\$1,000	0	0	0	518,000	2,280,000	3,492,000	4,124,000	3,685,000	5,068,000	6,262,000	6,582,000
Residential Home Sales (BMR)	\$6.80 /\$1,000	0	0	0	5,000	21,000	33,000	46,000	43,000	44,000	46,000	47,000
Total		116,000	1,118,000	2,826,000	3,644,000	4,095,000	8,133,000	6,693,000	5,460,000	8,997,000	9,764,000	8,337,000
<b>II. GROSS RECEIPTS TAXES / CONSTRUCTION</b>												
Contractor Gross Receipts (\$000s) <sup>2</sup>												
Horizontal Hard Costs Costs	785,578 hard cost	31,951	100,248	104,571	67,900	33,562	27,436	57,407	94,785	87,665	66,084	69,686
Vertical Costs												
Residential												
YBI Townhomes	1,041 cost/du	0	0	40,936	84,329	86,858	37,277	0	0	0	0	0
TI Townhomes	831 cost/du	0	0	0	31,814	57,828	6,949	0	36,861	16,271	67,038	47,184
Flats	605 cost/du	0	0	65,367	134,657	138,696	142,857	147,143	151,557	156,104	160,787	165,611
Neighborhood Tower	677 cost/du	0	0	0	0	145,531	149,897	154,394	159,026	163,797	168,711	173,772
High Rise	780 cost/du	0	0	0	0	0	0	0	122,084	125,747	129,519	133,405
Branded Condo	752 cost/du	0	0	0	0	0	0	0	68,587	44,153	0	0
Subtotal -Vertical	0	0	0	106,303	250,800	428,914	336,980	301,537	538,115	506,072	526,055	519,971
Total Gross Receipts		31,951	100,248	210,875	318,700	462,476	364,416	358,944	632,899	593,737	592,139	589,657
Phase-In Rate		25%	50%	75%	100%	100%	100%	100%	100%	100%	100%	100%
Total Gross Receipts Tax	\$3.50 /\$1,000	28,000	175,000	554,000	1,115,000	1,619,000	1,275,000	1,256,000	2,215,000	2,078,000	2,072,000	2,064,000
<b>III. PAYROLL TAXES/CONSTRUCTION</b>												
Payroll (\$000s)	40% hard cost	12,780	40,099	84,350	127,480	184,990	145,766	143,577	253,160	237,495	236,856	235,863
Payroll Adjusted (\$000s)	25% exemption	9,585	30,074	63,262	95,610	138,743	109,325	107,683	189,870	178,121	177,642	176,897
Rate		1.162%	0.8%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Payroll Taxes		111,000	226,000	237,000	0	0	0	0	0	0	0	0

Notes

<sup>1</sup> Table 10.

<sup>2</sup> TICD Pro Forma (March 2016).

Table 25

**SELECT CONSTRUCTION REVENUE ESTIMATES  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	<b>BASIS<sup>1</sup></b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2030-31</b>	<b>2031-32</b>	<b>2032-33</b>	<b>2033-34</b>	<b>2034-35</b>	<b>2035-36</b>
	vertical cost appreciation <sup>1</sup>	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81
<b>I. TRANSFER TAX ON INITIAL PAD &amp; UNIT SALES</b>											
Initial Site Acquisition (\$000s) <sup>2</sup>	65,180	0	0	0	0	0	0	0	0	0	0
Residential Pad Sales (\$000s) <sup>2</sup>	1,587,731	191,940	113,081	9,586	0	0	0	0	0	0	0
Hotel Pad Sales (\$000s) <sup>2</sup>		0	0	0	0	0	0	0	0	0	0
Residential Unit Sales (\$000s) <sup>2</sup>											
Market	8,726,532	865,778	848,007	832,925	857,912	809,672	244,121	0	0	0	0
BMR	79,999	7,145	7,359	7,580	7,807	6,866	1,251	0	0	0	0
Total Transfer Tax											
Initial Purchase	\$20.00 /\$1,000	0	0	0	0	0	0	0	0	0	0
Residential Pad Sales	\$20.00 /\$1,000	3,839,000	2,262,000	192,000	0	0	0	0	0	0	0
Hotel Pad Sales	\$20.00 /\$1,000	0	0	0	0	0	0	0	0	0	0
Residential Home Sales (Market)	\$7.50 /\$1,000	6,493,000	6,360,000	6,247,000	6,434,000	6,073,000	1,831,000	0	0	0	0
Residential Home Sales (BMR)	\$6.80 /\$1,000	<u>49,000</u>	<u>50,000</u>	<u>52,000</u>	<u>53,000</u>	<u>47,000</u>	<u>9,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total		10,381,000	8,672,000	6,491,000	6,487,000	6,120,000	1,840,000	0	0	0	0
<b>II. GROSS RECEIPTS TAXES / CONSTRUCTION</b>											
Contractor Gross Receipts (\$000s) <sup>2</sup>											
Horizontal Hard Costs Costs	785,578 hard cost	29,491	6,951	7,263	579	0	0	0	0	0	0
Vertical Costs											
Residential											
YBI Townhomes	1,041 cost/du	0	0	0	0	0	0	0	0	0	0
TI Townhomes	831 cost/du	22,522	0	0	0	0	0	0	0	0	0
Flats	605 cost/du	170,579	175,696	136,668	0	0	0	0	0	0	0
Neighborhood Tower	677 cost/du	178,985	184,355	189,885	72,800	0	0	0	0	0	0
High Rise	780 cost/du	137,407	141,529	145,775	68,818	0	0	0	0	0	0
Branded Condo	752 cost/du	0	0	0	0	0	0	0	0	0	0
Subtotal -Vertical		<u>509,493</u>	<u>501,580</u>	<u>472,328</u>	<u>141,618</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Gross Receipts		538,984	508,531	479,591	142,197	0	0	0	0	0	0
Phase-In Rate		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Total Gross Receipts Tax	\$3.50 /\$1,000	1,886,000	1,780,000	1,679,000	498,000	0	0	0	0	0	0
<b>III. PAYROLL TAXES/CONSTRUCTION</b>											
Payroll (\$000s)	40% hard cost	215,593	203,413	191,836	56,879	0	0	0	0	0	0
Payroll Adjusted (\$000s)	25% exemption	161,695	152,559	143,877	42,659	0	0	0	0	0	0
Rate		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Payroll Taxes		0	0	0	0	0	0	0	0	0	0

Notes

<sup>1</sup> Table 10.

<sup>2</sup> TICD Pro Forma (March 2016).

Table 26

**CONSTRUCTION-RELATED SALES TAX REVENUE  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	<b>BASIS<sup>1</sup></b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>
	vertical cost appreciation <sup>1</sup>	1.00	1.03	1.06	1.09	1.13	1.16	1.19	1.23	1.27	1.30	1.34
<b>CONSTRUCTION-RELATED SALES TAX</b>												
Taxable material sales/use (\$000s) <sup>2</sup>	50% hard cost	15,980	50,120	105,440	159,350	231,240	182,210	179,470	316,450	296,870	296,070	294,830
CCSF as Point of Sale	50% of materials	8,000	25,000	53,000	80,000	116,000	91,000	90,000	158,000	148,000	148,000	147,000
Sales Tax (General)	1.0% tax rate	80,000	250,000	530,000	800,000	1,160,000	910,000	900,000	1,580,000	1,480,000	1,480,000	1,470,000
Public Safety Sales Tax	0.5% tax rate	40,000	125,000	265,000	400,000	580,000	455,000	450,000	790,000	740,000	740,000	735,000
<b>SALES TAXES- OTHER FUNDS</b>												
Proposition K												
System Maintenance (DPW)	0.0500% tax <sup>1</sup>	4,000	13,000	27,000	40,000	58,000	46,000	45,000	79,000	74,000	74,000	74,000
System Maintenance (Transit)	0.1842% tax <sup>3</sup>	15,000	46,000	98,000	147,000	214,000	168,000	166,000	291,000	273,000	273,000	271,000
AB 1107 (MTA)	0.0625% tax <sup>3</sup>	5,000	16,000	33,000	50,000	73,000	57,000	56,000	99,000	93,000	93,000	92,000
TDA (MTA)	0.2500% tax <sup>3</sup>	20,000	63,000	133,000	200,000	290,000	228,000	225,000	395,000	370,000	370,000	368,000

<sup>1</sup> Table 10.

<sup>2</sup> Hard cost: Table 23-a.

<sup>3</sup> Table 22-B.

Table 26

**CONSTRUCTION-RELATED SALES TAX REVENUE  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

August 15, 2016

	<b>BASIS<sup>1</sup></b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>2029-30</b>	<b>2030-31</b>	<b>2031-32</b>	<b>2032-33</b>	<b>2033-34</b>	<b>2034-35</b>	<b>2035-36</b>
	vertical cost appreciation <sup>1</sup>	1.38	1.43	1.47	1.51	1.56	1.60	1.65	1.70	1.75	1.81
<b>CONSTRUCTION-RELATED SALES TAX</b>											
Taxable material sales/use (\$000s) <sup>2</sup>	50% hard cost	269,490	254,270	239,800	71,100	0	0	0	0	0	0
CCSF as Point of Sale	50% of materials	135,000	127,000	120,000	36,000	0	0	0	0	0	0
Sales Tax (General)	1.0% tax rate	1,350,000	1,270,000	1,200,000	360,000	0	0	0	0	0	0
Public Safety Sales Tax	0.5% tax rate	675,000	635,000	600,000	180,000	0	0	0	0	0	0
<b>SALES TAXES- OTHER FUNDS</b>											
Proposition K											
System Maintenance (DPW)	0.0500% tax <sup>1</sup>	68,000	64,000	60,000	18,000	0	0	0	0	0	0
System Maintenance (Transit)	0.1842% tax <sup>3</sup>	249,000	234,000	221,000	66,000	0	0	0	0	0	0
AB 1107 (MTA)	0.0625% tax <sup>3</sup>	84,000	79,000	75,000	23,000	0	0	0	0	0	0
TDA (MTA)	0.2500% tax <sup>3</sup>	338,000	318,000	300,000	90,000	0	0	0	0	0	0

<sup>1</sup> Table 10.

<sup>2</sup> Hard cost: Table 23-a.

<sup>3</sup> Table 22-B.

Appendix Table A - 1

SUMMARY OF CITY AND COUNTY OF SAN FRANCISCO REVENUE SOURCES IN FY2015/16  
 FISCAL IMPACT ANALYSIS  
 TREASURE ISLAND REDEVELOPMENT  
 CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

GENERAL FUND REVENUE CATEGORY	FY 2015/16 BUDGET	BASIS OF PROJECTION
<b><u>Regular Revenues Included in the Analysis</u></b>		
<b>Taxes</b>		
Possessory Interest/Property Tax	\$1,044,519,000	Based on AV, less IFD share
Property Tax In Lieu of Vehicle License Fee	\$201,490,000	Based on AV, less IFD share
Property Transfer Tax	\$275,280,000	Estimated property sales, City tax rate
Sales and Use Tax	\$172,937,000	Estimated taxable sales, City tax rate
Telephone Users Tax	\$49,190,000	Per resident/employee
Access Line Tax	\$45,594,000	Per resident/employee
Water Users Tax	\$3,740,000	Per employee
Gas Electric Steam Users Tax	\$40,620,000	Per employee
Gross Receipts Tax	\$173,795,000	Estimated gross receipts, City tax rate
Business Registration Tax	\$44,952,000	Number of businesses, City tax rate
Hotel Room Tax	\$384,090,000	Estimated room rate revenues, City tax rate
Property Tax In Lieu of Sales and Use Tax	\$28,000,000	Included in sales tax estimate
	<b>\$2,464,207,000</b>	
<b><u>Deducted from Service Costs</u></b>		
<b>Other Revenues</b>		
Charges for Services (Departmental)	\$205,163,294	Deduct from corresponding departments
Rents and Concessions	\$15,431,961	Deduct from corresponding departments
	<b>\$220,595,255</b>	
<b><u>Regular Revenues Excluded from the Analysis</u></b>		
<b>Taxes</b>		
Property Tax Increment Pass Through	\$16,991,000	independent of analysis
Parking Tax	\$89,727,000	independent of analysis
Payroll Tax	\$416,233,000	To be phased out by FY18
Stadium Admission Tax	\$1,357,000	independent of analysis
Licenses, Permits, and Franchise Fees	\$26,642,891	independent of analysis
Fines, Forfeitures and Penalties	\$4,577,144	independent of analysis
<b>Other Revenues</b>		
Charges for Services (Unallocated)	\$10,321,467	independent of analysis
Other Intergovernmental (Federal and State)	\$900,530,545	independent of analysis
Intergovernmental-Other **	\$3,656,488	independent of analysis
Other Revenues **	\$31,084,070	independent of analysis
Interest and Investment Income	\$10,680,000	independent of analysis
Other Financing Sources	\$917,500	independent of analysis
	<b>\$1,512,718,105</b>	
<b>Total Regular GF Revenues</b>	<b>\$4,197,520,360</b>	

Appendix Table A - 1

SUMMARY OF CITY AND COUNTY OF SAN FRANCISCO REVENUE SOURCES IN FY2015/16  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

GENERAL FUND REVENUE CATEGORY	FY 2015/16 BUDGET	BASIS OF PROJECTION
<b><u>Other Revenue Adjustments (Excluded)</u></b>		independent of analysis
<b>Total GF Revenues</b>		
<b>Gross</b>		
Prior Year Balance	\$180,179,205	
Fund Reserve	\$3,070,000	
Transfers Into General Fund	\$206,782,461	
	<b>\$4,587,552,026</b>	
w/ Intrafund Transfers, Expenditure Recovery	\$126,691,499	
	<b>\$4,714,243,525</b>	
<b>Net</b>		
(Less) Transfer Adjustments	(\$1,056,306,837)	
	<b>\$3,657,936,688</b>	
<b>Net GF Revenues + Related Funds</b>		
Revenues Diverted to Related Funds	\$661,824,552	
Net GF Revenues + Related Funds	<b>\$4,319,761,240</b>	

**Special Revenue Funds**

<b>Gas Tax</b>	<b>\$16,903,154</b>	deduct from Public Works expense
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Source: City and County of San Francisco. Budget and Appropriation Ordinance. Fiscal Year Ending June 30, 2016.

Appendix Table A - 2

SUMMARY OF CITY AND COUNTY OF SAN FRANCISCO BUDGET EXPENDITURES IN FY2015/16

FISCAL IMPACT ANALYSIS

TREASURE ISLAND REDEVELOPMENT

CITY AND COUNTY OF SAN FRANCISCO, CA

August 15, 2016

GENERAL FUND EXPENDITURES	NET GF EXPENDITURES	RELATED FUND ALLOCATION	NET GF & RELATED EXPENDITURES	(LESS) GF REVENUE OFFSETS	TOTAL INCLUDED
General Administration and Finance					
Elections	\$18,531,335	\$0	\$18,531,335	(\$124,704)	\$18,406,631
Assessor/Recorder	\$20,975,395	\$0	\$20,975,395	(\$2,430,000)	\$18,545,395
311	\$5,263,041	\$0	\$5,263,041	\$0	\$5,263,041
Other Admin	\$242,101,446	\$0	\$242,101,446	(\$43,193,183)	\$198,908,263
Public Safety					
Fire	\$329,039,381	\$0	\$329,039,381	(\$45,403,391)	\$283,635,990
Police	\$477,297,830	\$0	\$477,297,830	(\$5,257,584)	\$472,040,246
911	\$53,824,447	\$0	\$53,824,447	(\$2,170)	\$53,822,277
Other Public Protection	\$363,819,538	\$0	\$363,819,538	(\$2,871,291)	\$360,948,247
Public Health	\$787,554,393	\$292,124,552	\$1,079,678,945	(\$67,302,676)	\$1,012,376,269
Public Works	\$131,323,606	\$0	\$131,323,606	(\$17,107,888)	\$114,215,718
Human Welfare & Nbdhd. Development	\$857,055,062	\$30,100,000	\$887,155,062	(\$1,541,000)	\$885,614,062
Culture and Recreation					
Recreation and Park	\$94,741,098	\$0	\$94,741,098	(\$33,455,230)	\$61,285,868
Libraries	\$1,611,832	\$67,600,000	\$69,211,832	\$0	\$69,211,832
Other Culture and Recreation	\$40,708,598	\$0	\$40,708,598	(\$797,534)	\$39,911,064
Transportation & Economic Development	\$30,221,216	\$272,000,000	\$302,221,216	(\$72,890,204)	\$229,331,012
General City Responsibility					
City Responsibility	\$203,868,470	\$0	\$203,868,470	(\$17,945,400)	\$185,923,070
GF Unallocated	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$3,657,936,688</b>	<b>\$661,824,552</b>	<b>\$4,319,761,240</b>	<b>(\$310,322,255)</b>	<b>\$4,009,438,985</b>
<b>Regular Net Expenditures</b>					
(Less) Capital Projects	(117,580,504)				
(Less) Facilities Maintenance	(7,925,826)				
(Less) Reserves	(66,987,198)				
	<u>3,465,443,160</u>				

Source: City and County of San Francisco. Budget and Appropriation Ordinance. Fiscal Year Ending June 30, 2016.

**Appendix Table A - 3**

**ESTIMATED OFF-SITE TAXABLE SALES TO BE GENERATED BY TREASURE ISLAND RESIDENTS**

**FISCAL IMPACT ANALYSIS**

**TREASURE ISLAND REDEVELOPMENT**

**CITY AND COUNTY OF SAN FRANCISCO, CA**

**August 15, 2016**

	YBI Townhomes	TI Townhomes	Flats	Neighbhd. Tower	Highrise	Branded Condo	Rental <sup>1</sup>	TIDA
Share of Units <sup>2</sup>								
Market	95%	100%	95%	95%	100%	100%	86%	0%
BMR	5%	0%	5%	5%	0%	0%	14%	100%
Average Price <sup>3</sup>								
Market	\$1,790,000	\$1,410,000	\$1,037,000	\$1,202,000	\$1,377,000	\$1,140,000	n/a	n/a
BMR	\$346,753	\$352,908	\$287,765	\$226,219	\$226,219	\$175,031	n/a	n/a
Weighted	\$1,721,000	\$1,410,000	\$996,000	\$1,152,000	\$1,377,000	\$1,140,000	n/a	n/a
Mort.% <sup>4</sup>	0.8	0.8	0.8	0.8	0.8	0.8	n/a	n/a
Mortgage <sup>4</sup>	\$1,376,800	\$1,128,000	\$796,800	\$921,600	\$1,101,600	\$912,000	n/a	n/a
Annual Mortgage <sup>4</sup>	\$105,432	\$86,379	\$61,017	\$70,574	\$84,358	\$69,839	n/a	n/a
Property taxes <sup>4</sup>	\$19,690	\$15,510	\$11,407	\$13,222	\$15,147	\$12,540	n/a	n/a
HOA Dues <sup>4</sup>	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	n/a	n/a
Insurance <sup>4</sup>	\$250	\$250	\$250	\$250	\$250	\$250	n/a	n/a
Total Annual Hsg. Costs	\$130,172	\$106,939	\$77,474	\$88,846	\$104,555	\$87,429	\$44,400	\$21,600
Housing Costs as % of Inc. <sup>4</sup>	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35
Annual Income	\$371,919	\$305,541	\$221,354	\$253,845	\$298,728	\$249,796	\$126,857	\$61,714
Expenditures as % Income (Excl. Housing) <sup>5</sup>	0.44	0.44	0.44	0.44	0.44	0.44	0.57	0.65
Taxable Share <sup>5</sup>	0.32	0.32	0.32	0.32	0.32	0.32	0.36	0.42
Taxable Expend	\$52,036	\$42,749	\$30,970	\$35,516	\$41,796	\$34,950	\$26,377	\$17,002
San Francisco Capture <sup>6</sup>	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
<b>Taxable Sales - San Francisco</b>	<b>\$41,629</b>	<b>\$34,199</b>	<b>\$24,776</b>	<b>\$28,413</b>	<b>\$33,437</b>	<b>\$27,960</b>	<b>\$21,101</b>	<b>\$13,601</b>

**Notes**

<sup>1</sup> KMA has estimated rental housing costs based on unit types.

<sup>2</sup> Table 3.

<sup>3</sup> TICD Pro Forma (March 2016).

<sup>4</sup> KMA assumption.

<sup>5</sup> Derived from Table 2301 of Consumer Expenditure Survey, 2014, which establishes annual expenditures for higher-income groups. Assumes 80% of retail goods taxable, per BOE.

<sup>6</sup> Based on retail leakage analysis using state BOE data for 2013-14 in comparison with San Francisco resident expenditure potential.



**Appendix Table A - 4**

**HOUSEHOLD SIZE ASSUMPTIONS  
FISCAL IMPACT ANALYSIS  
TREASURE ISLAND REDEVELOPMENT  
CITY AND COUNTY OF SAN FRANCISCO, CA**

**August 15, 2016**

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<b>Unit Type</b>	<b>Tenancy</b>	<b>Neighborhood</b>	<b>Avg. HH Size<sup>1</sup></b>
Yerba Buena Island Townhomes	Owner-Occupied	San Francisco (Citywide)	2.71
Treasure Island Townhomes	Owner-Occupied	San Francisco (Citywide)	2.71
Flats (Low Rise (4-5 stories))	All Units	Mission Bay	2.03
Neighborhood Tower (15-20 stories)	All Units	Mission Bay	2.03
High Rise (23+ stories)	All Units	Rincon Hill	1.65
Branded condo with hotel services	All Units	Rincon Hill	1.65
For Rent Units	Renter-Occupied	San Francisco (Citywide)	2.10
TIDA (BMR)	Renter-Occupied	San Francisco (Citywide)	2.10

Notes

<sup>1</sup> Source: American Community Survey 2010-2014, for select block groups within San Francisco.

**FACILITIES TO BE PROVIDED BY THE PRIVATE SECTOR:**

Facility	Estimated Project Costs	Costs + 50% Contingency (1)	Estimated Timing	Estimated Location
Acquisition	65,180,000	65,180,000	2015-2024	Entire Project
Abatement & Hazardous Soil Removal	72,513,615	108,770,422	2016-2025	Entire Project
Demolition	65,380,042	98,070,064	2016-2025	Entire Project
Supplemental Fire Water Supply System	10,012,998	15,019,498	2019-2020	Entire Project
Low Pressure Water	33,202,333	49,803,499	2016-2025	Entire Project
Water Tank Facilities	26,817,949	40,226,923	2016-2017	Entire Project
Recycled Water	16,174,120	24,261,180	2016-2027	Entire Project
Storm Drainage System	55,228,259	82,842,389	2016-2027	Entire Project
Separated Sanitary Sewer	56,517,810	84,776,715	2016-2027	Entire Project
Joint Trench	40,308,677	60,463,015	2016-2027	Entire Project
Earthwork	254,464,925	381,697,388	2016-2027	Entire Project
Retaining Walls	5,218,564	7,827,847	2016-2027	Entire Project
Highway Ramps, Roadways, Pathways, Curb, & Gutter	70,054,009	105,081,013	2016-2027	Entire Project
Traffic	17,502,045	26,253,068	2016-2027	Entire Project
Streetscape	34,359,622	51,539,433	2016-2029	Entire Project
Shoreline Improvements	13,247,420	19,871,129	2016-2027	Entire Project
Parks	134,760,285	202,140,427	2017-2029	Entire Project
Ferry Terminal	61,014,632	91,521,948	2019-2026	Entire Project
Other Hard & Soft Costs	20,647,328	30,970,991	2016-2025	Entire Project
Community Facilities	104,703,224	157,054,837	2017-2028	Entire Project
Historic Renovation	25,000,000	37,500,000	2019-2023	Entire Project
Subsidies	179,124,259	179,124,259	2017-2029	Entire Project
<b>Total</b>	<b>1,361,432,116</b>	<b>1,919,996,044</b>		

(1) No contingency is included for acquisition costs or subsidies.

## **FACILITIES TO BE PROVIDED BY PUBLIC SECTOR:**

Upgrades and rehabilitation of publicly-owned assets on Treasure Island and Yerba Buena Island, including, but not limited to, buildings, hangars, school facilities, living quarters, parks, improvements for sea-level rise, and piers. The publicly-owned facilities to be provided by the public sector shall include any facilities described in the City's capital improvement program documents, as they may be amended from time-to-time. All of the publicly-owned assets are located on Treasure Island or Yerba Buena Island.

The City will be responsible for upgrading and rehabilitation of publicly-owned assets on Treasure Island and Yerba Buena Island, including, but not limited to, buildings, hangars, school facilities, living quarters, piers, roads and utilities. The City will also be responsible for future seal-level rise adaptations and for the parks, open spaces, and public infrastructure provided by the developer and dedicated to the City some of which may require capital renewal or improvement before the expiration of the IRFD. All of these publicly-owned assets are or will be located on Treasure Island or Yerba Buena Island. Periodically during the life of the IRFD, TIDA will prepare a capital plan for Treasure Island and Yerba Buena Island for incorporation into the City Capital Plan. After the Developer has been reimbursed for all Qualified Project Costs, the City may dedicate Net Available Increment to finance projects included in the Treasure Island/Yerba Buena Island Capital Plan, as it may be amended from time to time, that otherwise meet the requirements for IRFD financing. Over the projected life of the IRFD and future annexation areas, the costs of these improvements could exceed \$250,000,000 and will be specified in the Treasure Island/Yerba Buena Island Capital Plan, as it may be amended from time to time.

## **AFFORDABLE HOUSING TO BE PROVIDED BY TIDA:**

TIDA intends to construct, or cause the construction of, approximately 1,866 units of affordable housing on Treasure Island. The estimated cost of the projected affordable housing units to be constructed, or cause to be constructed, by TIDA is \$970 million (2016 dollars). The number and cost of affordable housing units to be constructed or financed by the IRFD may be amended by the Board from time to time, as described in this Infrastructure Financing Plan.

**APPENDIX D: Net Available Increment and Conditional City Increment  
(Amended to reflect amended Table 3)**

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Appendix D Table 1

Net Available Increment Allocated to IRFD- 56.588206% of TI (\$000) - 6% annual escalation of home prices  
 Yerba Buena and Stage 1 Treasure Island

	6%											
Fiscal Year	NPV	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	
<b>IRFD Year - Project Area 1</b>			-	-	1	2	3	4	5	6	7	
Y1.1 Townhomes	\$13,000	\$47,624	\$0	\$0	\$33	\$176	\$600	\$758	\$778	\$799	\$820	
Y1.2 Townhomes	\$15,000	\$56,549	\$0	\$0	\$38	\$198	\$422	\$613	\$934	\$958	\$984	
Y3 Townhomes	\$5,000	\$20,352	\$0	\$0	\$14	\$24	\$75	\$171	\$339	\$348	\$357	
Y4.1 Townhomes	\$13,000	\$49,027	\$0	\$0	\$37	\$63	\$193	\$292	\$591	\$844	\$866	
Y4.2 Mid-Rise	\$10,000	\$40,546	\$0	\$0	\$21	\$35	\$114	\$187	\$236	\$705	\$723	
Y2. H Hotel	\$6,000	\$23,269	\$0	\$0	\$5	\$7	\$58	\$230	\$442	\$451	\$460	
<b>Total Project Area 1</b>	<b>\$64,000</b>	<b>\$237,366</b>	<b>\$0</b>	<b>\$0</b>	<b>\$148</b>	<b>\$503</b>	<b>\$1,462</b>	<b>\$2,251</b>	<b>\$3,319</b>	<b>\$4,104</b>	<b>\$4,210</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$11,000</b>	<b>\$41,539</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26</b>	<b>\$88</b>	<b>\$256</b>	<b>\$394</b>	<b>\$581</b>	<b>\$718</b>	<b>\$737</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$52,000</b>	<b>\$195,827</b>	<b>\$0</b>	<b>\$0</b>	<b>\$122</b>	<b>\$415</b>	<b>\$1,206</b>	<b>\$1,857</b>	<b>\$2,738</b>	<b>\$3,386</b>	<b>\$3,474</b>	
<b>IRFD Year - Project Area 2</b>			-	-	-	1	2	3	4	5	6	
C3.3 Townhomes	\$6,000	\$21,049	\$0	\$0	\$0	\$80	\$165	\$312	\$332	\$340	\$350	
B1.1 Low Rise	\$6,000	\$22,831	\$0	\$0	\$0	\$74	\$141	\$243	\$362	\$372	\$382	
B1.2 Low Rise	\$6,000	\$20,864	\$0	\$0	\$0	\$128	\$171	\$262	\$329	\$337	\$346	
C2.3 Low Rise	\$20,000	\$79,098	\$0	\$0	\$0	\$48	\$311	\$659	\$845	\$1,304	\$1,339	
C2.2 Mid Rise	\$21,000	\$84,817	\$0	\$0	\$0	\$39	\$213	\$260	\$539	\$709	\$1,465	
C3.4 Rental	\$6,000	\$21,446	\$0	\$0	\$0	\$50	\$134	\$261	\$389	\$396	\$404	
<b>Total Project Area 2</b>	<b>\$64,000</b>	<b>\$250,104</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$419</b>	<b>\$1,135</b>	<b>\$1,998</b>	<b>\$2,795</b>	<b>\$3,459</b>	<b>\$4,286</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$11,000</b>	<b>\$43,768</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$73</b>	<b>\$199</b>	<b>\$350</b>	<b>\$489</b>	<b>\$605</b>	<b>\$750</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$53,000</b>	<b>\$206,336</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$346</b>	<b>\$937</b>	<b>\$1,648</b>	<b>\$2,306</b>	<b>\$2,854</b>	<b>\$3,536</b>	
<b>IRFD Year - Project Area 3</b>			-	-	-	-	-	-	1	2	3	
C1.1 High Rise	\$46,000	\$216,253	\$0	\$0	\$0	\$0	\$0	\$0	\$457	\$892	\$1,339	
C1.2 High Rise	\$46,000	\$220,120	\$0	\$0	\$0	\$0	\$0	\$0	\$113	\$482	\$930	
<b>Total Project Area 3</b>	<b>\$92,000</b>	<b>\$436,372</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$570</b>	<b>\$1,374</b>	<b>\$2,269</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$16,000</b>	<b>\$76,365</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$100</b>	<b>\$240</b>	<b>\$397</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$76,000</b>	<b>\$360,007</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$470</b>	<b>\$1,133</b>	<b>\$1,872</b>	
<b>IRFD Year - Project Area 4</b>			-	-	-	-	-	-	-	1	2	
C2.1 High Rise	\$55,000	\$281,281	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$155	\$617	
C3.5 High Rise	\$30,000	\$156,197	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124	\$127	
<b>Total Project Area 4</b>	<b>\$84,000</b>	<b>\$437,479</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$279</b>	<b>\$744</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$15,000</b>	<b>\$76,559</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49</b>	<b>\$130</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$70,000</b>	<b>\$360,920</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$230</b>	<b>\$614</b>	
<b>IRFD Year - Project Area 5</b>			-	-	-	-	-	-	1	2	3	
C2.4 Branded Condo	\$27,000	\$125,588	\$0	\$0	\$0	\$0	\$0	\$0	\$271	\$614	\$997	
C2. H Hotel	\$9,000	\$40,024	\$0	\$0	\$0	\$0	\$0	\$0	\$34	\$201	\$709	
<b>Total Project Area 5</b>	<b>\$36,000</b>	<b>\$165,612</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$304</b>	<b>\$816</b>	<b>\$1,706</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$6,000</b>	<b>\$28,982</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53</b>	<b>\$143</b>	<b>\$299</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$30,000</b>	<b>\$136,630</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$251</b>	<b>\$673</b>	<b>\$1,407</b>	
<b>Total Initial IRFD</b>	<b>\$340,000</b>	<b>\$1,526,933</b>	<b>\$0</b>	<b>\$0</b>	<b>\$148</b>	<b>\$922</b>	<b>\$2,597</b>	<b>\$4,249</b>	<b>\$6,988</b>	<b>\$10,031</b>	<b>\$13,216</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$60,000</b>	<b>\$267,213</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26</b>	<b>\$161</b>	<b>\$455</b>	<b>\$744</b>	<b>\$1,223</b>	<b>\$1,756</b>	<b>\$2,313</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$281,000</b>	<b>\$1,259,720</b>	<b>\$0</b>	<b>\$0</b>	<b>\$122</b>	<b>\$761</b>	<b>\$2,143</b>	<b>\$3,506</b>	<b>\$5,765</b>	<b>\$8,276</b>	<b>\$10,903</b>	

Appendix D Table 1

Net Available Increment Allocated to IRFD- 56.588206% of TI (\$000) - 6% annual escalation of home prices  
 Yerba Buena and Stage 1 Treasure Island

	6%											
Fiscal Year	NPV	Total	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	
<b>IRFD Year - Project Area 1</b>			<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	
Y1.1 Townhomes	\$13,000	\$47,624	\$842	\$864	\$887	\$911	\$935	\$960	\$986	\$1,012	\$1,039	
Y1.2 Townhomes	\$15,000	\$56,549	\$1,010	\$1,037	\$1,065	\$1,093	\$1,122	\$1,152	\$1,183	\$1,215	\$1,247	
Y3 Townhomes	\$5,000	\$20,352	\$367	\$377	\$387	\$397	\$407	\$418	\$429	\$441	\$453	
Y4.1 Townhomes	\$13,000	\$49,027	\$889	\$913	\$938	\$963	\$988	\$1,015	\$1,042	\$1,069	\$1,098	
Y4.2 Mid-Rise	\$10,000	\$40,546	\$743	\$762	\$783	\$804	\$825	\$847	\$870	\$893	\$917	
Y2. H Hotel	\$6,000	\$23,269	\$469	\$478	\$488	\$497	\$507	\$518	\$528	\$538	\$549	
<b>Total Project Area 1</b>	<b>\$64,000</b>	<b>\$237,366</b>	<b>\$4,320</b>	<b>\$4,432</b>	<b>\$4,547</b>	<b>\$4,665</b>	<b>\$4,786</b>	<b>\$4,910</b>	<b>\$5,037</b>	<b>\$5,168</b>	<b>\$5,303</b>	
Distribution to TIDA Housing - 17.5%	\$11,000	\$41,539	\$756	\$776	\$796	\$816	\$838	\$859	\$882	\$904	\$928	
Distribution to IRFD Facilities - 82.5%	\$52,000	\$195,827	\$3,564	\$3,656	\$3,751	\$3,848	\$3,948	\$4,051	\$4,156	\$4,264	\$4,375	
<b>IRFD Year - Project Area 2</b>			<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	
C3.3 Townhomes	\$6,000	\$21,049	\$359	\$368	\$378	\$388	\$399	\$409	\$420	\$431	\$443	
B1.1 Low Rise	\$6,000	\$22,831	\$392	\$402	\$413	\$424	\$435	\$447	\$459	\$471	\$484	
B1.2 Low Rise	\$6,000	\$20,864	\$356	\$365	\$375	\$385	\$395	\$406	\$416	\$427	\$439	
C2.3 Low Rise	\$20,000	\$79,098	\$1,375	\$1,411	\$1,449	\$1,488	\$1,527	\$1,568	\$1,610	\$1,653	\$1,697	
C2.2 Mid Rise	\$21,000	\$84,817	\$1,504	\$1,544	\$1,585	\$1,627	\$1,671	\$1,715	\$1,761	\$1,808	\$1,856	
C3.4 Rental	\$6,000	\$21,446	\$412	\$421	\$429	\$438	\$446	\$455	\$464	\$474	\$483	
<b>Total Project Area 2</b>	<b>\$64,000</b>	<b>\$250,104</b>	<b>\$4,397</b>	<b>\$4,512</b>	<b>\$4,629</b>	<b>\$4,750</b>	<b>\$4,874</b>	<b>\$5,001</b>	<b>\$5,131</b>	<b>\$5,265</b>	<b>\$5,402</b>	
Distribution to TIDA Housing - 17.5%	\$11,000	\$43,768	\$770	\$790	\$810	\$831	\$853	\$875	\$898	\$921	\$945	
Distribution to IRFD Facilities - 82.5%	\$53,000	\$206,336	\$3,628	\$3,722	\$3,819	\$3,919	\$4,021	\$4,126	\$4,233	\$4,343	\$4,457	
<b>IRFD Year - Project Area 3</b>			<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	
C1.1 High Rise	\$46,000	\$216,253	\$1,893	\$3,575	\$3,670	\$3,768	\$3,868	\$3,971	\$4,077	\$4,186	\$4,298	
C1.2 High Rise	\$46,000	\$220,120	\$1,391	\$1,660	\$3,801	\$3,903	\$4,007	\$4,114	\$4,223	\$4,336	\$4,452	
<b>Total Project Area 3</b>	<b>\$92,000</b>	<b>\$436,372</b>	<b>\$3,284</b>	<b>\$5,235</b>	<b>\$7,471</b>	<b>\$7,671</b>	<b>\$7,875</b>	<b>\$8,085</b>	<b>\$8,301</b>	<b>\$8,522</b>	<b>\$8,749</b>	
Distribution to TIDA Housing - 17.5%	\$16,000	\$76,365	\$575	\$916	\$1,307	\$1,342	\$1,378	\$1,415	\$1,453	\$1,491	\$1,531	
Distribution to IRFD Facilities - 82.5%	\$76,000	\$360,007	\$2,709	\$4,319	\$6,164	\$6,328	\$6,497	\$6,670	\$6,848	\$7,031	\$7,218	
<b>IRFD Year - Project Area 4</b>			<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	
C2.1 High Rise	\$55,000	\$281,281	\$1,092	\$1,689	\$1,896	\$4,264	\$5,005	\$5,139	\$5,276	\$5,417	\$5,561	
C3.5 High Rise	\$30,000	\$156,197	\$455	\$636	\$1,149	\$1,648	\$2,396	\$2,885	\$2,962	\$3,041	\$3,122	
<b>Total Project Area 4</b>	<b>\$84,000</b>	<b>\$437,479</b>	<b>\$1,547</b>	<b>\$2,325</b>	<b>\$3,046</b>	<b>\$5,912</b>	<b>\$7,401</b>	<b>\$8,024</b>	<b>\$8,238</b>	<b>\$8,458</b>	<b>\$8,683</b>	
Distribution to TIDA Housing - 17.5%	\$15,000	\$76,559	\$271	\$407	\$533	\$1,035	\$1,295	\$1,404	\$1,442	\$1,480	\$1,520	
Distribution to IRFD Facilities - 82.5%	\$70,000	\$360,920	\$1,276	\$1,918	\$2,513	\$4,878	\$6,106	\$6,620	\$6,796	\$6,978	\$7,164	
<b>IRFD Year - Project Area 5</b>			<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	
C2.4 Branded Condo	\$27,000	\$125,588	\$1,425	\$1,750	\$2,126	\$2,182	\$2,241	\$2,300	\$2,362	\$2,425	\$2,489	
C2. H Hotel	\$9,000	\$40,024	\$723	\$738	\$752	\$768	\$783	\$799	\$814	\$831	\$847	
<b>Total Project Area 5</b>	<b>\$36,000</b>	<b>\$165,612</b>	<b>\$2,149</b>	<b>\$2,488</b>	<b>\$2,878</b>	<b>\$2,950</b>	<b>\$3,023</b>	<b>\$3,099</b>	<b>\$3,176</b>	<b>\$3,255</b>	<b>\$3,337</b>	
Distribution to TIDA Housing - 17.5%	\$6,000	\$28,982	\$376	\$435	\$504	\$516	\$529	\$542	\$556	\$570	\$584	
Distribution to IRFD Facilities - 82.5%	\$30,000	\$136,630	\$1,773	\$2,052	\$2,374	\$2,434	\$2,494	\$2,557	\$2,620	\$2,686	\$2,753	
<b>Total Initial IRFD</b>	<b>\$340,000</b>	<b>\$1,526,933</b>	<b>\$15,696</b>	<b>\$18,991</b>	<b>\$22,571</b>	<b>\$25,947</b>	<b>\$27,959</b>	<b>\$29,119</b>	<b>\$29,883</b>	<b>\$30,668</b>	<b>\$31,474</b>	
Distribution to TIDA Housing - 17.5%	\$60,000	\$267,213	\$2,747	\$3,323	\$3,950	\$4,541	\$4,893	\$5,096	\$5,230	\$5,367	\$5,508	
Distribution to IRFD Facilities - 82.5%	\$281,000	\$1,259,720	\$12,949	\$15,668	\$18,621	\$21,407	\$23,066	\$24,023	\$24,654	\$25,301	\$25,966	

Appendix D Table 1

Net Available Increment Allocated to IRFD- 56.588206% of TI (\$000) - 6% annual escalation of home prices  
 Yerba Buena and Stage 1 Treasure Island

	6%											
Fiscal Year	NPV	Total	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	
<b>IRFD Year - Project Area 1</b>			<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	
Y1.1 Townhomes	\$13,000	\$47,624	\$1,067	\$1,095	\$1,124	\$1,154	\$1,185	\$1,217	\$1,249	\$1,282	\$1,317	
Y1.2 Townhomes	\$15,000	\$56,549	\$1,280	\$1,314	\$1,349	\$1,385	\$1,422	\$1,460	\$1,499	\$1,539	\$1,580	
Y3 Townhomes	\$5,000	\$20,352	\$465	\$477	\$490	\$503	\$516	\$530	\$544	\$559	\$574	
Y4.1 Townhomes	\$13,000	\$49,027	\$1,127	\$1,157	\$1,188	\$1,220	\$1,252	\$1,286	\$1,320	\$1,355	\$1,391	
Y4.2 Mid-Rise	\$10,000	\$40,546	\$941	\$966	\$992	\$1,019	\$1,046	\$1,074	\$1,102	\$1,132	\$1,162	
Y2. H Hotel	\$6,000	\$23,269	\$560	\$571	\$583	\$595	\$606	\$619	\$631	\$644	\$656	
<b>Total Project Area 1</b>	<b>\$64,000</b>	<b>\$237,366</b>	<b>\$5,440</b>	<b>\$5,582</b>	<b>\$5,727</b>	<b>\$5,875</b>	<b>\$6,028</b>	<b>\$6,185</b>	<b>\$6,346</b>	<b>\$6,511</b>	<b>\$6,680</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$11,000</b>	<b>\$41,539</b>	<b>\$952</b>	<b>\$977</b>	<b>\$1,002</b>	<b>\$1,028</b>	<b>\$1,055</b>	<b>\$1,082</b>	<b>\$1,110</b>	<b>\$1,139</b>	<b>\$1,169</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$52,000</b>	<b>\$195,827</b>	<b>\$4,488</b>	<b>\$4,605</b>	<b>\$4,724</b>	<b>\$4,847</b>	<b>\$4,973</b>	<b>\$5,103</b>	<b>\$5,235</b>	<b>\$5,371</b>	<b>\$5,511</b>	
<b>IRFD Year - Project Area 2</b>			<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	
C3.3 Townhomes	\$6,000	\$21,049	\$455	\$467	\$479	\$492	\$505	\$519	\$533	\$547	\$561	
B1.1 Low Rise	\$6,000	\$22,831	\$496	\$510	\$523	\$537	\$552	\$566	\$581	\$597	\$613	
B1.2 Low Rise	\$6,000	\$20,864	\$451	\$463	\$475	\$488	\$501	\$514	\$528	\$542	\$556	
C2.3 Low Rise	\$20,000	\$79,098	\$1,742	\$1,789	\$1,836	\$1,885	\$1,936	\$1,987	\$2,040	\$2,095	\$2,151	
C2.2 Mid Rise	\$21,000	\$84,817	\$1,906	\$1,957	\$2,009	\$2,062	\$2,117	\$2,174	\$2,232	\$2,291	\$2,352	
C3.4 Rental	\$6,000	\$21,446	\$493	\$503	\$513	\$523	\$534	\$544	\$555	\$566	\$578	
<b>Total Project Area 2</b>	<b>\$64,000</b>	<b>\$250,104</b>	<b>\$5,543</b>	<b>\$5,687</b>	<b>\$5,836</b>	<b>\$5,988</b>	<b>\$6,144</b>	<b>\$6,304</b>	<b>\$6,469</b>	<b>\$6,638</b>	<b>\$6,811</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$11,000</b>	<b>\$43,768</b>	<b>\$970</b>	<b>\$995</b>	<b>\$1,021</b>	<b>\$1,048</b>	<b>\$1,075</b>	<b>\$1,103</b>	<b>\$1,132</b>	<b>\$1,162</b>	<b>\$1,192</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$53,000</b>	<b>\$206,336</b>	<b>\$4,573</b>	<b>\$4,692</b>	<b>\$4,814</b>	<b>\$4,940</b>	<b>\$5,069</b>	<b>\$5,201</b>	<b>\$5,337</b>	<b>\$5,476</b>	<b>\$5,619</b>	
<b>IRFD Year - Project Area 3</b>			<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	
C1.1 High Rise	\$46,000	\$216,253	\$4,412	\$4,530	\$4,651	\$4,775	\$4,902	\$5,033	\$5,167	\$5,305	\$5,446	
C1.2 High Rise	\$46,000	\$220,120	\$4,570	\$4,692	\$4,817	\$4,946	\$5,078	\$5,213	\$5,352	\$5,495	\$5,641	
<b>Total Project Area 3</b>	<b>\$92,000</b>	<b>\$436,372</b>	<b>\$8,983</b>	<b>\$9,222</b>	<b>\$9,468</b>	<b>\$9,721</b>	<b>\$9,980</b>	<b>\$10,246</b>	<b>\$10,519</b>	<b>\$10,800</b>	<b>\$11,088</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$16,000</b>	<b>\$76,365</b>	<b>\$1,572</b>	<b>\$1,614</b>	<b>\$1,657</b>	<b>\$1,701</b>	<b>\$1,746</b>	<b>\$1,793</b>	<b>\$1,841</b>	<b>\$1,890</b>	<b>\$1,940</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$76,000</b>	<b>\$360,007</b>	<b>\$7,411</b>	<b>\$7,608</b>	<b>\$7,811</b>	<b>\$8,019</b>	<b>\$8,233</b>	<b>\$8,453</b>	<b>\$8,678</b>	<b>\$8,910</b>	<b>\$9,147</b>	
<b>IRFD Year - Project Area 4</b>			<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	
C2.1 High Rise	\$55,000	\$281,281	\$5,709	\$5,862	\$6,018	\$6,178	\$6,343	\$6,512	\$6,686	\$6,864	\$7,047	
C3.5 High Rise	\$30,000	\$156,197	\$3,205	\$3,291	\$3,379	\$3,469	\$3,561	\$3,656	\$3,754	\$3,854	\$3,957	
<b>Total Project Area 4</b>	<b>\$84,000</b>	<b>\$437,479</b>	<b>\$8,915</b>	<b>\$9,152</b>	<b>\$9,397</b>	<b>\$9,647</b>	<b>\$9,904</b>	<b>\$10,168</b>	<b>\$10,440</b>	<b>\$10,718</b>	<b>\$11,004</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$15,000</b>	<b>\$76,559</b>	<b>\$1,560</b>	<b>\$1,602</b>	<b>\$1,644</b>	<b>\$1,688</b>	<b>\$1,733</b>	<b>\$1,779</b>	<b>\$1,827</b>	<b>\$1,876</b>	<b>\$1,926</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$70,000</b>	<b>\$360,920</b>	<b>\$7,355</b>	<b>\$7,551</b>	<b>\$7,752</b>	<b>\$7,959</b>	<b>\$8,171</b>	<b>\$8,389</b>	<b>\$8,613</b>	<b>\$8,842</b>	<b>\$9,078</b>	
<b>IRFD Year - Project Area 5</b>			<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	
C2.4 Branded Condo	\$27,000	\$125,588	\$2,556	\$2,624	\$2,694	\$2,766	\$2,839	\$2,915	\$2,993	\$3,073	\$3,155	
C2. H Hotel	\$9,000	\$40,024	\$864	\$882	\$899	\$917	\$936	\$954	\$973	\$993	\$1,013	
<b>Total Project Area 5</b>	<b>\$36,000</b>	<b>\$165,612</b>	<b>\$3,420</b>	<b>\$3,505</b>	<b>\$3,593</b>	<b>\$3,683</b>	<b>\$3,775</b>	<b>\$3,869</b>	<b>\$3,966</b>	<b>\$4,065</b>	<b>\$4,167</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$6,000</b>	<b>\$28,982</b>	<b>\$599</b>	<b>\$613</b>	<b>\$629</b>	<b>\$645</b>	<b>\$661</b>	<b>\$677</b>	<b>\$694</b>	<b>\$711</b>	<b>\$729</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$30,000</b>	<b>\$136,630</b>	<b>\$2,822</b>	<b>\$2,892</b>	<b>\$2,964</b>	<b>\$3,038</b>	<b>\$3,114</b>	<b>\$3,192</b>	<b>\$3,272</b>	<b>\$3,354</b>	<b>\$3,438</b>	
<b>Total Initial IRFD</b>	<b>\$340,000</b>	<b>\$1,526,933</b>	<b>\$32,300</b>	<b>\$33,149</b>	<b>\$34,020</b>	<b>\$34,914</b>	<b>\$35,831</b>	<b>\$36,773</b>	<b>\$37,739</b>	<b>\$38,731</b>	<b>\$39,750</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$60,000</b>	<b>\$267,213</b>	<b>\$5,653</b>	<b>\$5,801</b>	<b>\$5,953</b>	<b>\$6,110</b>	<b>\$6,270</b>	<b>\$6,435</b>	<b>\$6,604</b>	<b>\$6,778</b>	<b>\$6,956</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$281,000</b>	<b>\$1,259,720</b>	<b>\$26,648</b>	<b>\$27,348</b>	<b>\$28,066</b>	<b>\$28,804</b>	<b>\$29,561</b>	<b>\$30,338</b>	<b>\$31,135</b>	<b>\$31,953</b>	<b>\$32,793</b>	

Appendix D Table 1

Net Available Increment Allocated to IRFD- 56.588206% of TI (\$000) - 6% annual escalation of home prices  
 Yerba Buena and Stage 1 Treasure Island

	6%											
Fiscal Year	NPV	Total	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50	2050/51	2051/52	
<b>IRFD Year - Project Area 1</b>			<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>	<b>34</b>	
Y1.1 Townhomes	\$13,000	\$47,624	\$1,352	\$1,388	\$1,425	\$1,463	\$1,502	\$1,542	\$1,583	\$1,625	\$1,669	
Y1.2 Townhomes	\$15,000	\$56,549	\$1,622	\$1,666	\$1,710	\$1,756	\$1,802	\$1,851	\$1,900	\$1,951	\$2,003	
Y3 Townhomes	\$5,000	\$20,352	\$589	\$605	\$621	\$637	\$654	\$672	\$690	\$708	\$727	
Y4.1 Townhomes	\$13,000	\$49,027	\$1,428	\$1,467	\$1,506	\$1,546	\$1,587	\$1,629	\$1,673	\$1,717	\$1,763	
Y4.2 Mid-Rise	\$10,000	\$40,546	\$1,193	\$1,225	\$1,257	\$1,291	\$1,325	\$1,360	\$1,397	\$1,434	\$1,472	
Y2. H Hotel	\$6,000	\$23,269	\$670	\$683	\$697	\$711	\$725	\$739	\$754	\$769	\$784	
<b>Total Project Area 1</b>	<b>\$64,000</b>	<b>\$237,366</b>	<b>\$6,854</b>	<b>\$7,032</b>	<b>\$7,215</b>	<b>\$7,403</b>	<b>\$7,595</b>	<b>\$7,793</b>	<b>\$7,996</b>	<b>\$8,204</b>	<b>\$8,418</b>	
Distribution to TIDA Housing - 17.5%	\$11,000	\$41,539	\$1,199	\$1,231	\$1,263	\$1,295	\$1,329	\$1,364	\$1,399	\$1,436	\$1,473	
Distribution to IRFD Facilities - 82.5%	\$52,000	\$195,827	\$5,654	\$5,801	\$5,952	\$6,107	\$6,266	\$6,429	\$6,597	\$6,769	\$6,945	
<b>IRFD Year - Project Area 2</b>			<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>	
C3.3 Townhomes	\$6,000	\$21,049	\$576	\$592	\$607	\$624	\$640	\$657	\$675	\$693	\$711	
B1.1 Low Rise	\$6,000	\$22,831	\$629	\$646	\$663	\$681	\$699	\$718	\$737	\$756	\$777	
B1.2 Low Rise	\$6,000	\$20,864	\$571	\$586	\$602	\$618	\$634	\$651	\$669	\$687	\$705	
C2.3 Low Rise	\$20,000	\$79,098	\$2,208	\$2,267	\$2,327	\$2,389	\$2,453	\$2,518	\$2,586	\$2,654	\$2,725	
C2.2 Mid Rise	\$21,000	\$84,817	\$2,415	\$2,479	\$2,546	\$2,613	\$2,683	\$2,755	\$2,828	\$2,904	\$2,981	
C3.4 Rental	\$6,000	\$21,446	\$589	\$601	\$613	\$625	\$638	\$650	\$663	\$677	\$690	
<b>Total Project Area 2</b>	<b>\$64,000</b>	<b>\$250,104</b>	<b>\$6,989</b>	<b>\$7,171</b>	<b>\$7,358</b>	<b>\$7,550</b>	<b>\$7,747</b>	<b>\$7,950</b>	<b>\$8,157</b>	<b>\$8,371</b>	<b>\$8,589</b>	
Distribution to TIDA Housing - 17.5%	\$11,000	\$43,768	\$1,223	\$1,255	\$1,288	\$1,321	\$1,356	\$1,391	\$1,428	\$1,465	\$1,503	
Distribution to IRFD Facilities - 82.5%	\$53,000	\$206,336	\$5,766	\$5,916	\$6,070	\$6,229	\$6,392	\$6,559	\$6,730	\$6,906	\$7,086	
<b>IRFD Year - Project Area 3</b>			<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	
C1.1 High Rise	\$46,000	\$216,253	\$5,592	\$5,741	\$5,894	\$6,051	\$6,212	\$6,378	\$6,548	\$6,723	\$6,902	
C1.2 High Rise	\$46,000	\$220,120	\$5,792	\$5,946	\$6,105	\$6,267	\$6,435	\$6,606	\$6,782	\$6,963	\$7,149	
<b>Total Project Area 3</b>	<b>\$92,000</b>	<b>\$436,372</b>	<b>\$11,383</b>	<b>\$11,687</b>	<b>\$11,998</b>	<b>\$12,318</b>	<b>\$12,647</b>	<b>\$12,984</b>	<b>\$13,330</b>	<b>\$13,686</b>	<b>\$14,051</b>	
Distribution to TIDA Housing - 17.5%	\$16,000	\$76,365	\$1,992	\$2,045	\$2,100	\$2,156	\$2,213	\$2,272	\$2,333	\$2,395	\$2,459	
Distribution to IRFD Facilities - 82.5%	\$76,000	\$360,007	\$9,391	\$9,642	\$9,899	\$10,163	\$10,434	\$10,712	\$10,998	\$11,291	\$11,592	
<b>IRFD Year - Project Area 4</b>			<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	
C2.1 High Rise	\$55,000	\$281,281	\$7,235	\$7,428	\$7,626	\$7,830	\$8,038	\$8,253	\$8,473	\$8,699	\$8,931	
C3.5 High Rise	\$30,000	\$156,197	\$4,062	\$4,170	\$4,282	\$4,396	\$4,513	\$4,633	\$4,757	\$4,884	\$5,014	
<b>Total Project Area 4</b>	<b>\$84,000</b>	<b>\$437,479</b>	<b>\$11,297</b>	<b>\$11,599</b>	<b>\$11,908</b>	<b>\$12,225</b>	<b>\$12,551</b>	<b>\$12,886</b>	<b>\$13,230</b>	<b>\$13,583</b>	<b>\$13,945</b>	
Distribution to TIDA Housing - 17.5%	\$15,000	\$76,559	\$1,977	\$2,030	\$2,084	\$2,139	\$2,196	\$2,255	\$2,315	\$2,377	\$2,440	
Distribution to IRFD Facilities - 82.5%	\$70,000	\$360,920	\$9,320	\$9,569	\$9,824	\$10,086	\$10,355	\$10,631	\$10,915	\$11,206	\$11,504	
<b>IRFD Year - Project Area 5</b>			<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	
C2.4 Branded Condo	\$27,000	\$125,588	\$3,239	\$3,325	\$3,414	\$3,505	\$3,598	\$3,694	\$3,793	\$3,894	\$3,998	
C2. H Hotel	\$9,000	\$40,024	\$1,033	\$1,054	\$1,075	\$1,096	\$1,118	\$1,140	\$1,163	\$1,187	\$1,210	
<b>Total Project Area 5</b>	<b>\$36,000</b>	<b>\$165,612</b>	<b>\$4,272</b>	<b>\$4,379</b>	<b>\$4,488</b>	<b>\$4,601</b>	<b>\$4,716</b>	<b>\$4,835</b>	<b>\$4,956</b>	<b>\$5,080</b>	<b>\$5,208</b>	
Distribution to TIDA Housing - 17.5%	\$6,000	\$28,982	\$748	\$766	\$785	\$805	\$825	\$846	\$867	\$889	\$911	
Distribution to IRFD Facilities - 82.5%	\$30,000	\$136,630	\$3,524	\$3,612	\$3,703	\$3,796	\$3,891	\$3,989	\$4,089	\$4,191	\$4,297	
<b>Total Initial IRFD</b>	<b>\$340,000</b>	<b>\$1,526,933</b>	<b>\$40,795</b>	<b>\$41,867</b>	<b>\$42,968</b>	<b>\$44,098</b>	<b>\$45,258</b>	<b>\$46,448</b>	<b>\$47,670</b>	<b>\$48,924</b>	<b>\$50,211</b>	
Distribution to TIDA Housing - 17.5%	\$60,000	\$267,213	\$7,139	\$7,327	\$7,519	\$7,717	\$7,920	\$8,128	\$8,342	\$8,562	\$8,787	
Distribution to IRFD Facilities - 82.5%	\$281,000	\$1,259,720	\$33,655	\$34,540	\$35,449	\$36,381	\$37,338	\$38,320	\$39,327	\$40,362	\$41,424	



Appendix D Table 1

Net Available Increment Allocated to IRFD- 56.588206% of TI (\$000) - 6% annual escalation of home prices

Yerba Buena and Stage 1 Treasure Island

	6%								
Fiscal Year	NPV	Total	2052/53	2053/54	2054/55	2055/56	2056/57	2057/58	
<b>IRFD Year - Project Area 1</b>			<b>35</b>	<b>36</b>	<b>37</b>	<b>38</b>	<b>39</b>	<b>40</b>	
Y1.1 Townhomes	\$13,000	\$47,624	\$1,713	\$1,759	\$1,806	\$1,854	\$1,903	\$1,954	
Y1.2 Townhomes	\$15,000	\$56,549	\$2,056	\$2,111	\$2,167	\$2,225	\$2,284	\$2,345	
Y3 Townhomes	\$5,000	\$20,352	\$746	\$766	\$787	\$808	\$829	\$851	
Y4.1 Townhomes	\$13,000	\$49,027	\$1,810	\$1,859	\$1,908	\$1,959	\$2,011	\$2,065	
Y4.2 Mid-Rise	\$10,000	\$40,546	\$1,511	\$1,552	\$1,593	\$1,636	\$1,679	\$1,724	
Y2. H Hotel	\$6,000	\$23,269	\$800	\$816	\$832	\$849	\$866	\$883	
<b>Total Project Area 1</b>	<b>\$64,000</b>	<b>\$237,366</b>	<b>\$8,637</b>	<b>\$8,862</b>	<b>\$9,093</b>	<b>\$9,330</b>	<b>\$9,573</b>	<b>\$9,823</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$11,000</b>	<b>\$41,539</b>	<b>\$1,512</b>	<b>\$1,551</b>	<b>\$1,591</b>	<b>\$1,633</b>	<b>\$1,675</b>	<b>\$1,719</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$52,000</b>	<b>\$195,827</b>	<b>\$7,126</b>	<b>\$7,311</b>	<b>\$7,502</b>	<b>\$7,697</b>	<b>\$7,898</b>	<b>\$8,104</b>	
<b>IRFD Year - Project Area 2</b>			<b>34</b>	<b>35</b>	<b>36</b>	<b>37</b>	<b>38</b>	<b>39</b>	
C3.3 Townhomes	\$6,000	\$21,049	\$730	\$750	\$770	\$790	\$811	\$833	
B1.1 Low Rise	\$6,000	\$22,831	\$797	\$819	\$840	\$863	\$886	\$909	
B1.2 Low Rise	\$6,000	\$20,864	\$724	\$743	\$763	\$783	\$804	\$825	
C2.3 Low Rise	\$20,000	\$79,098	\$2,798	\$2,873	\$2,949	\$3,028	\$3,109	\$3,191	
C2.2 Mid Rise	\$21,000	\$84,817	\$3,061	\$3,142	\$3,226	\$3,312	\$3,400	\$3,491	
C3.4 Rental	\$6,000	\$21,446	\$704	\$718	\$732	\$747	\$762	\$777	
<b>Total Project Area 2</b>	<b>\$64,000</b>	<b>\$250,104</b>	<b>\$8,814</b>	<b>\$9,044</b>	<b>\$9,280</b>	<b>\$9,523</b>	<b>\$9,772</b>	<b>\$10,028</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$11,000</b>	<b>\$43,768</b>	<b>\$1,542</b>	<b>\$1,583</b>	<b>\$1,624</b>	<b>\$1,667</b>	<b>\$1,710</b>	<b>\$1,755</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$53,000</b>	<b>\$206,336</b>	<b>\$7,271</b>	<b>\$7,461</b>	<b>\$7,656</b>	<b>\$7,857</b>	<b>\$8,062</b>	<b>\$8,273</b>	
<b>IRFD Year - Project Area 3</b>			<b>31</b>	<b>32</b>	<b>33</b>	<b>34</b>	<b>35</b>	<b>36</b>	
C1.1 High Rise	\$46,000	\$216,253	\$7,086	\$7,275	\$7,469	\$7,668	\$7,873	\$8,083	
C1.2 High Rise	\$46,000	\$220,120	\$7,340	\$7,535	\$7,736	\$7,943	\$8,154	\$8,372	
<b>Total Project Area 3</b>	<b>\$92,000</b>	<b>\$436,372</b>	<b>\$14,426</b>	<b>\$14,810</b>	<b>\$15,205</b>	<b>\$15,611</b>	<b>\$16,027</b>	<b>\$16,454</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$16,000</b>	<b>\$76,365</b>	<b>\$2,524</b>	<b>\$2,592</b>	<b>\$2,661</b>	<b>\$2,732</b>	<b>\$2,805</b>	<b>\$2,880</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$76,000</b>	<b>\$360,007</b>	<b>\$11,901</b>	<b>\$12,218</b>	<b>\$12,544</b>	<b>\$12,879</b>	<b>\$13,222</b>	<b>\$13,575</b>	
<b>IRFD Year - Project Area 4</b>			<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>	<b>34</b>	<b>35</b>	
C2.1 High Rise	\$55,000	\$281,281	\$9,169	\$9,413	\$9,664	\$9,922	\$10,187	\$10,458	
C3.5 High Rise	\$30,000	\$156,197	\$5,148	\$5,285	\$5,426	\$5,571	\$5,719	\$5,872	
<b>Total Project Area 4</b>	<b>\$84,000</b>	<b>\$437,479</b>	<b>\$14,317</b>	<b>\$14,698</b>	<b>\$15,090</b>	<b>\$15,493</b>	<b>\$15,906</b>	<b>\$16,330</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$15,000</b>	<b>\$76,559</b>	<b>\$2,505</b>	<b>\$2,572</b>	<b>\$2,641</b>	<b>\$2,711</b>	<b>\$2,784</b>	<b>\$2,858</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$70,000</b>	<b>\$360,920</b>	<b>\$11,811</b>	<b>\$12,126</b>	<b>\$12,450</b>	<b>\$12,781</b>	<b>\$13,122</b>	<b>\$13,472</b>	
<b>IRFD Year - Project Area 5</b>			<b>31</b>	<b>32</b>	<b>33</b>	<b>34</b>	<b>35</b>	<b>36</b>	
C2.4 Branded Condo	\$27,000	\$125,588	\$4,104	\$4,214	\$4,326	\$4,441	\$4,560	\$4,681	
C2. H Hotel	\$9,000	\$40,024	\$1,234	\$1,259	\$1,284	\$1,310	\$1,336	\$1,363	
<b>Total Project Area 5</b>	<b>\$36,000</b>	<b>\$165,612</b>	<b>\$5,339</b>	<b>\$5,473</b>	<b>\$5,610</b>	<b>\$5,751</b>	<b>\$5,896</b>	<b>\$6,044</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$6,000</b>	<b>\$28,982</b>	<b>\$934</b>	<b>\$958</b>	<b>\$982</b>	<b>\$1,007</b>	<b>\$1,032</b>	<b>\$1,058</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$30,000</b>	<b>\$136,630</b>	<b>\$4,404</b>	<b>\$4,515</b>	<b>\$4,629</b>	<b>\$4,745</b>	<b>\$4,864</b>	<b>\$4,987</b>	
<b>Total Initial IRFD</b>	<b>\$340,000</b>	<b>\$1,526,933</b>	<b>\$51,532</b>	<b>\$52,888</b>	<b>\$54,279</b>	<b>\$55,708</b>	<b>\$57,174</b>	<b>\$58,679</b>	
<b>Distribution to TIDA Housing - 17.5%</b>	<b>\$60,000</b>	<b>\$267,213</b>	<b>\$9,018</b>	<b>\$9,255</b>	<b>\$9,499</b>	<b>\$9,749</b>	<b>\$10,005</b>	<b>\$10,269</b>	
<b>Distribution to IRFD Facilities - 82.5%</b>	<b>\$281,000</b>	<b>\$1,259,720</b>	<b>\$42,514</b>	<b>\$43,632</b>	<b>\$44,781</b>	<b>\$45,959</b>	<b>\$47,169</b>	<b>\$48,410</b>	

**Appendix D Table 2**  
**Conditional City Increment - 8.0% of Tax Inc. \$000 - 6% annual escalation of home prices**  
**Yerba Buena and Stage 1 Treasure Island**

Fiscal Year	NPV	Total	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
<b>IRFD Year - Project Area 1</b>			<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
Y1.1 Townhomes	\$2,000	\$6,733	\$0	\$0	\$5	\$25	\$85	\$107	\$110	\$113	\$116
Y1.2 Townhomes	\$2,000	\$7,994	\$0	\$0	\$5	\$28	\$60	\$87	\$132	\$135	\$139
Y3 Townhomes	\$1,000	\$2,877	\$0	\$0	\$2	\$3	\$11	\$24	\$48	\$49	\$50
Y4.1 Townhomes	\$2,000	\$6,931	\$0	\$0	\$5	\$9	\$27	\$41	\$84	\$119	\$122
Y4.2 Mid-Rise	\$1,000	\$5,732	\$0	\$0	\$3	\$5	\$16	\$26	\$33	\$100	\$102
Y2. H Hotel	<u>\$1,000</u>	<u>\$3,290</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1</u>	<u>\$1</u>	<u>\$8</u>	<u>\$33</u>	<u>\$62</u>	<u>\$64</u>	<u>\$65</u>
<b>Total Project Area 1</b>	\$9,000	\$33,557	\$0	\$0	\$21	\$71	\$207	\$318	\$469	\$580	\$595
<b>IRFD Year - Project Area 2</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
C3.3 Townhomes	\$1,000	\$2,976	\$0	\$0	\$0	\$11	\$23	\$44	\$47	\$48	\$49
B1.1 Low Rise	\$1,000	\$3,228	\$0	\$0	\$0	\$11	\$20	\$34	\$51	\$53	\$54
B1.2 Low Rise	\$1,000	\$2,950	\$0	\$0	\$0	\$18	\$24	\$37	\$46	\$48	\$49
C2.3 Low Rise	\$3,000	\$11,182	\$0	\$0	\$0	\$7	\$44	\$93	\$120	\$184	\$189
C2.2 Mid Rise	\$3,000	\$11,991	\$0	\$0	\$0	\$6	\$30	\$37	\$76	\$100	\$207
C3.4 Rental	<u>\$1,000</u>	<u>\$3,032</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$7</u>	<u>\$19</u>	<u>\$37</u>	<u>\$55</u>	<u>\$56</u>	<u>\$57</u>
<b>Total Project Area 2</b>	\$9,000	\$35,358	\$0	\$0	\$0	\$59	\$161	\$282	\$395	\$489	\$606
<b>IRFD Year - Project Area 3</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
C1.1 High Rise	\$7,000	\$30,572	\$0	\$0	\$0	\$0	\$0	\$0	\$65	\$126	\$189
C1.2 High Rise	<u>\$6,000</u>	<u>\$31,119</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$16</u>	<u>\$68</u>	<u>\$131</u>
<b>Total Project Area 3</b>	\$13,000	\$61,691	\$0	\$0	\$0	\$0	\$0	\$0	\$81	\$194	\$321
<b>IRFD Year - Project Area 4</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>
C2.1 High Rise	\$8,000	\$39,765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22	\$87
C3.5 High Rise	<u>\$4,000</u>	<u>\$22,082</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$18</u>	<u>\$18</u>
<b>Total Project Area 4</b>	\$12,000	\$61,847	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39	\$105
<b>IRFD Year - Project Area 5</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
C2.4 Branded Condo	\$4,000	\$17,755	\$0	\$0	\$0	\$0	\$0	\$0	\$38	\$87	\$141
C2. H Hotel	<u>\$1,000</u>	<u>\$5,658</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$5</u>	<u>\$28</u>	<u>\$100</u>
<b>Total Project Area 5</b>	\$5,000	\$23,413	\$0	\$0	\$0	\$0	\$0	\$0	\$43	\$115	\$241
<b>Total Initial IRFD</b>	\$48,000	\$215,866	\$0	\$0	\$21	\$130	\$367	\$601	\$988	\$1,418	\$1,868

Appendix D Table 2

Conditional City Increment - 8.0% of Tax Inc. \$000 - 6% annual escalation of home prices

Yerba Buena and Stage 1 Treasure Island

Fiscal Year	NPV	Total	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
<b>IRFD Year - Project Area 1</b>			<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>
Y1.1 Townhomes	\$2,000	\$6,733	\$119	\$122	\$125	\$129	\$132	\$136	\$139	\$143	\$147
Y1.2 Townhomes	\$2,000	\$7,994	\$143	\$147	\$151	\$155	\$159	\$163	\$167	\$172	\$176
Y3 Townhomes	\$1,000	\$2,877	\$52	\$53	\$55	\$56	\$58	\$59	\$61	\$62	\$64
Y4.1 Townhomes	\$2,000	\$6,931	\$126	\$129	\$133	\$136	\$140	\$143	\$147	\$151	\$155
Y4.2 Mid-Rise	\$1,000	\$5,732	\$105	\$108	\$111	\$114	\$117	\$120	\$123	\$126	\$130
Y2. H Hotel	<u>\$1,000</u>	<u>\$3,290</u>	<u>\$66</u>	<u>\$68</u>	<u>\$69</u>	<u>\$70</u>	<u>\$72</u>	<u>\$73</u>	<u>\$75</u>	<u>\$76</u>	<u>\$78</u>
<b>Total Project Area 1</b>	\$9,000	\$33,557	\$611	\$627	\$643	\$659	\$677	\$694	\$712	\$731	\$750
<b>IRFD Year - Project Area 2</b>			<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
C3.3 Townhomes	\$1,000	\$2,976	\$51	\$52	\$53	\$55	\$56	\$58	\$59	\$61	\$63
B1.1 Low Rise	\$1,000	\$3,228	\$55	\$57	\$58	\$60	\$62	\$63	\$65	\$67	\$68
B1.2 Low Rise	\$1,000	\$2,950	\$50	\$52	\$53	\$54	\$56	\$57	\$59	\$60	\$62
C2.3 Low Rise	\$3,000	\$11,182	\$194	\$200	\$205	\$210	\$216	\$222	\$228	\$234	\$240
C2.2 Mid Rise	\$3,000	\$11,991	\$213	\$218	\$224	\$230	\$236	\$243	\$249	\$256	\$262
C3.4 Rental	<u>\$1,000</u>	<u>\$3,032</u>	<u>\$58</u>	<u>\$59</u>	<u>\$61</u>	<u>\$62</u>	<u>\$63</u>	<u>\$64</u>	<u>\$66</u>	<u>\$67</u>	<u>\$68</u>
<b>Total Project Area 2</b>	\$9,000	\$35,358	\$622	\$638	\$654	\$672	\$689	\$707	\$725	\$744	\$764
<b>IRFD Year - Project Area 3</b>			<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>
C1.1 High Rise	\$7,000	\$30,572	\$268	\$505	\$519	\$533	\$547	\$561	\$576	\$592	\$608
C1.2 High Rise	<u>\$6,000</u>	<u>\$31,119</u>	<u>\$197</u>	<u>\$235</u>	<u>\$537</u>	<u>\$552</u>	<u>\$566</u>	<u>\$582</u>	<u>\$597</u>	<u>\$613</u>	<u>\$629</u>
<b>Total Project Area 3</b>	\$13,000	\$61,691	\$464	\$740	\$1,056	\$1,084	\$1,113	\$1,143	\$1,173	\$1,205	\$1,237
<b>IRFD Year - Project Area 4</b>			<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>
C2.1 High Rise	\$8,000	\$39,765	\$154	\$239	\$268	\$603	\$708	\$726	\$746	\$766	\$786
C3.5 High Rise	<u>\$4,000</u>	<u>\$22,082</u>	<u>\$64</u>	<u>\$90</u>	<u>\$163</u>	<u>\$233</u>	<u>\$339</u>	<u>\$408</u>	<u>\$419</u>	<u>\$430</u>	<u>\$441</u>
<b>Total Project Area 4</b>	\$12,000	\$61,847	\$219	\$329	\$431	\$836	\$1,046	\$1,134	\$1,165	\$1,196	\$1,228
<b>IRFD Year - Project Area 5</b>			<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>
C2.4 Branded Condo	\$4,000	\$17,755	\$201	\$247	\$301	\$309	\$317	\$325	\$334	\$343	\$352
C2. H Hotel	<u>\$1,000</u>	<u>\$5,658</u>	<u>\$102</u>	<u>\$104</u>	<u>\$106</u>	<u>\$109</u>	<u>\$111</u>	<u>\$113</u>	<u>\$115</u>	<u>\$117</u>	<u>\$120</u>
<b>Total Project Area 5</b>	\$5,000	\$23,413	\$304	\$352	\$407	\$417	\$427	\$438	\$449	\$460	\$472
<b>Total Initial IRFD</b>	\$48,000	\$215,866	\$2,219	\$2,685	\$3,191	\$3,668	\$3,953	\$4,117	\$4,225	\$4,336	\$4,449

Appendix D Table 2

Conditional City Increment - 8.0% of Tax Inc. \$000 - 6% annual escalation of home prices

Yerba Buena and Stage 1 Treasure Island

Fiscal Year	NPV	Total	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
<b>IRFD Year - Project Area 1</b>			<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
Y1.1 Townhomes	\$2,000	\$6,733	\$151	\$155	\$159	\$163	\$168	\$172	\$177	\$181	\$186
Y1.2 Townhomes	\$2,000	\$7,994	\$181	\$186	\$191	\$196	\$201	\$206	\$212	\$218	\$223
Y3 Townhomes	\$1,000	\$2,877	\$66	\$67	\$69	\$71	\$73	\$75	\$77	\$79	\$81
Y4.1 Townhomes	\$2,000	\$6,931	\$159	\$164	\$168	\$172	\$177	\$182	\$187	\$192	\$197
Y4.2 Mid-Rise	\$1,000	\$5,732	\$133	\$137	\$140	\$144	\$148	\$152	\$156	\$160	\$164
Y2. H Hotel	<u>\$1,000</u>	<u>\$3,290</u>	<u>\$79</u>	<u>\$81</u>	<u>\$82</u>	<u>\$84</u>	<u>\$86</u>	<u>\$87</u>	<u>\$89</u>	<u>\$91</u>	<u>\$93</u>
<b>Total Project Area 1</b>	\$9,000	\$33,557	\$769	\$789	\$810	\$831	\$852	\$874	\$897	\$920	\$944
<b>IRFD Year - Project Area 2</b>			<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>
C3.3 Townhomes	\$1,000	\$2,976	\$64	\$66	\$68	\$70	\$71	\$73	\$75	\$77	\$79
B1.1 Low Rise	\$1,000	\$3,228	\$70	\$72	\$74	\$76	\$78	\$80	\$82	\$84	\$87
B1.2 Low Rise	\$1,000	\$2,950	\$64	\$65	\$67	\$69	\$71	\$73	\$75	\$77	\$79
C2.3 Low Rise	\$3,000	\$11,182	\$246	\$253	\$260	\$267	\$274	\$281	\$288	\$296	\$304
C2.2 Mid Rise	\$3,000	\$11,991	\$269	\$277	\$284	\$292	\$299	\$307	\$316	\$324	\$333
C3.4 Rental	<u>\$1,000</u>	<u>\$3,032</u>	<u>\$70</u>	<u>\$71</u>	<u>\$72</u>	<u>\$74</u>	<u>\$75</u>	<u>\$77</u>	<u>\$78</u>	<u>\$80</u>	<u>\$82</u>
<b>Total Project Area 2</b>	\$9,000	\$35,358	\$784	\$804	\$825	\$847	\$869	\$891	\$914	\$938	\$963
<b>IRFD Year - Project Area 3</b>			<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>
C1.1 High Rise	\$7,000	\$30,572	\$624	\$640	\$657	\$675	\$693	\$712	\$730	\$750	\$770
C1.2 High Rise	<u>\$6,000</u>	<u>\$31,119</u>	<u>\$646</u>	<u>\$663</u>	<u>\$681</u>	<u>\$699</u>	<u>\$718</u>	<u>\$737</u>	<u>\$757</u>	<u>\$777</u>	<u>\$798</u>
<b>Total Project Area 3</b>	\$13,000	\$61,691	\$1,270	\$1,304	\$1,339	\$1,374	\$1,411	\$1,448	\$1,487	\$1,527	\$1,567
<b>IRFD Year - Project Area 4</b>			<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
C2.1 High Rise	\$8,000	\$39,765	\$807	\$829	\$851	\$873	\$897	\$921	\$945	\$970	\$996
C3.5 High Rise	<u>\$4,000</u>	<u>\$22,082</u>	<u>\$453</u>	<u>\$465</u>	<u>\$478</u>	<u>\$490</u>	<u>\$503</u>	<u>\$517</u>	<u>\$531</u>	<u>\$545</u>	<u>\$559</u>
<b>Total Project Area 4</b>	\$12,000	\$61,847	\$1,260	\$1,294	\$1,328	\$1,364	\$1,400	\$1,438	\$1,476	\$1,515	\$1,556
<b>IRFD Year - Project Area 5</b>			<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>
C2.4 Branded Condo	\$4,000	\$17,755	\$361	\$371	\$381	\$391	\$401	\$412	\$423	\$434	\$446
C2. H Hotel	<u>\$1,000</u>	<u>\$5,658</u>	<u>\$122</u>	<u>\$125</u>	<u>\$127</u>	<u>\$130</u>	<u>\$132</u>	<u>\$135</u>	<u>\$138</u>	<u>\$140</u>	<u>\$143</u>
<b>Total Project Area 5</b>	\$5,000	\$23,413	\$483	\$496	\$508	\$521	\$534	\$547	\$561	\$575	\$589
<b>Total Initial IRFD</b>	\$48,000	\$215,866	\$4,566	\$4,686	\$4,809	\$4,936	\$5,066	\$5,199	\$5,335	\$5,476	\$5,619

**Appendix D Table 2**  
**Conditional City Increment - 8.0% of Tax Inc. \$000 - 6% annual escalation of home prices**  
**Yerba Buena and Stage 1 Treasure Island**

Fiscal Year	NPV	Total	<u>2043/44</u>	<u>2044/45</u>	<u>2045/46</u>	<u>2046/47</u>	<u>2047/48</u>	<u>2048/49</u>	<u>2049/50</u>	<u>2050/51</u>	<u>2051/52</u>
<b>IRFD Year - Project Area 1</b>			<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>	<b>34</b>
Y1.1 Townhomes	\$2,000	\$6,733	\$191	\$196	\$201	\$207	\$212	\$218	\$224	\$230	\$236
Y1.2 Townhomes	\$2,000	\$7,994	\$229	\$235	\$242	\$248	\$255	\$262	\$269	\$276	\$283
Y3 Townhomes	\$1,000	\$2,877	\$83	\$85	\$88	\$90	\$93	\$95	\$98	\$100	\$103
Y4.1 Townhomes	\$2,000	\$6,931	\$202	\$207	\$213	\$219	\$224	\$230	\$236	\$243	\$249
Y4.2 Mid-Rise	\$1,000	\$5,732	\$169	\$173	\$178	\$182	\$187	\$192	\$197	\$203	\$208
Y2. H Hotel	<u>\$1,000</u>	<u>\$3,290</u>	<u>\$95</u>	<u>\$97</u>	<u>\$98</u>	<u>\$100</u>	<u>\$102</u>	<u>\$105</u>	<u>\$107</u>	<u>\$109</u>	<u>\$111</u>
<b>Total Project Area 1</b>	\$9,000	\$33,557	\$969	\$994	\$1,020	\$1,047	\$1,074	\$1,102	\$1,130	\$1,160	\$1,190
<b>IRFD Year - Project Area 2</b>			<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>
C3.3 Townhomes	\$1,000	\$2,976	\$81	\$84	\$86	\$88	\$91	\$93	\$95	\$98	\$101
B1.1 Low Rise	\$1,000	\$3,228	\$89	\$91	\$94	\$96	\$99	\$101	\$104	\$107	\$110
B1.2 Low Rise	\$1,000	\$2,950	\$81	\$83	\$85	\$87	\$90	\$92	\$95	\$97	\$100
C2.3 Low Rise	\$3,000	\$11,182	\$312	\$320	\$329	\$338	\$347	\$356	\$366	\$375	\$385
C2.2 Mid Rise	\$3,000	\$11,991	\$341	\$351	\$360	\$369	\$379	\$389	\$400	\$410	\$421
C3.4 Rental	<u>\$1,000</u>	<u>\$3,032</u>	<u>\$83</u>	<u>\$85</u>	<u>\$87</u>	<u>\$88</u>	<u>\$90</u>	<u>\$92</u>	<u>\$94</u>	<u>\$96</u>	<u>\$98</u>
<b>Total Project Area 2</b>	\$9,000	\$35,358	\$988	\$1,014	\$1,040	\$1,067	\$1,095	\$1,124	\$1,153	\$1,183	\$1,214
<b>IRFD Year - Project Area 3</b>			<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
C1.1 High Rise	\$7,000	\$30,572	\$790	\$812	\$833	\$855	\$878	\$902	\$926	\$950	\$976
C1.2 High Rise	<u>\$6,000</u>	<u>\$31,119</u>	<u>\$819</u>	<u>\$841</u>	<u>\$863</u>	<u>\$886</u>	<u>\$910</u>	<u>\$934</u>	<u>\$959</u>	<u>\$984</u>	<u>\$1,011</u>
<b>Total Project Area 3</b>	\$13,000	\$61,691	\$1,609	\$1,652	\$1,696	\$1,741	\$1,788	\$1,836	\$1,885	\$1,935	\$1,986
<b>IRFD Year - Project Area 4</b>			<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>
C2.1 High Rise	\$8,000	\$39,765	\$1,023	\$1,050	\$1,078	\$1,107	\$1,136	\$1,167	\$1,198	\$1,230	\$1,263
C3.5 High Rise	<u>\$4,000</u>	<u>\$22,082</u>	<u>\$574</u>	<u>\$590</u>	<u>\$605</u>	<u>\$621</u>	<u>\$638</u>	<u>\$655</u>	<u>\$673</u>	<u>\$690</u>	<u>\$709</u>
<b>Total Project Area 4</b>	\$12,000	\$61,847	\$1,597	\$1,640	\$1,683	\$1,728	\$1,774	\$1,822	\$1,870	\$1,920	\$1,971
<b>IRFD Year - Project Area 5</b>			<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
C2.4 Branded Condo	\$4,000	\$17,755	\$458	\$470	\$483	\$495	\$509	\$522	\$536	\$550	\$565
C2. H Hotel	<u>\$1,000</u>	<u>\$5,658</u>	<u>\$146</u>	<u>\$149</u>	<u>\$152</u>	<u>\$155</u>	<u>\$158</u>	<u>\$161</u>	<u>\$164</u>	<u>\$168</u>	<u>\$171</u>
<b>Total Project Area 5</b>	\$5,000	\$23,413	\$604	\$619	\$635	\$650	\$667	\$683	\$701	\$718	\$736
<b>Total Initial IRFD</b>	\$48,000	\$215,866	\$5,767	\$5,919	\$6,074	\$6,234	\$6,398	\$6,566	\$6,739	\$6,916	\$7,098

**Appendix D Table 2**  
**Conditional City Increment - 8.0% of Tax Inc. \$000 - 6% annual escalation of home prices**  
**Yerba Buena and Stage 1 Treasure Island**

Fiscal Year	NPV	Total	<u>2052/53</u>	<u>2053/54</u>	<u>2054/55</u>	<u>2055/56</u>	<u>2056/57</u>	<u>2057/58</u>
<b>IRFD Year - Project Area 1</b>			<b>35</b>	<b>36</b>	<b>37</b>	<b>38</b>	<b>39</b>	<b>40</b>
Y1.1 Townhomes	\$2,000	\$6,733	\$242	\$249	\$255	\$262	\$269	\$276
Y1.2 Townhomes	\$2,000	\$7,994	\$291	\$298	\$306	\$315	\$323	\$332
Y3 Townhomes	\$1,000	\$2,877	\$106	\$108	\$111	\$114	\$117	\$120
Y4.1 Townhomes	\$2,000	\$6,931	\$256	\$263	\$270	\$277	\$284	\$292
Y4.2 Mid-Rise	\$1,000	\$5,732	\$214	\$219	\$225	\$231	\$237	\$244
Y2. H Hotel	<u>\$1,000</u>	<u>\$3,290</u>	<u>\$113</u>	<u>\$115</u>	<u>\$118</u>	<u>\$120</u>	<u>\$122</u>	<u>\$125</u>
<b>Total Project Area 1</b>	\$9,000	\$33,557	\$1,221	\$1,253	\$1,286	\$1,319	\$1,353	\$1,389
<b>IRFD Year - Project Area 2</b>			<b>34</b>	<b>35</b>	<b>36</b>	<b>37</b>	<b>38</b>	<b>39</b>
C3.3 Townhomes	\$1,000	\$2,976	\$103	\$106	\$109	\$112	\$115	\$118
B1.1 Low Rise	\$1,000	\$3,228	\$113	\$116	\$119	\$122	\$125	\$129
B1.2 Low Rise	\$1,000	\$2,950	\$102	\$105	\$108	\$111	\$114	\$117
C2.3 Low Rise	\$3,000	\$11,182	\$396	\$406	\$417	\$428	\$439	\$451
C2.2 Mid Rise	\$3,000	\$11,991	\$433	\$444	\$456	\$468	\$481	\$494
C3.4 Rental	<u>\$1,000</u>	<u>\$3,032</u>	<u>\$100</u>	<u>\$102</u>	<u>\$104</u>	<u>\$106</u>	<u>\$108</u>	<u>\$110</u>
<b>Total Project Area 2</b>	\$9,000	\$35,358	\$1,246	\$1,279	\$1,312	\$1,346	\$1,381	\$1,418
<b>IRFD Year - Project Area 3</b>			<b>31</b>	<b>32</b>	<b>33</b>	<b>34</b>	<b>35</b>	<b>36</b>
C1.1 High Rise	\$7,000	\$30,572	\$1,002	\$1,028	\$1,056	\$1,084	\$1,113	\$1,143
C1.2 High Rise	<u>\$6,000</u>	<u>\$31,119</u>	<u>\$1,038</u>	<u>\$1,065</u>	<u>\$1,094</u>	<u>\$1,123</u>	<u>\$1,153</u>	<u>\$1,184</u>
<b>Total Project Area 3</b>	\$13,000	\$61,691	\$2,039	\$2,094	\$2,150	\$2,207	\$2,266	\$2,326
<b>IRFD Year - Project Area 4</b>			<b>30</b>	<b>31</b>	<b>32</b>	<b>33</b>	<b>34</b>	<b>35</b>
C2.1 High Rise	\$8,000	\$39,765	\$1,296	\$1,331	\$1,366	\$1,403	\$1,440	\$1,479
C3.5 High Rise	<u>\$4,000</u>	<u>\$22,082</u>	<u>\$728</u>	<u>\$747</u>	<u>\$767</u>	<u>\$788</u>	<u>\$809</u>	<u>\$830</u>
<b>Total Project Area 4</b>	\$12,000	\$61,847	\$2,024	\$2,078	\$2,133	\$2,190	\$2,249	\$2,309
<b>IRFD Year - Project Area 5</b>			<b>31</b>	<b>32</b>	<b>33</b>	<b>34</b>	<b>35</b>	<b>36</b>
C2.4 Branded Condo	\$4,000	\$17,755	\$580	\$596	\$612	\$628	\$645	\$662
C2. H Hotel	<u>\$1,000</u>	<u>\$5,658</u>	<u>\$175</u>	<u>\$178</u>	<u>\$182</u>	<u>\$185</u>	<u>\$189</u>	<u>\$193</u>
<b>Total Project Area 5</b>	\$5,000	\$23,413	\$755	\$774	\$793	\$813	\$834	\$855
<b>Total Initial IRFD</b>	\$48,000	\$215,866	<b>\$7,285</b>	<b>\$7,477</b>	<b>\$7,674</b>	<b>\$7,876</b>	<b>\$8,083</b>	<b>\$8,296</b>

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Planning Commission: Responses to Comments on Draft Environmental Impact Report for the 770 Woolsey Street Project (Planning Department File No. 2017-012086ENV)  
**Date:** Monday, November 08, 2021 1:21:50 PM  
**Attachments:** [770 Woolsey Street RTC Notification for Planning Commission.pdf](#)

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### **Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>  
**Sent:** Friday, November 05, 2021 11:20 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Planning Commission: Responses to Comments on Draft Environmental Impact Report for the 770 Woolsey Street Project (Planning Department File No. 2017-012086ENV)

Dear Mr. Ionin:

Pursuant to the San Francisco Administrative Code Chapter 31, the responses to comments document on the Draft EIR for the 770 Woolsey Street project is being forwarded to you for distribution to the Planning Commission. The responses to comments document and the Draft EIR constitute the Final EIR. The Final EIR may be downloaded from: <https://sfplanning.org/environmental-review-documents>. Hard copies of the responses to comments and the Draft EIR have been mailed to Planning Commissioners who have requested hard copies.

A hearing before the planning commission to consider the certification of the Final EIR for the project will be held on Thursday, November 18, 2021. The Planning Commission will consider approvals for the project at the same hearing as the Final EIR certification. The proposed project will also require approvals from other city agencies.

If you have any questions related to this project's environmental evaluation, please contact me at [jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org) or 628.652.7568.

Sincerely,

**Jenny Delumo, AICP (she/hers)**  
**Senior Planner and Transportation Review Team Lead**  
**Environmental Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7568 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)



November 5, 2021

Jonas Ionin  
Director of Commission Affairs  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Re: **Responses to Comments on Draft Environmental Impact Report (Draft EIR) for the 770 Woolsey Street Project**  
Planning Department File No. 2017-012086ENV

Dear Mr. Ionin:

Pursuant to the San Francisco Administrative Code Chapter 31, the responses to comments document on the Draft EIR for the 770 Woolsey Street project is being forwarded to you for distribution to the Planning Commission. The responses to comments document and the Draft EIR constitute the Final EIR. The Final EIR may be downloaded from: <https://sfplanning.org/environmental-review-documents>. Hard copies of the responses to comments and the Draft EIR have been mailed to Planning Commissioners who have requested hard copies.

A hearing before the planning commission to consider the certification of the Final EIR for the project will be held on Thursday, November 18, 2021. The Planning Commission will consider approvals for the project at the same hearing as the Final EIR certification. The proposed project will also require approvals from other city agencies.

If you have any questions related to this project's environmental evaluation, please contact me at [jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org) or 628.652.7568.

Sincerely,

Jenny Delumo  
Senior Environmental Planner



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ANNOUNCES NEXT STEPS IN OPENING CANDLESTICK VEHICLE TRIAGE CENTER  
**Date:** Monday, November 08, 2021 8:53:41 AM  
**Attachments:** [11.05.2021 Temporary Vehicle Lot.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, November 5, 2021 at 9:35 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ANNOUNCES NEXT STEPS IN OPENING CANDLESTICK VEHICLE TRIAGE CENTER

**FOR IMMEDIATE RELEASE:**  
Friday, November 5, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**SAN FRANCISCO ANNOUNCES NEXT STEPS IN OPENING  
CANDLESTICK VEHICLE TRIAGE CENTER**

*A temporary lot will serve individuals currently living in vehicles, some of whom have been impacted by recent storm and rain, until Vehicle Triage Center opens in January 2022*

**San Francisco, CA** — Mayor London N. Breed and the Department of Homelessness and Supportive Housing (HSH) today announced a new temporary vehicle staging lot to serve as an interim site until the new Vehicle Triage Center (VTC) at Candlestick Point opens in January 2022. Following the recent storm and heavy rain in San Francisco, a number of residents residing in vehicles at the Hunters Point Expressway, as well as a number of abandoned vehicles, were impacted. The new site, which is located at 1236 Carroll Avenue and owned by Prologis, will temporarily stage these individuals and their vehicles until the VTC is opened, at which point they will have the opportunity to move to the Candlestick VTC.

The Healthy Streets Operations Center (HSOC) is coordinating the services being offered to impacted residents. Outreach and street medicine teams are making daily safety and wellness checks to impacted residents, and Mother Browns is providing them with daily meals. Environmental health professionals are also monitoring the conditions on site.

“The Vehicle Triage Center at Candlestick Point will provide a level of services and safety

that is needed for the people living in their vehicles in the area, but the recent damage caused by the storm requires us to act in the meantime while that site is being prepared. Our focus is providing a safe place for the people affected by the storms until we are able to move them to a more stable situation at the Vehicle Triage Center,” said Mayor Breed. “I want to thank Prologis for their willingness to temporarily provide this site as we work to support those who have been impacted and the surrounding community.”

The site, which is provided by Prologis, will stage individuals and their vehicles, as well as other damaged and abandoned vehicles, for roughly two months until the VTC is opened. The City will be responsible for the operations at the site, which is currently envisioned as the future home of a new training facility for the San Francisco Fire Department.

“As you know we have been working hard to meet the needs of community and folks forced to live in vehicles. We are set to open a Vehicle Triage Center (VTC) with infrastructure and supports to improve the lives of everyone soon. The recent storms have created a dangerous and unsafe situation for everyone and has caused us to find quick temporary relief for neighbors and folks living in vehicles. This temporary site will address the needs of everyone while we prepare to open the VTC,” said Board of Supervisors President Shamann Walton, who represents District 10 and the affected area.

“As a member of the San Francisco community, we are pleased to be able to support City leaders as they work to address the needs of people who are homeless,” said Steven Hussain, Prologis’ Vice President of Workforce Programs and Community Relations.

Once opened, the Candlestick VTC will include up to 150 parking spaces for up to 177 people, 24/7 staffing and security, bathrooms, mobile shower facilities, and potable water. It will provide people living in their vehicles in the immediate area with a safe place to park and live and access to services designed to help stabilize their lives through health care, housing, employment, or other interventions that meet their unique needs.

### **About Prologis**

Headquartered in San Francisco since 1983, [Prologis, Inc.](#) is the global leader in logistics real estate. Prologis leases modern logistics facilities to a diverse base of customers principally across two major categories: business-to-business and retail/online fulfillment.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO to Sweetgreens  
**Date:** Monday, November 08, 2021 8:14:42 AM

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**Commission Affairs**

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**From:** Dana Hollingsworth <danaholl@hotmail.com>  
**Sent:** Thursday, November 04, 2021 1:13 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** NO to Sweetgreens

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Local businesses and restaurants are BEST for SF. Let's support what we have !!!

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES RENOVATIONS AT MAXINE HALL HEALTH CENTER  
**Date:** Wednesday, November 10, 2021 12:36:15 PM  
**Attachments:** [11.10.2021 Maxine Hall.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, November 10, 2021 at 12:35 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES RENOVATIONS AT MAXINE HALL HEALTH CENTER

**FOR IMMEDIATE RELEASE:**  
Wednesday, November 10, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR LONDON BREED CELEBRATES RENOVATIONS AT  
MAXINE HALL HEALTH CENTER**

*Maxine Hall reopens after \$15 million renovations that include seismic upgrades and improved accessibility for patients with disabilities*

**San Francisco, CA** — Mayor London N. Breed and City officials today celebrated the reopening of the newly renovated Maxine Hall Health Center, a primary care health clinic that has served the Western Addition for more than 50 years. Following construction, which began in 2019, the \$15 million renovations have made the Center seismically safe, expanded exam rooms for families, added seven additional patient rooms and an accessible group meeting room.

“I am so excited to celebrate the renovations at Maxine Hall Health Center, which will allow staff to continue serving people in the Western Addition for decades to come,” said Mayor Breed. “This pandemic has been extremely hard for all of us, and we learned just how important centers like Maxine Hall are for our communities. People rely on this health center, not just for COVID-related services but for other resources, like food, shelter, clothing, and transportation, and I want to thank everyone who worked to ensure that these renovations met the needs of this community.”

Now that the renovations are complete, patients will be able to receive primary care, such as regular check-ups, behavioral health care, short-term counseling, podiatrist and clinical

pharmacist visits, lab testing, and other medical services in one location. Co-location of services will enable Maxine Hall health care providers and staff to serve the whole patient. The remodel will also improve accessibility for patients with disabilities by adding an elevator, curb ramps, and updating existing ramps.

“All San Franciscans deserve quality, community-based health care, and Maxine Hall Health Center has long been important in meeting the primary health care needs of the Western Addition,” said Director of Health, Dr. Grant Colfax. “These renovations ensure that we can continue to provide a great level of service in a welcoming environment.”

Maxine Hall Health Center, located at 1301 Pierce Street, provides care to nearly 4,000 patients in the Western Addition and surrounding areas. The Center is part of the San Francisco Health Network, a San Francisco Department of Public Health (SFDPH) group of clinics, hospitals, and other programs that connect San Franciscans to health care regardless of immigration status or insurance. Many Maxine Hall Health Center patients reside nearby, 23% in the Western Addition and Japantown, followed by 11% in Hayes Valley, the Tenderloin, and North of Market neighborhoods.

In 1994, the clinic was named after Maxine Hall, a community activist in the Fillmore District who was killed by a stray bullet in 1993. Today, the Maxine Hall Health Center staff work in the spirit of the clinic’s namesake and have led efforts to achieve a 66% rate of controlled hypertension for Black/African American patients.

“Maxine Hall is a critical community institution in our district, serving the health needs of the Western Addition with tireless determination, skill, and compassion,” said District 5 Supervisor Dean Preston. “During the pandemic, Maxine Hall overcame so many challenges — including operating in a temporary location — to continue its legacy of deep service to our community, including expanding their services to make sure residents received COVID tests and vaccination, and will continue to serve the needs of our most vulnerable residents.”

“Accessible neighborhood clinics like the Maxine Hall Health Center are an integral part of how we help keep our communities healthy. Not only will it provide needed health care services to patients and vulnerable populations, but it also serves as a wellness hub for families and residents,” said City Administrator Carmen Chu. “I want to thank the people of San Francisco for making this project possible. Their support of the 2016 Public Health and Safety Bond provided the resources needed to renovate three neighborhood clinics, including Maxine Hall”

Construction for the remodel began in November of 2019, during which time Maxine Hall Health Center moved its services to 1181 Golden Gate Avenue, near the Ella Hill Hutch Community Center. Westside Community Services, which shares the Maxine Hall building, continued to serve its patients on Pierce Street in both a temporary clinic and in part of the existing building throughout the remodel.

San Francisco Public Works provided project management, construction management, and design services for the Maxine Hall renovation, and The Build Group served as the general contractor.

“The Maxine Hall Health Center and its staff have been serving residents for more than five decades and it brings Public Works tremendous joy to deliver a renovation and seismic retrofit

that brings this facility into the 21<sup>st</sup> century to meet the community's changing demands," said Carla Short, interim director of Public Works. "Public Works takes pride in partnering with other City agencies and skilled contractors to construct and renovate these vital facilities on behalf of the people of San Francisco"

The project was mainly funded by the 2016 Public Health and Safety Bond (Prop A). Maxine Hall Health Center is the first of three primary care clinics reopening this year after undergoing major building renovation and seismic upgrades. Three capital projects, including Maxine Hall Health Center, Castro Mission Health Center, and Southeast Health Center in the San Francisco Health Network total \$65 million and have been under construction to improve health care services for more than 12,000 San Franciscans.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: MANDATORY Diversity Survey on Commission and Boards  
**Date:** Wednesday, November 10, 2021 12:31:12 PM

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Commissioners,

Please complete this survey by the end of the week. The information you provide is subject to your discretion and is kept anonymous.

**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](http://www.sfplanning.org)  
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**From:** "De Nocker, Cacharel (WOM)" <cacharel.denocker@sfgov.org>  
**Date:** Tuesday, November 9, 2021 at 5:12 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** MANDATORY Diversity Survey on Commission and Boards

Dear Jonas,

You are receiving this email because you have not yet completed the **mandatory** Commission and Boards Diversity survey, which is **due this Friday, November 12<sup>th</sup> at 5pm**. As a commission/board secretary or Staff Contact, you will only be asked to complete 11 questions about your policy body's budget and appointees. Unlike past years, the Staff Contact does not need to complete demographic information as we are relying on members of the commission and boards to self-identify their demographics.

As stated in the 2008 City Charter Amendment, it is **mandatory** that City boards and commissions comply with this report and submit the required information.

We ask that you do the following:

1. When you open the survey, select "Staff Contact" and complete the **mandatory** general departmental information **by Friday, November 12**; and then
2. Forward this email and survey link directly to your respective commission and board members and encourage them to participate in the survey, also **by Friday, November 12**. **Commission and board members should note that their individual participation in this survey is voluntary, but highly encouraged.**

[Here](#) is the link to the survey to be completed. **Note that all responses will be kept confidential and survey results will only be presented in an anonymous and aggregate format. Please feel free to reach out with any questions or concerns.** Previous reports can be found on our website: <https://sfgov.org/dosw/gender-analysis-reports>.

We very much appreciate your help in circulating this survey to the members of your Commission or

Board in an effort to ensure our City continues to lead the state and the nation across all aspects of diversity – race/ethnicity, gender identity, sexual orientation, disability, veterans, etc.

Best,

Charly de Nocker  
Department Intern  
SF Department on the Status of Women  
C: 818-404-8727  
[www.sfgov.org/dosw](http://www.sfgov.org/dosw)



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Request to visit 5367 Diamond Heights Blvd before SF Planning Commission Hearing on December 2  
**Date:** Wednesday, November 10, 2021 12:13:16 PM  
**Attachments:** [5367 DH Blvd. Concerns 11-1-21.docx](#)

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**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](http://www.sfplanning.org)  
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**From:** Saralie Pennington <salaliep@sbcglobal.net>  
**Date:** Wednesday, November 10, 2021 at 12:12 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Thornhill, Jackie (BOS)" <jackie.thornhill@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>  
**Subject:** Request to visit 5367 Diamond Heights Blvd before SF Planning Commission Hearing on December 2

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

### **Request to Visit 5367 Diamond Heights Blvd. before SF Planning Commission Hearing on December 2**

Dear Commissioner \_\_\_\_\_,

I would like to request that you visit the site of the proposed development, 5367 Diamond Heights Blvd. before the hearing scheduled for December 2. I would be glad to give you a tour of the site in the next week that would show why over 800 neighborhood residents and the majority of residents of Vista Del Monte Affordable Housing (VDM) with 104 HUD subsidized units, have serious concerns about the development. Seeing the steep hillside, may serve to show why many people believe the site is unbuildable, that construction may endanger nearby neighbors and that the proposed development for 24 units of luxury housing is not worth removing a rich habitat.

Here are a few points of concern:

- Over 800 residents mostly of Diamond Heights, Noe Valley and Glen Park have signed the petition, [1900DiamondForAll](#). Many have added comments that say save the magnificent, accessible scenic vista for the public; save the trees; build affordable housing; and don't allow the Cesar Chavez Foundation (CCF) to profit by selling the land for luxury units. CCF has benefited from California subsidized bonds and tax credits since buying Vista Del Monte and

the then attached parcel in 2000.

- **Proposed Site Does Not Meet Urban Infill Development Requirements.** The proposal site does not meet the definition and the 5 criteria for urban infill development. One example is that the definition of urban infill development requires that no subdivision of the property has occurred in the last 10 years. The Cesar Chavez Foundation subdivided the property in 2019 according to City Assessor records. Because of this and 6 other inconsistencies the parcel of land is required to have a higher level of environments review than a Class 32 Infill Development Exception.
- **Potential Illegal Removal of California Bond Restrictions:** In 2004, The Cesar Chavez Foundation (CCF) received +\$20 million in tax-exempt bonds in return for 55-year restrictions (till 2059) on the use of the land specifically for rental affordable housing, open space & the benefit of the existing low-income residents. The bonds were issued by the California Statewide Communities Development Authority (CSCDA) after a public hearing. The bonds were approved by the Board of Supervisors and the California Debt Limit Allocation Committee (CDLAC) at public hearings. The 3 entities have not held public hearings to remove the restrictions as required. Other legal issues exist regarding the sale of property.
- Because so many residents oppose the project, the Diamond Heights Community Association and the Glen Park Association boards voted to stay neutral about the proposed development.
- Vista Del Monte residents would be most impacted by construction. A retaining wall would be constructed within 29' of many of the units on the south end of the property on Diamond Heights Blvd. and within 12' of the Vista Del Monte senior buildings at 1760 and 1770 Diamond St. Residents, many with children and older people with health concerns, would be subjected to noise, diesel fumes, vibrations and dust.
- VDM residents fear that construction would damage their homes for the following reasons:
  - The site is listed in the San Francisco Seismic Hazards Map for landslide danger in an earthquake. Landslide zones surround the site. The residents fear that an earthquake during construction is an unacceptable risk.
  - In 2005 a landslide originating from the north end of the CCF property, damaged two homes on the 1600 block of Diamond Heights Blvd.
  - Construction of four new homes next door at 1710 – 1737 Diamond completed in 2014 is alleged to have shifted the foundations of the senior buildings at 1760-1770 Diamond and caused interior and exterior cracks.
- The development would take away 70% of the open space enjoyed by VDM residents. Restrictions on the CCF regulatory agreement indicate that the residents need to benefit from any use of the property. According to residents, CCF had not informed them of the plans for the development.
- The intersection of Diamond Heights Blvd. and Diamond Street has a history of drivers hitting pedestrians and cars speeding into homes. The intersection would become even more unsafe with the potential addition of 48 cars for the 24 units and multiple driveways on Diamond Street and Diamond Heights Blvd.
- During construction heavy equipment would extract 7,400 to 10,000 cu. yards of soil and rock requiring 20 dump truck trips a day for 4 – 6 months per the developer. The geotechnical report says this would “require heavy duty earth moving equipment, heaving ripping tools such as large dozers with a single tooth, use of hoe-rams, or other specialty tooling.” The heavy equipment would enter the site at the intersection of Diamond Heights Blvd. and Diamond

Street and traverse the steep hillside creating major traffic delays and congestion.

There are many other concerns with this development that are listed in the attached document but the most basic is that one **most critical crises** that plague San Francisco and has been shamefully neglected and sabotaged for years is **the lack of affordable housing**. **This development does not represent any positive concrete step toward addressing this dire situation.**

Visualizing the impact of the development can best be seen in an on-site visit.

Thank you for your consideration of my request to visit the proposed development site. Two photos of the current site are shown below.

Best regards,

Saralie Pennington

Addison Street  
San Francisco, CA





**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Project at 3055 Clement St  
**Date:** Wednesday, November 10, 2021 11:23:35 AM

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### Commission Affairs

San Francisco Planning  
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**From:** Leo <lwmah99@gmail.com>  
**Sent:** Tuesday, November 09, 2021 5:30 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Project at 3055 Clement St

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Hello,

This is in response to the proposed permit to build a six story structure at 3055 Clement St., Record No. 2019-022830AHB.

Summary

- **I am totally against the issuing of the building permit**
- Does not fit into the character of the neighborhood
- Parking is a problem in this neighborhood and there is no built in parking
- Will block views of the Golden Gate Bridge to many residents

My family has lived at 439 32nd Avenue since 1964, 58 years. I have seen our neighborhood between Geary St and Clement St changed from single family homes to multi-unit dwellings and it continues to happen to this day. However, all of these projects were small, not more than 3 stories high, housing a maximum of 3 units. In this time period, the parking and congestion has increased and it is a challenge to find any free parking spots on my block. It never used to be this way and continually gets worse over time.

I am totally against building a six story structure on the corner of Clement and 32nd Avenue. It will be the biggest construction project I have ever seen on this block and it will totally change the esthetics and look of our whole neighborhood. There is a six story building on Geary and 32nd Avenue that has been there even before my family moved to this neighborhood. After that, nothing as big as this six story project has ever been approved for permits. From the plans, I don't see any parking garage in the building design. This is a big mistake as street parking is already a challenge to find.

I talked to some neighbors and many agree that this project will block all our views of the Golden Gate Bridge as well as be an eyesore to the whole neighborhood, as well as add to the street parking problems. I did not even see how the design would fit into the character of our neighborhood. A smaller scale project 3 stories or less would be acceptable, but such a large project structure is not welcome in my neighborhood. How could such a project be approved under these circumstances?

Best Regards,  
Leonard Mah



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED APPOINTS KATY TANG AS DIRECTOR OF OFFICE OF SMALL BUSINESS  
**Date:** Wednesday, November 10, 2021 10:55:44 AM  
**Attachments:** [11.10.2021 Katy Tang.pdf](#)

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**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](http://www.sfplanning.org)  
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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, November 10, 2021 at 10:40 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED APPOINTS KATY TANG AS DIRECTOR OF OFFICE OF SMALL BUSINESS

**FOR IMMEDIATE RELEASE:**  
Wednesday, November 10, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED APPOINTS KATY TANG AS  
DIRECTOR OF OFFICE OF SMALL BUSINESS**

*Tang to help lead the recovery of San Francisco small businesses*

**San Francisco, CA** — Mayor London N. Breed today appointed Katy Tang to serve as the Executive Director of the Office of Small Businesses. Tang, who will begin her new role in January 2022, replaces Regina Dick-Endrizzi, who recently announced her retirement after serving for 13 years in that role.

“I am proud to name San Francisco native Katy Tang as the new Executive Director of the Office of Small Businesses,” said Mayor Breed. “Katy has spent much of her career serving our City, both as an elected official and civil servant, and has continuously fought for our small business community even during the most challenging times. I am confident that Katy’s experience and passion for our City and its entrepreneurs make her the right person for the job.”

Tang currently serves as the Director of Public and Governmental Affairs at the San Francisco Department of Public Health (SFDPH), where she assists small businesses in navigating the latest public health guidelines. Prior to her role at SFDPH, Tang served as the District 4 representative on the San Francisco Board of Supervisors from 2014-2019. During her tenure on the Board, she prioritized small business support and economic development in the City. Tang initiated legislation to give business owners additional flexibility in ground-floor space

use, accelerated the small business permitting process, and worked to waive small business permit fees. Key elements of Tang's legislative efforts were incorporated into Proposition H *Save our Small Businesses Initiative*, which voters passed in November 2020.

"I look forward to applying over a decade of experience assisting small businesses struggling through the City's challenging permitting process to allow our business community to thrive in what they do best, which is to create jobs, opportunities, and vibrant neighborhoods," said Katy Tang, Director of Public and Governmental Affairs at SFDPH. "We need to prioritize communities that have experienced disproportionate impacts from the pandemic and ensure San Francisco offers diverse business and employment opportunities."

Following her time on the Board of Supervisors, Tang worked as a Land Use Analyst at a local law firm, where she assisted businesses with permit applications and developed a further understanding of the challenges people experience while trying to open a business in the City.

"As we prepare for the new year, I am filled with excitement to have Katy join the leadership of OEWD," said Kate Sofis, Executive Director of the Office of Economic and Workforce Development. "Her ability to connect with the small business community and her vast experience in small business policy and land use expertise will undoubtedly help to support the over 94,000 small businesses that call San Francisco home. I have no doubt that Katy will advance the work that Director Dick-Endrizzi has led for 13 years."

Directed by the Small Business Commission, the Office of Small Business (OSB) functions as the City's central point of information and referral for entrepreneurs and small businesses located in the City and County of San Francisco. As part of the Office of Economic and Workforce Development (OEWD), the Office of Small Business serves as the gateway for aspiring entrepreneurs, provides one-on-one case management, implements small business assistance programs, and conducts outreach and education in multiple languages.

"I am thrilled beyond words that Katy will be joining the Office of Small Business. The Small Business Commission is honored to nominate her, and are in complete agreement that she is the perfect candidate to build on the incredible work of Director Dick-Endrizzi," said Sharky Laguana, President of the Small Business Commission. "As we turn towards recovery, we know that Katy will have the experience and expertise necessary to help our small businesses recover, while fostering a small business community that will be better, stronger, and more diverse than what we had before the pandemic."

In May 2009, Regina Dick-Endrizzi was appointed by then-Mayor Gavin Newsom to serve as the Director of the Office of Small Business. Under her leadership, Dick-Endrizzi has facilitated more than 725 legislative actions and policies, revamped the City's Mobile Food Program, created the award-winning San Francisco Small Business Portal, developed a comprehensive web tool that helps small businesses navigate the permit process, launched the City's Legacy Business Registry, and supported small businesses in complying with accessibility. In response to the COVID-19 pandemic, Dick-Endrizzi quickly pivoted the team to assist and triage the needs of small businesses impacted by the pandemic, addressing over 8,400 inquiries for assistance and connecting them to local, state and federal resources and financial relief.

"There is no one better to carry the torch forward as the Executive Director of the Office of Small Business. I worked closely with Katy Tang during her tenure as a member of the Board of Supervisors and she knows well the challenges small business face. She has always approached these challenges with positive and creative solutions," said Regina Dick-Endrizzi,



Executive Director of the Office of Small Business. This is exactly the leadership our small businesses need as San Francisco builds back better from the COVID-19 pandemic.”

“As a small business owner, it’s important we have representative that are not only responsive to our needs, but also lead with compassion. Katy carries these traits and her ability to connect with residents like myself makes her a great fit for the role,” said Awadalla Awadalla, owner of Hole in the Wall Pizza and member of the Outer Sunset Merchants and Professional Association. “Katy has led important initiatives in support of the small business community and I look forward to continuing to partner with her and the City to amplify and strengthen our overall economic vitality.”

“The appointment of Katy to lead the Office of Small Business is an incredible win for small businesses in San Francisco,” said Laurie Thomas, Executive Director of the Golden Gate Restaurant Association. “Her demonstrated creativity in tackling complex issues for small businesses and her tenacity in breaking through the barriers of bureaucracy will be very valuable as our economy recovers.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR RAFAEL MANDELMAN PROPOSE FUNDING FOR UPCOMING ELECTIONS  
**Date:** Wednesday, November 10, 2021 8:46:52 AM  
**Attachments:** [11.09.2021 Election Supplemental.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Tuesday, November 9, 2021 at 2:05 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR RAFAEL MANDELMAN PROPOSE FUNDING FOR UPCOMING ELECTIONS

**FOR IMMEDIATE RELEASE:**  
Tuesday, November 9, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED AND SUPERVISOR RAFAEL  
MANDELMAN PROPOSE FUNDING FOR UPCOMING  
ELECTIONS**

*Mid-year budget supplemental will provide \$6.9 million in new City funds to offset the costs of 2022 elections, including the School Board recall*

**San Francisco, CA** — Mayor London N. Breed and Supervisor Rafael Mandelman today introduced a mid-year budget supplemental to the San Francisco Board of Supervisors to offset the costs of two special elections expected to be held in early 2022. The \$12 million proposal, which calls for \$5.1 million in repurposed funds and \$6.9 million from the City's General Reserve, would cover the costs of the San Francisco Unified School District (SFUSD) Board of Education recall, and the District 17 State Assembly vacancy and San Francisco Assessor-Recorder special elections.

“I have made it clear from the beginning of the pandemic, we need to focus on educating our students, supporting our workforce, and reopening our City,” said Mayor Breed. “During this critical time, we need to ensure that the cost of the school board recall does not fall on the backs of our children, which is why we are stepping in to make sure that this funding goes directly to our students.”

Today's proposal comes as SFUSD faces a state takeover amid a \$125 million shortfall for FY

2022-2023. Currently, SFUSD is responsible for incurring the total cost of the upcoming School Board recall. With financial assistance from the City, SFUSD can prioritize their time and resources on other matters.

“Whether you agree or disagree with school board recall, we should all agree that our students shouldn’t bear the financial burden of the election. This supplemental will ensure that the Department of Elections is fully funded to do its important work without harming SFUSD students, families, and workers,” said Supervisor Mandelman.

Expected to occur in February 2022, the School Board recall election will include the District 17 State Assembly vacancy primary and a special election for San Francisco Assessor-Recorder. A second general election is expected to be held in June 2022 to finalize City Attorney David Chiu’s replacement as District 17 State Assemblymember.

If approved by the Board of Supervisors, the budget supplemental will allocate \$6.9 million in new funds from the City’s General Reserve and repurpose \$5.1 million previously budgeted to offset costs from the Gubernatorial recall to cover two elections expected in 2022, one in February and one in April. These funds would cover election-related costs, including staffing, ballot printing and postage, security, polling locations, among others costs. The City was reimbursed by the state of California for the costs of the Gubernatorial recall.

The supplemental will need to be heard and approved by the Board’s Budget and Finance committee before going to the Board of Supervisors for a final vote. The Mayor will request the supplemental be heard as soon as possible to ensure that the City is prepared for the upcoming elections.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ PROPOSE FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES STAFFING SHORTAGES  
**Date:** Wednesday, November 10, 2021 8:45:21 AM  
**Attachments:** [11.09.2021 EMS Supplemental.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Tuesday, November 9, 2021 at 2:39 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ PROPOSE FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES STAFFING SHORTAGES

**FOR IMMEDIATE RELEASE:**  
Tuesday, November 9, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***

## **MAYOR LONDON BREED AND SUPERVISOR AHSHA SAFAÍ PROPOSE FUNDING TO ADDRESS EMERGENCY MEDICAL SERVICES STAFFING SHORTAGES**

*Mid-year budget supplemental will provide \$2.5 million to add 50 new paramedics to fill staffing shortages*

**San Francisco, CA** — Mayor London N. Breed and Supervisor Ahsha Safaí today introduced a mid-year budget supplemental to the San Francisco Board of Supervisors to address critical staffing shortages in the City's Emergency Medical Services (EMS) division. The proposal, which calls for an allocation of \$2.5 million, would provide financial resources to the San Francisco Fire Department (SFFD) to hire and train 50 new EMTs and paramedics.

“If we are going to continue to meet our emergency response goals, we need to make the necessary investments in public safety,” said Mayor Breed. “Every single person in this City should have the confidence that when they are in the most need, this City will respond quickly with emergency care. By adding 50 new EMS workers, we are not only addressing the emergency needs of our growing City, but also easing the workload on paramedics that have committed their careers to serve San Franciscans.”

Today's proposal comes after an analysis conducted by the Mayor's Office, City Controller, Fire Department, and Department of Emergency Management, which found a growing trend

where City ambulances were not available to assign to emergency calls due in part to staffing shortages. Identifying the gaps in public safety, the final adopted FY 2021-22 and FY 2022-23 Budget included funding to hire 10 new paramedics. Today's proposal builds on this investment, which would bring the total number of new paramedics to 60. SFFD currently employs approximately 200 EMS workers.

"Public safety of our residents has to be a number 1 priority for San Francisco," said Supervisor Ahsha Safaí. "For too long, our Fire Department Paramedics have been overworked, understaffed, and underappreciated. Over the past year, I have worked with the Fire Chief and her team, the Department of Public Health, the Mayor's Office, and Firefighters Union Local 798 to address these issues. Today's supplemental will add 50 new paramedics over the next 6 months and help us address the challenges for paramedics in a proactive way. Now our residents can rest better."

"Despite a 16% increase in call volume since 2015, new ambulance personnel have not increased to meet this demand. Adding 60 new ambulance members will help ensure the timely response and ambulance availability required by local and state regulations, as well as provide much needed relief to our current EMTs and paramedics who have worked tirelessly throughout the pandemic," said Fire Chief Jeanine Nicholson.

If approved by the Board of Supervisors, the budget supplemental will allocate \$2.5 million to begin training paramedics in the Spring of 2022. Once training is complete, the new paramedics are expected to start responding to emergency calls in July, 2022.

"Calls for service have increased while our staffing levels have stayed stagnant. This investment will ensure that the people of San Francisco continue to receive the emergency medical care that they expect and deserve," said Shon Buford, President, SFFD Local 798.

The supplemental will need to be heard and approved by the Board's Budget and Finance committee before going to the Board of Supervisors for a final vote. The Mayor will request the supplemental be heard as soon as possible to ensure the new paramedics can begin training in Spring 2022.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** FW: Request to visit 5367 Diamond Heights Blvd before SF Planning Commission Hearing on December 2  
**Date:** Wednesday, November 10, 2021 8:45:01 AM  
**Attachments:** [5367 DH Blvd. Concerns 11-1-21.docx](#)

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FYI

**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** THOMAS HERZ <tomherz@sbcglobal.net>  
**Date:** Tuesday, November 9, 2021 at 3:32 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>, "ttemprano@gmail.com" <ttemprano@gmail.com>, "Thornhill, Jackie (BOS)" <jackie.thornhill@sfgov.org>, "rich.hills@sfgov.org" <rich.hills@sfgov.org>  
**Subject:** Request to visit 5367 Diamond Heights Blvd before SF Planning Commission Hearing on December 2

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

## **Request to Visit 5367 Diamond Heights Blvd. before SF Planning Commission Hearing on December 2**

Dear President Koppel,

I would like to request that you visit the site of the proposed development, 5367 Diamond Heights Blvd. before the hearing scheduled for December 2. I would be glad to give you a tour of the site in the next week that would show why over 800 neighborhood residents and the majority of residents of Vista Del Monte Affordable Housing (VDM) with 104 HUD subsidized units, have serious concerns about the development. Seeing the steep hillside, may serve to show why many people believe the site is unbuildable, that construction may endanger nearby neighbors and that the proposed development for 24 units of luxury housing is not worth removing a rich habitat.

Here are a few points of concern:

- Over 800 residents mostly of Diamond Heights, Noe Valley and Glen Park have signed the petition, [1900DiamondForAll](#). Many have added comments that say save the magnificent, accessible scenic vista for the public; save the trees; build affordable housing; and don't allow

the Cesar Chavez Foundation (CCF) to profit by selling the land for luxury units. CCF has benefited from California subsidized bonds and tax credits since buying Vista Del Monte and the then attached parcel in 2000.

- **Proposed Site Does Not Meet Urban Infill Development Requirements.** The proposal site does not meet the definition and the 5 criteria for urban infill development. One example is that the definition of urban infill development requires that no subdivision of the property has occurred in the last 10 years. The Cesar Chavez Foundation subdivided the property in 2019 according to City Assessor records. Because of this and 6 other inconsistencies the parcel of land is required to have a higher level of environments review than a Class 32 Infill Development Exception.
- **Potential Illegal Removal of California Bond Restrictions:** In 2004, The Cesar Chavez Foundation (CCF) received +\$20 million in tax-exempt bonds in return for 55-year restrictions (till 2059) on the use of the land specifically for rental affordable housing, open space & the benefit of the existing low-income residents. The bonds were issued by the California Statewide Communities Development Authority (CSCDA) after a public hearing. The bonds were approved by the Board of Supervisors and the California Debt Limit Allocation Committee (CDLAC) at public hearings. The 3 entities have not held public hearings to remove the restrictions as required. Other legal issues exist regarding the sale of property.
- Because so many residents oppose the project, the Diamond Heights Community Association and the Glen Park Association boards voted to stay neutral about the proposed development.
- Vista Del Monte residents would be most impacted by construction. A retaining wall would be constructed within 29' of many of the units on the south end of the property on Diamond Heights Blvd. and within 12' of the Vista Del Monte senior buildings at 1760 and 1770 Diamond St. Residents, many with children and older people with health concerns, would be subjected to noise, diesel fumes, vibrations and dust.
- VDM residents fear that construction would damage their homes for the following reasons:
  - The site is listed in the San Francisco Seismic Hazards Map for landslide danger in an earthquake. Landslide zones surround the site. The residents fear that an earthquake during construction is an unacceptable risk.
  - In 2005 a landslide originating from the north end of the CCF property, damaged two homes on the 1600 block of Diamond Heights Blvd.
  - Construction of four new homes next door at 1710 – 1737 Diamond completed in 2014 is alleged to have shifted the foundations of the senior buildings at 1760-1770 Diamond and caused interior and exterior cracks.
- The development would take away 70% of the open space enjoyed by VDM residents. Restrictions on the CCF regulatory agreement indicate that the residents need to benefit from any use of the property. According to residents, CCF had not informed them of the plans for the development.
- The intersection of Diamond Heights Blvd. and Diamond Street has a history of drivers hitting pedestrians and cars speeding into homes. The intersection would become even more unsafe with the potential addition of 48 cars for the 24 units and multiple driveways on Diamond Street and Diamond Heights Blvd.
- During construction heavy equipment would extract 7,400 to 10,000 cu. yards of soil and rock requiring 20 dump truck trips a day for 4 – 6 months per the developer. The geotechnical report says this would “require heavy duty earth moving equipment, heaving ripping tools such as

large dozers with a single tooth, use of hoe-rams, or other specialty tooling.” The heavy equipment would enter the site at the intersection of Diamond Heights Blvd. and Diamond Street and traverse the steep hillside creating major traffic delays and congestion.

There are many other concerns with this development that are listed in the attached document but the most basic is that one **most critical crises** that plague San Francisco and has been shamefully neglected and sabotaged for years is **the lack of affordable housing**. **This development does not represent any positive concrete step toward addressing this dire situation.**

Visualizing the impact of the development can best be seen in an on-site visit. Please let me know if you would like to meet me at 5367 Diamond Heights Blvd. in the next week or at your convenience.

Thank you for your consideration of my request to visit the proposed development site. Two photos of the current site are shown below.

Best regards,

Tom Herz

Addison Street  
San Francisco, CA 94131







## Concerns about 5367 Diamond Heights Blvd. Identified by Neighborhood Residents Updated 11-1-21

- **Over 800 residents of Diamond Heights, Noe Valley and Glen Park have signed the petition [1900DiamondForAll](#)** indicating they would like the proposed development to be changed to save some trees, save the scenic vista for the public and reduce in size the proposed 4 single family homes and 20 townhouses to be more in scale with other neighborhood houses. In the last version of the proposal submitted to SF Planning, the square footage of the units range from 3,900 to 1750 square feet with 14 units over 2,500 sq. ft. Over 400 of the signers have included messages that say save the trees, save the view, build affordable housing and reduce the size of the development.
- **Traffic congestion:** A potential 48 cars will be added to the neighborhood for the 24 units. Speeding is an issue on Diamond Street and Diamond Heights Blvd. Traffic backups on both streets during commute times. People who live on Diamond and Beacon would have difficulty exiting to Diamond Street due to proposed driveways onto Diamond St. The developer recently increased the number of indoor garage spaces from 28 to 36, the maximum allowed.
- **Traffic Safety at Intersections:** There have been at least two pedestrians injured at the intersection of Diamond Heights Blvd. and Diamond Street with multiple car accidents at this intersection and at Diamond and Beacon Street and 29th Streets. There were at least 2 incidents where cars have crashed into garages.
- **Traffic Safety and Disruption During Construction:**
  - According to the developer, heavy equipment will enter the site at the corner of Diamond Heights Blvd. and Diamond Street on the steep uphill approach to the Blvd. The bulldozers would move horizontally across the property while removing the hillside. With already congested streets, the safety of drivers and pedestrians will be at risk particularly at the bus stops for the 52 on Diamond Heights Blvd. and the 35 on Diamond St. Muni buses, both at the corner of the intersection.
  - Construction staging sites on Diamond Heights Blvd. and Diamond St. will disrupt visibility and encourage unsafe drivers to take risks.
  - The developer has indicated that dump trucks with 7,400 – 10,000 cu. yards of soil and rock would travel to freeways from the site. These heavy trucks with limited visibility at crosswalks will spread dust and diesel fumes throughout the neighborhood. The developer keeps changing the potential route and indicates the construction crew would determine the route. Many routes out of Diamond Heights are on narrow streets that often allow only one-way travel.
- **Vista Del Monte Affordable Housing Opposition to Proposed Development:** A majority of the residents of Vista Del Monte Affordable Housing have signed the petition indicating they do not want to lose the open space and habitat that been an important part of their lives for years. Vista Del Monte is owned by the Cesar Chavez Foundation and is adjacent to the proposed site.

Many residents fear that construction:

- Will damage their buildings as they allege occurred when 4 homes were built and completed at 1710 – 1737 Diamond Street. The foundation shifted and exterior and interior cracks appeared.
- They fear what could happen if an earthquake occurs during construction. A Seismic Hazards map of San Francisco shows landslide areas on the site and on surrounding hillsides.
- Cause a landslide: In 2005, according to the geo-technical report submitted by Emerald Fund, a landslide occurred on the slope below the Vista Del Monte buildings on Diamond Heights Blvd. damaging 1636 and 1644 Diamond Street possibly due to an underground spring.
- **The impact of Construction on Vista Del Monte Affordable Housing Residents and Neighborhood:** 3 years of construction would impact the residents of Vista Del Monte Affordable Housing, the most.
  - 7,421 cu. yards or close to 10,000 cu. yards of soil and rock would be removed depending on the final proposal. According to the developer, it will take 20 dump truck loads per day for 5 – 6 months to remove the hillside.
  - The geo-technical report submitted to SF Planning by the developer states that removing the hillside “will require heavy duty earth moving equipment, heaving ripping tools such as large dozers with a single tooth, use of hoe-rams, or other specialty tooling”. Noise, dust and diesel fumes would be constant.
  - After construction, the residents will lose the green space enjoyed for over 40 years by some of the older residents who have aged in place.
  - The Vista Del Monte Senior Residence at 1760/1770 Diamond would be 16’ from the development on Diamond St. The balconies of the homes on Diamond Street would be 29’ from the planned 240’ retaining wall. (Data from the latest EF proposal submitted to SF Planning.)
- **Proposed Site Does Not Meet Urban Infill Development Requirements.** The proposal site does not meet the definition and the 5 criteria for urban infill development. One example is that the definition of urban infill development requires that no subdivision of the property has occurred in the last 10 years. The Cesar Chavez Foundation subdivided the property in 2019 according to City Assessor records. Because of this and 6 other inconsistencies the parcel of land is required to have a higher level of environments review than a Class 32 Infill Development Exception.
- **Potential Illegal Removal of California Bond Restrictions:** In 2004, The Cesar Chavez Foundation (CCF) received +\$20 million in tax-exempt bonds in return for 55-year restrictions (till 2059) on the use of the land specifically for rental affordable housing, open space & the benefit of the existing low-income residents. The bonds were issued by the California Statewide Communities Development Authority (CSCDA) after a public hearing. The bonds were approved by the Board of Supervisors and the California Debt Limit Allocation Committee (CDLAC) at public hearings. The 3 entities have not held public hearings to remove the restrictions as required. Other legal issues exist regarding the sale of property.
- **No affordable housing will be built on site.** The developer would be required to

provide \$2.8 to the City Affordable Housing Fund which is a very small amount considering the profit that will be made by the developer. \$2.8M would build 8 – 11 affordable homes elsewhere. The Cesar Chavez Foundation indicated that it is likely to use the funds from the sale of the property to build affordable housing not in San Francisco but in California but would not guarantee this plan.

- **Blockage of Public Scenic Vista:** The most cherished, magnificent and accessible view on Diamond Heights Blvd. would be blocked by the development. Recently the developer has proposed different view options. None would encompass the entire current panoramic view.
- **Destruction of Habitat:** 34 trees including 27 healthy Monterrey Cypress trees and 16 street trees would be removed. The developer proposes removing the entire hillside in its original proposal. Nicholas Crawford, Public Works Bureau of Urban Forestry, has written in a memo to SF Planning that states the trees are healthy and the street trees would be denied for removal.<sup>[L]  
[SEP]</sup>
- **Destruction of Wildlife:** Habitat for red tailed-hawks and songbirds that glide over the area and perch in the trees will be disrupted in construction. Small mammals that frequent the hillside will be impacted. A biologist has observed 42 species of birds, including 7 special-status species on the site. After construction, the wildlife will not have a hillside to return to.
- **Potential City Water Pipes Breakage During Construction.** The Diamond Heights Community Association (DHCA) has documentation from SF Water that the water pipes on the 5300 block of Diamond Heights Blvd. were installed incorrectly over 50 years ago. The pipes may break during construction. According to SF Water data, in the last 11 years, there have been 10 water pipe breaks from 1900 Diamond to 28<sup>th</sup> Street in pipes installed 90 years ago.
- **Proposal is Out of Scale and Character with Nearby Homes:** The modern architectural design does not match the character of nearby homes. Proposed heights are higher than other residences in District 8.
- **Fire Safety Concerns:** The emergency egress for all 24 units is only one-way out which does not seem adequate and safe. Residents of the 10 upper level townhomes will need to exit up stairs to Diamond Heights Blvd. Wheel chair users and people with mobility challenges will need to be carried up to safety in an emergency.

#### **Statements That Show Environment Impact of 5367 Diamond Heights Blvd.**

- Arborist Report Showing that most trees are healthy 9-27-21 by Ellyn Shea
- Biodiversity Comments and Site Visit 9-27-21 by Dr. Shawn Smallwood
- City Water Pipe Breakage Concerns submitted to SF Planning 4-19-21 by Betsy Eddy
- Fire Safety Concerns Submitted to Planning 6-11-21 by Betsy Eddy
- Impact to Seniors and Children Submitted to SF Planning 8-19-21 by Betsy Eddy
- Importance of Scenic Vista and Architectural Match to Neighborhood - Opposition Letter by Evelyn Rose

- Meteorologist Statement Submitted to Planning 8-16-21 by Mike Pechner

**Letters from Environmental Organizations that Oppose 1900 Diamond**

- Nature in the City
- San Franciscans for Urban Nature

**Legal Issues Re: Sale of Property by Cesar Chavez Foundation and Subdivision of Site**

- Letter to Supervisor Mandelman Explaining Legal Issues with Sale and Subdivision of Property, 8-16-21 by Betsy Eddy
- Second Letter to Supervisor Mandelman Explaining Legal Issues with Sale and Subdivision of Property, 8-27-21 by Zacks, Freedman and Patterson
- Letter to Kate Stacey, City Attorney's Office Answering Her Questions, 10-19-21

**Statements Re: Level of CEQA Review**

- Zacks, Freedman and Patterson Letter Re: Site does not meet Infill Definition or Criteria - CatEx Letter 7-27-21

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Planning Commission: Responses to Comments on Draft Environmental Impact Report for the 770 Woolsey Street Project (Planning Department File No. 2017-012086ENV)  
**Date:** Monday, November 08, 2021 1:21:50 PM  
**Attachments:** [770 Woolsey Street RTC Notification for Planning Commission.pdf](#)

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### **Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Delumo, Jenny (CPC) <jenny.delumo@sfgov.org>  
**Sent:** Friday, November 05, 2021 11:20 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Planning Commission: Responses to Comments on Draft Environmental Impact Report for the 770 Woolsey Street Project (Planning Department File No. 2017-012086ENV)

Dear Mr. Ionin:

Pursuant to the San Francisco Administrative Code Chapter 31, the responses to comments document on the Draft EIR for the 770 Woolsey Street project is being forwarded to you for distribution to the Planning Commission. The responses to comments document and the Draft EIR constitute the Final EIR. The Final EIR may be downloaded from: <https://sfplanning.org/environmental-review-documents>. Hard copies of the responses to comments and the Draft EIR have been mailed to Planning Commissioners who have requested hard copies.

A hearing before the planning commission to consider the certification of the Final EIR for the project will be held on Thursday, November 18, 2021. The Planning Commission will consider approvals for the project at the same hearing as the Final EIR certification. The proposed project will also require approvals from other city agencies.

If you have any questions related to this project's environmental evaluation, please contact me at [jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org) or 628.652.7568.

Sincerely,

**Jenny Delumo, AICP (she/hers)**  
**Senior Planner and Transportation Review Team Lead**  
**Environmental Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7568 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)



November 5, 2021

Jonas Ionin  
Director of Commission Affairs  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Re: **Responses to Comments on Draft Environmental Impact Report (Draft EIR) for the 770 Woolsey Street Project**  
Planning Department File No. 2017-012086ENV

Dear Mr. Ionin:

Pursuant to the San Francisco Administrative Code Chapter 31, the responses to comments document on the Draft EIR for the 770 Woolsey Street project is being forwarded to you for distribution to the Planning Commission. The responses to comments document and the Draft EIR constitute the Final EIR. The Final EIR may be downloaded from: <https://sfplanning.org/environmental-review-documents>. Hard copies of the responses to comments and the Draft EIR have been mailed to Planning Commissioners who have requested hard copies.

A hearing before the planning commission to consider the certification of the Final EIR for the project will be held on Thursday, November 18, 2021. The Planning Commission will consider approvals for the project at the same hearing as the Final EIR certification. The proposed project will also require approvals from other city agencies.

If you have any questions related to this project's environmental evaluation, please contact me at [jenny.delumo@sfgov.org](mailto:jenny.delumo@sfgov.org) or 628.652.7568.

Sincerely,

Jenny Delumo  
Senior Environmental Planner

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ANNOUNCES NEXT STEPS IN OPENING CANDLESTICK VEHICLE TRIAGE CENTER  
**Date:** Monday, November 08, 2021 8:53:41 AM  
**Attachments:** [11.05.2021 Temporary Vehicle Lot.pdf](#)

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**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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Friday, November 5, 2021 at 9:35 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO ANNOUNCES NEXT STEPS IN OPENING CANDLESTICK VEHICLE TRIAGE CENTER

**FOR IMMEDIATE RELEASE:**  
Friday, November 5, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**SAN FRANCISCO ANNOUNCES NEXT STEPS IN OPENING  
CANDLESTICK VEHICLE TRIAGE CENTER**

*A temporary lot will serve individuals currently living in vehicles, some of whom have been impacted by recent storm and rain, until Vehicle Triage Center opens in January 2022*

**San Francisco, CA** — Mayor London N. Breed and the Department of Homelessness and Supportive Housing (HSH) today announced a new temporary vehicle staging lot to serve as an interim site until the new Vehicle Triage Center (VTC) at Candlestick Point opens in January 2022. Following the recent storm and heavy rain in San Francisco, a number of residents residing in vehicles at the Hunters Point Expressway, as well as a number of abandoned vehicles, were impacted. The new site, which is located at 1236 Carroll Avenue and owned by Prologis, will temporarily stage these individuals and their vehicles until the VTC is opened, at which point they will have the opportunity to move to the Candlestick VTC.

The Healthy Streets Operations Center (HSOC) is coordinating the services being offered to impacted residents. Outreach and street medicine teams are making daily safety and wellness checks to impacted residents, and Mother Browns is providing them with daily meals. Environmental health professionals are also monitoring the conditions on site.

“The Vehicle Triage Center at Candlestick Point will provide a level of services and safety



that is needed for the people living in their vehicles in the area, but the recent damage caused by the storm requires us to act in the meantime while that site is being prepared. Our focus is providing a safe place for the people affected by the storms until we are able to move them to a more stable situation at the Vehicle Triage Center,” said Mayor Breed. “I want to thank Prologis for their willingness to temporarily provide this site as we work to support those who have been impacted and the surrounding community.”

The site, which is provided by Prologis, will stage individuals and their vehicles, as well as other damaged and abandoned vehicles, for roughly two months until the VTC is opened. The City will be responsible for the operations at the site, which is currently envisioned as the future home of a new training facility for the San Francisco Fire Department.

“As you know we have been working hard to meet the needs of community and folks forced to live in vehicles. We are set to open a Vehicle Triage Center (VTC) with infrastructure and supports to improve the lives of everyone soon. The recent storms have created a dangerous and unsafe situation for everyone and has caused us to find quick temporary relief for neighbors and folks living in vehicles. This temporary site will address the needs of everyone while we prepare to open the VTC,” said Board of Supervisors President Shamann Walton, who represents District 10 and the affected area.

“As a member of the San Francisco community, we are pleased to be able to support City leaders as they work to address the needs of people who are homeless,” said Steven Hussain, Prologis’ Vice President of Workforce Programs and Community Relations.

Once opened, the Candlestick VTC will include up to 150 parking spaces for up to 177 people, 24/7 staffing and security, bathrooms, mobile shower facilities, and potable water. It will provide people living in their vehicles in the immediate area with a safe place to park and live and access to services designed to help stabilize their lives through health care, housing, employment, or other interventions that meet their unique needs.

### **About Prologis**

Headquartered in San Francisco since 1983, [Prologis, Inc.](#) is the global leader in logistics real estate. Prologis leases modern logistics facilities to a diverse base of customers principally across two major categories: business-to-business and retail/online fulfillment.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO to Sweetgreens  
**Date:** Monday, November 08, 2021 8:14:42 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Dana Hollingsworth <danaholl@hotmail.com>  
**Sent:** Thursday, November 04, 2021 1:13 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** NO to Sweetgreens

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Local businesses and restaurants are BEST for SF. Let's support what we have !!!

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO to sweetgreens  
**Date:** Friday, November 05, 2021 10:17:03 AM

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

From: edward brown <[ecmbrown@gmail.com](mailto:ecmbrown@gmail.com)>  
Sent: Thursday, November 04, 2021 2:56 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: NO to sweetgreens

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this is not what the neighborhood needs !!

Ted Brown  
646-306-7069

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#); [Jimenez, Sylvia \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Friday, November 05, 2021 10:16:34 AM

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**Commission Affairs**

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---

**From:** Kyle Dowman <dowmank@gmail.com>  
**Sent:** Thursday, November 04, 2021 2:10 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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NO to sweetgreens, this is not what the neighborhood needs.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Friday, November 05, 2021 10:16:10 AM

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

From: Lynn McKenna <[mcks@gmavt.net](mailto:mcks@gmavt.net)>  
Sent: Thursday, November 04, 2021 1:31 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
Cc: Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>  
Subject: Sweetgreen at 2040 Chestnut Street

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The possibility that a new fast food take out business should move onto Chestnut Street demonstrates that the City of SF is not practicing what it has preached during the last two years: support local and neighborhood businesses. Established businesses on Chestnut Street have struggled to stay afloat these last two years and are still in recovery and a make or break it mode. To introduce another business will take away from those efforts. Please reconsider and say “no” to Sweetgreen.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO to Sweetgreens  
**Date:** Friday, November 05, 2021 10:16:02 AM

---

**Commission Affairs**

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---

**From:** Dana Hollingsworth <[danaholl@hotmail.com](mailto:danaholl@hotmail.com)>  
**Sent:** Thursday, November 04, 2021 1:15 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>  
**Subject:** Re: NO to Sweetgreens

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NO to Sweetgreens on Chestnut

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**From:** Dana Hollingsworth <[danaholl@hotmail.com](mailto:danaholl@hotmail.com)>  
**Sent:** Thursday, November 4, 2021 4:13 PM  
**To:** [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Cc:** [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org) <[Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)>  
**Subject:** NO to Sweetgreens

Local businesses and restaurants are BEST for SF. Let's support what we have !!!

---

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Friday, November 05, 2021 10:15:52 AM

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**Commission Affairs**

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[San Francisco Property Information Map](#)

---

**From:** Cooper Hollingsworth <caholl09@gmail.com>  
**Sent:** Thursday, November 04, 2021 1:08 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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Dear commission and esteemed members of the San Francisco government. I am writing to let you know that I am strongly against allowing Sweetgreens to open up shop on Chestnut Street. As a San Francisco resistant for many years, I have grown to love the charm of our local boutiques that make the Marina special. Sweetgreens is a corporate beast that does not care for the local economy or community. It will severely take away from local businesses and residents and will not add any value.

I hope you will consider mine, and the community's sentiment when reviewing this proposal, and reject Sweetgreens from opening up shop on Chestnut.

Thank you very much,  
Cooper Hollingsworth



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter from Supervisor Preston re 478-484 Haight Street (2016-013012CUA)  
**Date:** Thursday, November 04, 2021 5:15:00 PM  
**Attachments:** [Letter to Planning Commission re 478-484 Haight Street \(Nov 4, 2021\).pdf](#)

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**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](http://www.sfplanning.org)  
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---

**From:** "Smeallie, Kyle (BOS)" <kyle.smeallie@sfgov.org>  
**Date:** Thursday, November 4, 2021 at 1:00 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "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>, "May, Christopher (CPC)" <christopher.may@sfgov.org>, Aaron Starr <aaron.starr@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>  
**Subject:** Letter from Supervisor Preston re 478-484 Haight Street (2016-013012CUA)

Good afternoon Mr. Ionin,

Attached please find a letter from Supervisor Preston on the 478-484 Haight Street project before the Planning Commission today.

I appreciate your attention to this matter.

Sincerely,

—  
**Kyle Smeallie**

**Legislative Aide**, District 5 Supervisor Dean Preston

**Office:** 415.554.6783

**Cell:** 571.334.2814

**Pronouns:** He / His / Him

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## DEAN PRESTON

November 4, 2021

San Francisco Planning Commission  
Jonas Ionin, Commission Secretary  
Via Email: [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)

### **RE: Letter from Supervisor Preston regarding 478-484 Haight Street (2016-013012CUA)**

Dear Planning Commissioners:

I am writing with respect to the project at 478-484 Haight Street, which seeks to amend its conditions of approval relative to Planning Commission Motion No. 20976, adopted September 2, 2021. My office has heard from a number of concerned neighbors and advocates about this project, in particular its timeline, and I wanted to convey these concerns to the Commission.

I understand from a briefing by Planning staff that there were discrepancies in the previous documentation before the Commission. As it has been conveyed, certain portions of the material, including the motion adopted by the Commission, indicated the project sought to build two on-site BMR units, while other portions indicated an intent to pay an in lieu fee to satisfy the project's affordable housing requirements.

It is concerning to my office that the project sponsor failed to correct this discrepancy at or before the previous Commission hearing. Commissioners were asked to consider whether the project is necessary and desirable to the neighborhood, and adding two affordable, on-site units can reasonably be expected to influence that decision. I find it troubling that the Commission is now being asked to amend this decision just two months later.

My office has consistently supported on-site affordable housing in new development, and have met with skepticism proposals that seek post-facto permission to amend plans to allow for the project sponsor to fee out. At a basic level, we believe that affordable units should be mixed with market rate units to the greatest extent possible, rather than separating the affordable units, to be developed at a date uncertain. On a more practical level, the process for calculating in lieu fees does not appear to be sufficient. While this may be an issue related more to the Planning Code and less to its application to the item before the Commission, it does highlight the problem. Rather than getting two on-site affordable units, the amended conditions of approval will allow for payment of a fee that will cover just a fraction of the true cost of developing just one unit of affordable housing.

November 4, 2021

Page 2

At the prior hearing, the project sponsor referenced a community meeting held in September 2017, at which time the project featured two on-site affordable units. It is reasonable to ask the question whether the reception would be the same if the sponsor had made clear that this would bring a 100% market-rate project to the neighborhood, with zero on-site affordable units.

I want to thank Commissioners for your time and consideration in this matter.

Sincerely,



Dean Preston  
District 5 Supervisor

CC: President Joel Koppel  
Vice-President Kathrin Moore  
Commissioner Deland Chan  
Commissioner Sue Diamond  
Commissioner Frank Fung  
Commissioner Theresa Imperial  
Commissioner Rachael Tanner  
Aaron Starr  
Christopher May

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)  
**Subject:** CPC Calendars for November 11, 2021 - CANCELLATION  
**Date:** Thursday, November 04, 2021 5:09:32 PM  
**Attachments:** [20211111\\_cancel.docx](#)  
[20211111\\_cancel.pdf](#)  
[Advance Calendar - 20211111.xlsx](#)  
[CPC Hearing Results 2021.docx](#)

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Commissioners,  
Attached are your Calendars for November 11, 2021 (CANCELED Meeting).

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](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Jimenez, Sylvia \(CPC\)](#)  
**Subject:** FW: NO Sweet Greens @ 2040 Chestnut!!!  
**Date:** Thursday, November 04, 2021 5:06:29 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](http://www.sfplanning.org)  
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---

**From:** Linherr Hollingsworth <lh@linherrhollingsworth.com>  
**Date:** Thursday, November 4, 2021 at 3:33 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** NO Sweet Greens @ 2040 Chestnut!!!

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Dear Sirs ~

Please , NO Sweet Greens at 2040 Chestnut l'm San Francisco,CA!!!

Kind regards,  
LINHERR Hollingsworth

Linherr Hollingsworth  
LINHERR HOLLINGSWORTH  
66 Fort Point Street I Norwalk, Ct 06855  
Studio: (203) 299-1327  
Mobile: (914) 659-1683  
linherrhollingsworth.com

Sent from my iPhone

**From:** [Thomas Schuttish](#)  
**To:** [Koppel, Joel \(CPC\)](#)  
**Cc:** [Ionin, Jonas \(CPC\)](#); [mooreurban@aol.com](mailto:mooreurban@aol.com); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#); [Robertson, Brandi \(CPC\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Time Allowed for All Public Comment  
**Date:** Thursday, November 04, 2021 2:48:26 PM

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Dear President Koppel,

Good afternoon again.

Based on what Mr. Ionin said today, I should make a request to you as the Chair to please return to the traditional amount of time for Public Comment for all items while the hearings remain remote.

So I am asking.

As you know, that traditional amount of time has been three minutes.

This would be a good thing to go back to while hearings remain remote. It would give everyone more time and perhaps feel more comfortable when speaking to the Commission. Personally I am very skeptical that hearings will return to City Hall until Spring. Or that they should return.

To be very safe we need one more Winter to pass so that most people will not get sick with COVID and its potential variants.

We are now entering flu season which makes people even more susceptible to a break-through case, even if they have been vaccinated and even with a booster.

As mentioned by Mr. Ionin and Vice President Moore and concurred by Commissioner Diamond, the case numbers are unfortunately rising again in the Bay Area. That was in the Chronicle the other day.

I know the Staff is returning to 49SVN part time and I think City Hall is open or partly open....but those hearing rooms like Room 400 are very close quarters.

*So please consider this return to traditional time for Public Comment, even if we don't return to City Hall.*

And I do want to agree with Mr. Ionin about his Staff...they (and SFGOVTV) deserve a good round of applause if not a standing ovation.

Take care and have a nice break next week!

Sincerely,

Georgia