

**From:** [Susanna Leung](#)  
**To:** [CPC-Commissions Secretary](#); [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#)  
**Cc:** [Sandy McKeithan](#); [Gabriela Rivera](#); [Nesanna Lee](#)  
**Subject:** Request for Continuance - Item 15 - 1196 Columbus Ave. (July 28)  
**Date:** Thursday, July 28, 2022 11:57:00 AM  
**Attachments:** [1196ColumbusAve\\_KaiMing.pdf](#)

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Dear CPC-Commissions,

Hope this email finds you well.

We have concern for this project at 1196 Columbus Avenue. Attached please find the letter within this email. Please let us know if you need any further information for this project.

Thank you for your support.

Warm Regards,

Susanna Leung  
Regional Manager  
933 Howard Street,  
San Francisco, CA 94103  
Phone: (415) 982-4777 x342  
Cell phone: (415) 640-3408  
Fax: (415) 982-4120



July 28, 2022

Subject: Request for Continuance, Item 15 - 1196 Columbus Ave.

Dear President Tanner, Vice Chair Moore, and Commissioners,

On behalf of the children, families, and teachers at Kai Ming Head Start - North Beach Center, located at 1170 Columbus Ave, I am writing to request that the Commission continue Item 15 on the 7/28 Planning Commission meeting.

Kai Ming, Inc. is a non-profit agency that was established in 1975 to help break the cycle of poverty by providing young children of low income families a free comprehensive program to meet their emotional, social, health, nutritional, and educational needs. The North Beach Center is a vital dual language demonstration site, where teachers work with children and their families to strengthen their home language as well as English skills. Most of our children come from immigrant, Chinese-speaking families with already limited understanding of land use policies and the planning process.

Even though Kai Ming is immediately adjacent to the development at 1196 Columbus Ave., our teachers and families have not received any notices from the project sponsor or the Planning Department about the new proposed project. There were no community meetings, no outreach, and no postings in Chinese or translated versions of documents related to the new proposed project for us to review. Although we learned recently that there was a pre-app meeting back in January 2021, the meeting was conducted only in English and online, which would have effectively excluded our families from participating anyway.

I want to emphasize that our children, who are ages 3 months to 5 years old, are already coming from socio-economically disenfranchised communities. The demolition of the existing building and construction of a new 6-story housing without appropriate measures to mitigate construction impacts will be physically and emotionally detrimental to the development of our children, which would be in direct contradiction to what we aim to provide at Kai Ming.

Our families also deserve the right to understand what is happening in their children's learning environment, the type of "group housing" and its impact that the project sponsor intends to bring to our community.

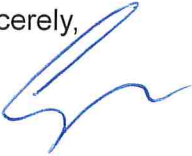
Here at Kai Ming, we believe that "potential has no limits" but this can only be achieved if our children and their families are given equal opportunities to voice their concerns and shape the neighborhood they live in. Our teachers and families are integral parts of the North Beach

community. We reject having one support letter from one neighborhood organization shadowing our voices.

We believe the lack of outreach and access to the same information is a direct discrimination against our already vulnerable community, and demand that the project sponsor engage in proper and meaningful dialogue with Kai Ming families before any decision is made at the Planning Commission.

We stand in solidarity with our neighbors at North Beach Place and request that the Commission continue Item 15 and the new proposed project at 1196 Columbus Ave. until the Planning Department issues a proper notice and have the project sponsors engage in proper dialogue with all affected community members.

Sincerely,



Susanna Leung  
Regional Manager  
Kai Ming Head Start

**From:** Thomas Schuttish  
**To:** Tanner, Rachael (CPC); mooreurban@aol.com; Diamond, Susan (CPC); Fung, Frank (CPC); Imperial, Theresa (CPC); Koppel, Joel (CPC); Ruiz, Gabriela (CPC)  
**Cc:** Jonin, Jossie (CPC); Hills, Rich (CPC); Teague, Corey (CPC); Tam, Tina (CPC); Berger, Chaska (CPC); Wong, Kelly (CPC); Watty, Elizabeth (CPC); Merlone, Audrey (CPC); Surre, Richard (CPC); CPC-Commissions Secretary; YANG, AUSTIN (CAT); JENSEN, KRISTEN (CAT)  
**Subject:** General Public Comment July 28, 2022  
**Date:** Wednesday, July 27, 2022 11:05:26 PM  
**Attachments:** comparing Calcs Jersey & 28th.pdf  
Screen Shot 2022-07-27 at 9:55:21 PM.png  
Screen Shot 2022-07-27 at 9:56:41 PM.png

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<https://www.redfin.com/CA/San-Francisco/168-Jersey-St-94114/home/1448755>

<https://www.cynthiapalmersf.com/403-28th->

Dear President Tanner, Vice President Moore and Commissioners Diamond, Fung, Imperial, Koppel and Ruiz:

Above are the web ad links to two projects, one at **168 Jersey Street** and the other at **403 28th Street**. Both projects applied as "Alterations".

*I have discussed these previously but I think they are worthy of a second look given the issues of densification and the high cost of creating housing as well as the original intent of Section 317 Tantamount to Demolition and the "flexibility" granted to the Commission with Section 317 (b) (2) (D).*

*I want to say that my persistence in raising the issue of the Demo Calcs is not to cause more CUA hearings which would be a headache for everyone, but to shift the paradigm given all the challenges in creating housing. And if the Calcs had been adjusted even once, but certainly at least twice since 2009, that "shift" could have occurred.*

**But for now, here is the discussion for these two projects:**

For the **168 Jersey Street** project please open the link and scroll down to the "Sales and Tax History" and please look at *all* the "Property History". Please scroll down to the **2005 sale (\$1.025 Million)** where you will see a few photos of interior of the original house. It looks very livable at least by any reasonable objective standard. *(Also there is some information on the DBI Tracking which suggests there may have been a second, illegal unit that was apparently abated in 2012).*

The next sale of **168 Jersey Street** in **2012 for \$1.375 Million** was prior to the application for the Site Permit which created the current house as seen in the more recent photos with the later sales. These two later sales **(2015) for \$5.7 Million** and **(2019) for \$7 Million** were after the CFC was issued by the City.

The web link to the other project at **403 28th Street** shows the original house *which did have a second unit*, but was determined to have not been lived in as a separate unit on the market, so the project applied for the Site Permit as an Alteration for a single family home in **October 2018**. The two units sold for **\$1.73 Million in April 2018**.

From the web ad photos this house was *two, very livable units* each with really nice, sunny kitchens and living space. In fact **403 28th Street** was described as a "jewel box". However during the work in the **Spring and Summer of 2020** an Enforcement Action was required which led to a CUA hearing and **Motion No. 20884 on April 1, 2021** to legalize the illegal demolition with a vote of 5-2. *The Commission required a new 456 sq. ft. second unit be added.*

I want to compare these projects, both of which were approved as Alterations.

*The pdf below shows the Calcs for each project as approved by the City when the project was undergoing review prior to the work commencing.* The Calcs for the **Jersey Street** project are very close to the thresholds and the Calcs for the **28th Street** project are strange, particularly given the scope of work for the project.

There is also a photo of each "Alteration" project during the work. Both look remarkably similar even though the photos were taken over five years apart and only one had the Enforcement Action by the City.

Thank you,  
Georgia Schuttish



**SECTION 317. CALCULATIONS****(b)(2)(B)**

"Removal of more than 50% of the sum of the Front Facade and Rear Facade and also proposes the Removal of more than 50% of the sum of all exterior walls, measured in lineal feet at the foundation level."

**(b)(2)(C)**

"Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area."

**DEMOLITION CALCULATIONS****SECTION 317. CALCULATIONS**

<u>EXISTING</u>	<u>EXISTING</u>	<u>DEMOLITION</u>	<u>DEMOLITION%</u>
<b>FRONT FACADE</b>	23'-3 1/2"	0'-0"	
<b>REAR FACADE</b>	21'-11 1/2"	21'-11 1/2"	
<b>TOTAL FACADE (~ 50%)</b>	<u>45'-2"</u>	<u>21'-11 1/2"</u>	<b>48.6%</b>
<b>EXTERIOR WALLS</b>			
FRONT WALLS	23'-3 1/2"	0'-0"	
REAR WALLS	21'-11 1/2"	21'-11 1/2"	
WEST WALLS	82'-2 1/2"	11'-2"	
EAST WALLS	50'-2"	49'-8"	
<b>TOTAL WALLS (~ 55%)</b>	<u>187'-6 1/2"</u>	<u>82'-8 1/2"</u>	<b>52.8%</b>

<u>EXISTING</u>	<u>EXISTING</u>	<u>DEMOLITION</u>	<u>DEMOLITION%</u>
<b>VERTICAL ENVELOPE</b>			
FRONT ELEVATION	552 SF	0 SF	
REAR ELEVATION	340 SF	340 SF	
WEST ELEVATION	1,466 SF	230 SF	
EAST ELEVATION	1,436 SF	1,031 SF	
<b>TOTAL (~ 50%)</b>	<u>3,824 SF</u>	<u>1,809 SF</u>	<b>42.1%</b>
<b>HORIZONTAL ELEMENTS</b>			
FLOOR PLATES	2,410 SF	13 SF	
ROOF	1,250 SF	1,230 SF	
<b>TOTAL (~ 50%)</b>	<u>3,660 SF</u>	<u>1,243 SF</u>	<b>33.9%</b>

**SECTION 317. CONCLUSIONS****(b)(2)(B)**

The sum of the Front and Rear Facade removal is 21'-11 1/2" divided by 45'-2" of existing facade, for a total demolition of 48.6%. This is below the 50% threshold.

The proposed removal of all exterior walls totals 82'-9 1/2" divided by 187'-6 1/2" of existing lineal feet, for a total demolition of 50.8%. This is below the 50% threshold.

The section states that both must be above the threshold to be considered a demolition. The proposed project is below the threshold for both, so the proposal is not a demolition.

**(b)(2)(C)**

The sum of the removal of Vertical Envelope Elements- 1,809 SF- divided by existing Vertical Envelope Elements- 3,824 SF- results in 42.1% of existing vertical envelope elements being demolished. This is below the 50% threshold.

The sum of the removal of Horizontal elements- 1,243 SF- divided by existing horizontal elements- 3,660 SF- results in 33.9% of existing horizontal elements being demolished. This is below the 50% threshold.

The section states that both must be above the threshold to be considered a demolition. The proposed project is below the threshold for both, so the proposal is not a demolition.

B AND C: DEMO CALCULATIONS - PLANNING DEPARTMENT

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

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

403 28<sup>th</sup> ST. DEMO CALCS BEFORE N.A.E

**From:** [T Flandrich](#)  
**To:** [CPC-Commissions Secretary](#); [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#)  
**Cc:** [Peskin, Aaron \(BOS\)](#); [Yan, Calvin \(BOS\)](#)  
**Subject:** Fw: 1196 Columbus Item #15 2020-006679CRV  
**Date:** Wednesday, July 27, 2022 7:36:30 PM

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

Dear Commissioners,

I am forwarding you the email I sent to Claudine Asbagh earlier today regarding residents at North Beach Place, low-income housing for seniors & people with disabilities, immediately adjacent to 1196 Columbus Ave project site. Tenants contacted me this week to express alarm, confusion, and sense of being ignored, completely left out of any discussion about this project, and asked for my assistance.

I hope that you have already received at least one of the lead senior's letters describing the situation of lack of notice, confusing height information, description of population & concerns of health issues, as well as the need to have an actual meeting with sponsor/developer to work out a mitigation plan for health reasons.

I am writing to support a continuance, asking the developer to set up a meeting with residents & Head Start Childcare, as soon as possible, to answer their questions and construct a plan together with them.

I would not be asking this if it were not for the fact that outreach had not been done prior to this time. Please be respectful of these tenants and ensure that a meeting takes place outside, as many residents have health issues, and that true language accessibility is included. The lack of internet accessibility is a reality for many of the residents

**Again, please see below email to Claudine Asbagh.**

Thank you,  
Theresa Flandrich  
North Beach Tenants Committee

----- Forwarded Message -----

**From:** T Flandrich <tflandrich@yahoo.com>  
**To:** Claudine Asbagh <claudine.asbagh@sfgov.org>  
**Sent:** Wednesday, July 27, 2022 at 05:46:42 PM PDT  
**Subject:** Tried to reach you by phone, but your outgoing message only repeated twice & then call ended

Greetings Claudine,

I had hoped to speak with you directly about 1196 Columbus project which is scheduled to be heard at commission 7/28, but was unable to even leave a voicemail for you.

I have received emails this week from tenants who live immediately adjacent to this Group Housing project, low-income senior/disabled housing, and am very concerned to hear that there had never been proper noticing, nor any outreach to them. My own search for notices, commission website, showed confusing footage height, sometimes 55ft, other places 62ft and then an additional 9ft, and the agenda also states 55ft. All of this adds to the concern of misrepresentation and the question of how might height impact both the residents there-the courtyard, play spaces and the Head Start preschoolers outdoor space.

No communication at all with those who may be negatively impacted, the diverse low-income families and seniors, those who want/need to understand what kind of housing this actually is, and what they can learn about mitigating construction impacts on their health.

I see on the website, that there was a pre-app meeting in 2021, a zoom meeting at the surge of Covid, 8



attendees, and one letter of support from North Beach Neighbors. I've learned that all 8 were members of NBN, none of whom live in the immediate vicinity. No notice, not in any language, to residents in the North Beach Place Housing Projects.

I am concerned that an equitable lens has not been applied here. It appears to me that planning has rubber stamped a project without ensuring proper notice and outreach. Both the developer and planning department failed in this. I hope there will be a continuance, so that the tenants there can meet as soon as possible with the sponsors, to hear what the project actually is and what steps will be taken during construction to ensure no adverse health effects for especially the elderly. I hope there will be true language access for arranging the meeting between all parties, and a safe outdoors meeting place so that all may attend. Again, many low-income seniors & families do not have access to internet.

Most sincerely,  
Theresa Flandrich  
Co-founder North Beach Tenants Committee

**From:** [Beerling, Sharon](#)  
**To:** [CPC-Commissions Secretary](#); [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#)  
**Cc:** [michelle.hunter@compass.com](mailto:michelle.hunter@compass.com); [Feeney, Claire \(CPC\)](#)  
**Subject:** UPDATED -- Request to present -- 7/28 Public Hearing for 925 Bryant Development  
**Date:** Wednesday, July 27, 2022 7:28:25 PM  
**Attachments:** [Commission Hearing - 925 Bryant Project v2.pptx](#)

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I am a resident on Langton street and would like to have these materials shared to emphasize my safety concerns during the public hearing for the 925 Bryant Development project.

I will be there tomorrow to join the session.

Regards,  
Sharon Beerling

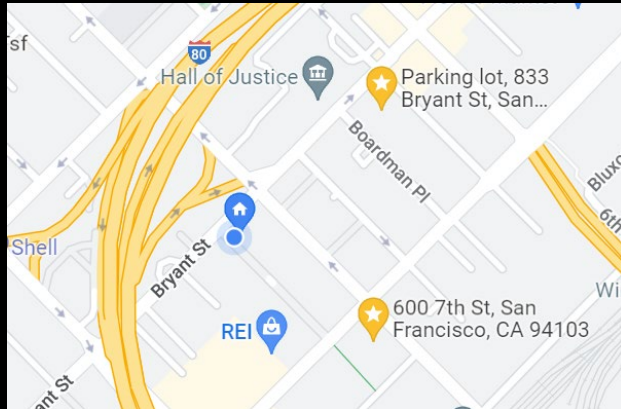
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v.E.1

# Langton – Voice of concerned resident

- I live at 301 Langton 6-plex with my dog, Tolstoy
- Worked from home since 2011; With Covid, being able to work from home in a safe environment is even more important for our health
- As 18 year resident of Langton, I've observed housing projects approved for our neighborhoods



500+ affordable housing all within 0.2 miles radius of Langton

- 833 Bryant = 145 permanent supportive housing units
- 600 7<sup>th</sup> street = 221 affordable housing units (50% earmarked for formerly homeless adults)
- 925 Bryant = 218 units

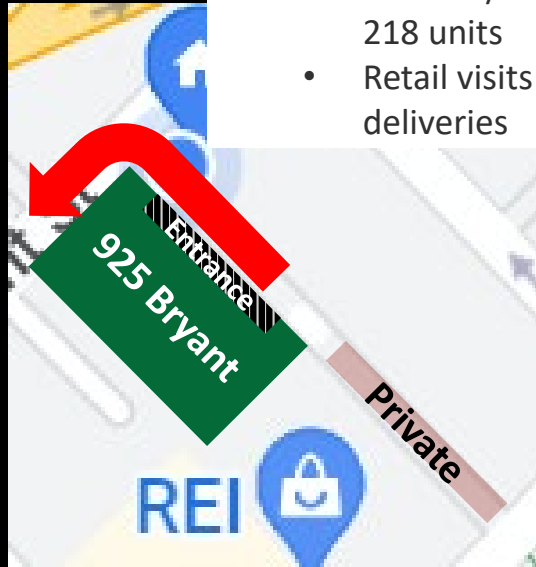
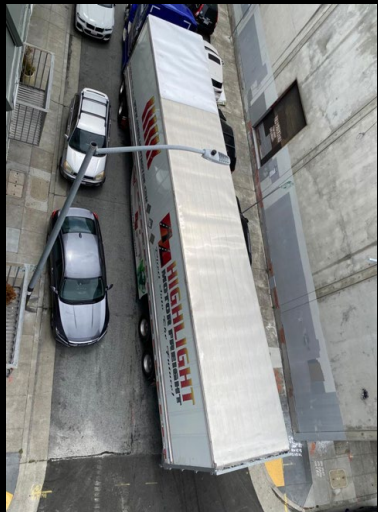
I support this project in principle. I only ask that you consider the **health and safety** impact and reconsider key incentives and waivers included in this project.

# Key waivers for reconsideration in context of private street

With half of Langton as narrow, private street, key **waivers create an UNSAFE environment** for existing resident and the residents of 925 Bryant. This factor is not considered in the assessment & recommendation



- When truck blocks private end of Langton, cars must backout onto BRYANT
- Problem worsens with
  - Amazon, Uber eats & other deliveries
  - Move in/out from 218 units
  - Retail visits or deliveries



- There's **no street cleaning** on private streets. Where entrance to 218 units (due to density) is via Langton only, trash problem will only exacerbate, creating **health hazard** for all residents and their pets
- Private street allows trucks to be parked
  - **Traffic** - Cars on the north part of Langton must backout towards Bryant, creating **traffic hazards at both Langton & Bryant**
  - **Noise & Health** – Honking with backups makes it **impossible to work from home, which is essential given continued Covid risks**. Keeping windows closed is not an option as it is my main source of fresh air
- **Exacerbated congestion** – Project is seeking exemption to eliminate off street freight loading zone. Every time someone moves in or out from 218 units, orders delivery (Amazon, Uber eats, etc), or visits retail, **safety is at risk**

# Key waivers for reconsideration

Project vs shaded areas provided by key waivers -- narrow streets & alley, horizontal mass reduction & height



## CONCLUSION & RECOMMENDATION

- SF Planning Code exists to ensure public safety; Aspirations to help address housing crisis with massive concessions (shaded above) will only create an unsafe environment on both Langton and Bryant
- Two recommendations
  - Project moves entrance to Bryant, incorporate narrow street setbacks, off street freight loading zones, horizontal mass reduction requirements into their redesign
  - Planning staff to proactively develop with SFMTA, Police Department and Fire Department and share a feasible plan to manage traffic, noise and dust during construction along narrow, private street BEFORE final approval

**From:** [Jonathan Pearlman](#)  
**To:** [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#)  
**Cc:** [Ionin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** 1196 Columbus Avenue - Item #15 - Notification Information  
**Date:** Wednesday, July 27, 2022 5:09:24 PM

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

Dear Commissioners,

I know that you received an email earlier today about the notification for this item on your agenda tomorrow with a request for a continuance. I want to let you know that the Pre-application notification for the meeting held on January 21, 2021, was done properly according to the Department's instructions including the necessity of holding the meeting on Zoom due to the pandemic. The mailing was sent to 160 neighboring residents including to every unit in the North Beach Place apartments in the block bounded by Bay, Taylor, Francisco Streets and Columbus Avenue. The mailing was also sent to the Housing Authority that manages the apartments. In addition, the notice was mailed and emailed to 42 neighborhood organizations. My name and contact information was noted on the mailing.

Ms. Darst indicates that this project is being done by the same owner as the Moxy Hotel that was previously proposed for this site. That is not correct. The current owner bought the property from the Moxy folks and has no affiliation with that organization. She also notes that she first learned about this project on June 23, 2022 when she received the notification about the publishing of the environmental MND addendum. That was more than 4 weeks ago. The posters for the project were posted on July 1, 2022, 28 days prior to the public hearing, more than the 20 days usually required. She says that she received the mailed packet about the project on July 17, 2022, 10 days ago. My name and contact information is on all of these documents. Today is the first time that I have heard of. Ms. Darst.

This project has been under review since February 2021. We have heard from neighborhood organizations and have discussed the project with them. I urge you to not consider the continuance as all of the proper procedures were followed and project has been thoroughly vetted by the Planning Department.

Thank you.

Jonathan Pearlman  
**ELEVATION**architects  
439 Healdsburg Avenue

Healdsburg, CA 95448

(v) 415.537.1125 x101 San Francisco

(v) 707.433.2509 x101 Healdsburg

(c) 415.225.3973

(e) [jonathan@elevationarchitects.com](mailto:jonathan@elevationarchitects.com)

(w) [elevationarchitects.com](http://elevationarchitects.com)

**From:** [Feeney, Claire \(CPC\)](#)  
**To:** [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Ionin, Jonas \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)  
**Cc:** [Sucre, Richard \(CPC\)](#)  
**Subject:** Updated Commission Packet for 925 Bryant Street - 2021-005342ENX  
**Date:** Wednesday, July 27, 2022 5:07:55 PM  
**Attachments:** [925 Bryant Updated Packet - CLEAN.pdf](#)  
[925 Bryant Updated Packet - TRACK CHANGES.pdf](#)

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Hello Commissioners,

Since the packet was published I have received further clarification that the proposed State Density Bonus project at 925 Bryant Street does meet open space requirements per Section 135.d.5.a.ii and that the rear yard setback request is a waiver, not a concession/incentive. I have amended the staff report to reflect this and have also updated the public engagement summary to account for letters received since publication and included a requested Condition of Approval for combination microwave-convection ovens.

There are no changes to the Project itself. Please let me know if you have any questions or would like more information, thank you.

Best,  
Claire

**Claire Feeney, AICP, Planner II**  
**Southeast Team, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7313 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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





# EXECUTIVE SUMMARY

## EASTERN NEIGHBORHOODS LARGE PROJECT AUTHORIZATION & INDIVIDUALLY REQUESTED STATE DENSITY BONUS

**HEARING DATE:** July 28, 2022

**Continued From:** June 2, 2022

**UPDATED:** July 27, 2022

**Record No.:** 2021-005342ENX  
**Project Address:** 925 Bryant Street  
**Zoning:** Urban Mixed Use (UMU) Zoning District  
48-X Height and Bulk District  
**Block/Lot:** 3780/077  
**Project Sponsor:** Greg Pasquali, Carmel Partners  
1000 Sansome Street  
San Francisco, CA 94111  
**Property Owner:** 1891 Market Street, LLC  
500 8<sup>th</sup> Street  
San Francisco, CA 94103  
**Staff Contact:** Claire Feeney – (628) 652-7313  
[Claire.Feeney@sfgov.org](mailto:Claire.Feeney@sfgov.org)

**Recommendation:** Approval with Conditions

### Project Description

The Project includes demolition of an existing 36-foot tall warehouse and parking lot and construction of a seven story, 75-foot tall residential building containing 218 Group Housing dwelling units (including 35 units provided on-site as affordable housing units). The Project will be 83,918 square feet, including a 3,127 square foot commercial space, an underground parking garage with 26 spaces, 218 Class 1 bike parking spaces, approximately 7,600 square feet of communal amenity space and a 6,200 square foot roof deck. 24 of the units have private decks. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 50% density bonus, thereby maximizing residential density on the Site pursuant to California Government Code Sections 65400 and 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project Sponsor has requested seven waivers

for Dwelling Unit Exposure (Sec. 140), Rear Yard Setback (Sec. 134), Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1). They are also requesting one incentive for Active Street Frontages (Sec. 145.1(b)(2)).

## Required Commission Action

In order for the Project to proceed, the Commission must grant an Eastern Neighborhoods Large Project Authorization, pursuant to Planning Code Sections 206.6, 329, and 843 to allow construction of a seven story, 75-foot tall residential building containing 218 Group Housing dwelling units.

The Commission must also make findings related to seven requested waivers from development standards, including Dwelling Unit Exposure (Sec. 140), Rear Yard Setback (Sec. 134), Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1) and one requested concession/incentive for Active Street Frontages (Sec. 145.1(b)(2)), as evidenced in concession justification submitted March 30, 2022 (Exhibit F).

## Issues and Other Considerations

- **Public Comment & Outreach.**
  - **Support/Opposition:** To date, the Department has received 120 letters of support and ten letters of opposition to the Project. Supporters referenced the housing shortage and the need for affordable housing in particular, the benefits of activating a vacant property, the array of amenity spaces for residents, and the transit accessibility for the project site. The Greenbelt Alliance and YIMBY Law have endorsed the project. All letters of opposition came from neighboring tenants on Langton Street and expressed opposition to the project for reasons including shadows on their homes, increased traffic on Langton Street, an over-supply of housing with high vacancy rates in the area, and construction and environmental impacts.
  - **Outreach:** The Sponsor hosted a Pre-Application meeting on April 28, 2021, which 8 people attended. Questions were raised about the building height, the types of people who will live in the building, increased homelessness in the area, and traffic impacts.
    - Since January, the Project Sponsor has had meetings with the SoMa Pilipinas Filipino and Leather & LGBTQ Cultural Districts and has had meetings and been in regular correspondence with neighbors living across Langton Street.
- **SoMa Pilipinas Filipino Cultural District:** The Project Site is also located in the SoMa Pilipinas Filipino Cultural District. Created in 2016, this Cultural District is focused on advancing, cultivating, enriching and advocating for Filipino equity, cultural stability, vibrancy, and economic vitality. Currently, this district does not possess any land use regulations which would apply to the Project.
- **Group Housing Regulations:** The Project Application was accepted July 30, 2021 and a Preliminary Housing Development Application (SB 330) was submitted with the Preliminary Project Application (2021-00135PPA) on February 4, 2021. Therefore, the Project is exempt from Ordinance 50-22 (Planning Code – Group Housing Definition) and the subsequent Planning Code amendments which were approved by the Board of

Supervisors and Mayor Breed and went into effect on April 30, 2022. The Project is exempt from physical regulations prohibiting cooking facilities in individual group housing units, requiring a minimum amount of internal common space, and requiring a minimum amount of communal kitchens; as well as operational regulations that require group housing units to be rented for a minimum of 30 days. The Project is proposing rental units so the new prohibition of on-site affordable units as ownership tenures is not relevant.

- **Inclusionary Affordable Housing:** The Environmental Evaluation Application was accepted on July 30, 2021; therefore, pursuant to Planning Code Section 415.3, the Inclusionary Affordable Housing Program requirement for the On-Site Affordable Housing Alternative is to provide a minimum of 21% of the total proposed dwelling units as affordable. The on-site Inclusionary rate is broken into three separate income tiers: 12% of the units must be made available to low-income households with affordable rents set 55% AMI in order to comply with the State Density Bonus Program for 50% density bonus, 4.5% must be made available to moderate income households with rents set at 80% AMI, and 4.5% must be made available to middle-income households with rents set at 110% AMI. In addition, for the Project to receive a 50% bonus, an additional 3% or four units will be provided at 50% AMI. A Project Sponsor may use their onsite Inclusionary units to qualify for a density bonus under the State Density Bonus Law (“State Law”). As applied to the 146 units representing the base proportion of the project, the total on-site requirement is 31 dwelling units plus the four additional units to qualify for a 50% bonus under State Density Bonus Law.
- **State Density Bonus Law and Waivers:** The Urban Mixed Use Zoning District utilizes form-based density, which regulates density by the maximum permitted building volume, not as a ratio of units to lot area. Both the base density and the allowable density bonus are represented as square feet of residential gross floor area. The base density 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: rear yard, dwelling unit exposure, etc.).

For the Project at 925 Bryant Street, the base density would permit a residential project that included 67,571 gross square feet of residential uses. The Project is entitled to a 50% density bonus, or 33,786 gross square feet of residential use, because the Project is providing 15% of the Base Project as below market rate to low-income households (up to 55% AMI). The Project, including the density bonus, proposes 101,478 gross square feet of residential uses and 218 group housing units, for an 50% density bonus. The Project Sponsor has requested seven waivers for Dwelling Unit Exposure (Sec. 140), Rear Yard Setback (Sec. 134), Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1), as well as one incentive for and Active Street Frontages (Sec. 145.1(b)(2)), to realize the 50% density bonus.

- **Open Space:** Since publication of the initial staff packet on July 21, 2022, Department staff have received clarification that the Project meets the open space requirements for group housing units, as identified in Planning Code Section 135. The Project is providing 8,421 square feet of useable open space, which exceeds the required amount of 5,886 square feet.

## Environmental Review

On July 18, 2022, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed

within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Eastern Neighborhoods Area Plan EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Eastern Neighborhoods Area Plan Final 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 Eastern Neighborhoods Area Plan Final EIR. The file for this Project, including the Eastern Neighborhoods Area Plan Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, 14th floor, San Francisco, California.

## **Basis for Recommendation**

The Department finds that the Project is, on balance, consistent with the Showpalce Square/Potrero Hill Area Plan and the Objectives and Policies of the General Plan. The Project will maximize the use of a currently underutilized lot and construct a new seven-story over basement, residential building within close proximity to public transportation, public open space, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing a total of 218 new group housing units, 35 of which will be designated as on-site rental affordable dwelling units. San Francisco is experiencing a housing shortage at all price points and unit types, these group housing units will be a more accessible option for young professionals and people who have recently moved to the City. Furthermore, the Project will provide a land-use that is compatible with the UMU Zoning District and a building that is attractively designed and includes an abundance of communal spaces for residents to enjoy.

## **Attachments:**

Draft Motion – Eastern Neighborhoods Large Project Authorization with Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F - Project Sponsor Brief  
Exhibit G – Concession Justification  
Exhibit H – Anti-Harassment and Equal Employment Opportunity  
Exhibit I – Inclusionary Affordable Housing Affidavit  
Exhibit J – Anti-Discriminatory Housing Affidavit  
Exhibit K – Eviction History Documentation  
Exhibit L – First Source Hiring Affidavit



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE:** July 28, 2022

**Record No.:** 2021-005342ENX  
**Project Address:** 925 Bryant Street  
**Zoning:** Urban Mixed Use (UMU) Zoning District  
48-X Height and Bulk District  
**Block/Lot:** 3780/0773780  
**Project Sponsor:** Greg Pasquali, Carmel Partners  
1000 Sansome Street  
San Francisco, CA 94111  
**Property Owner:** 1891 Market Street Street, LLC  
500 8<sup>th</sup> Street  
San Francisco, CA 94103  
**Staff Contact:** Claire Feeney – (628) 652-7313  
[Claire.Feeney@sfgov.org](mailto:Claire.Feeney@sfgov.org)

ADOPTING FINDINGS RELATING TO A EASTERN NEIGHBORHOODS LARGE PROJECT AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 206.6, 329, AND 843, TO ALLOW DEMOLITION OF AN EXISTING 36-FOOT TALL WAREHOUSE AND PARKING LOT AND CONSTRUCTION OF A SEVEN-STORY, 75-FOOT TALL RESIDENTIAL BUILDING CONTAINING 218 GROUP HOUSING DWELLING UNITS WITH 26 PARKING SPACES, 218 CLASS 1 BICYCLE PARKING SPACES, 8 CLASS 2 BICYCLE PARKING SPACES, 851 SQUARE FEET OF PRIVATE USABLE OPEN SPACE, 7,570 SQUARE FEET OF COMMON USABLE OPEN SPACE, UTILIZING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM (CALIFORNIA GOVERNMENT CODE SECTION 65915) AND RECEIVING WAIVERS FROM, DWELLING UNIT EXPOSURE (SEC. 140), REAR YARD SETBACK (SEC. 134), GROUND FLOOR CEILING HEIGHT (SEC. 145.1(C)(4)), OFF-STREET FREIGHT LOADING SPACES (SEC. 152.1), HEIGHT LIMIT (SEC. 260), NARROW STREET CONTROLS (SEC. 261.1), AND HORIZONTAL MASS REDUCTION (SEC. 270.1) AND REQUESTING ONE CONCESSION/INCENTIVE FOR AND ACTIVE STREET FRONTAGES (SEC. 145.1(B)(2)), LOCATED AT 925 BRYANT STREET, LOT 077 IN ASSESSOR'S BLOCK 3780, WITHIN THE URBAN MIXED USE ZONING DISTRICT AND 48-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On June 29, 2021, Greg Pasquali of Carmel Partners (hereinafter "Project Sponsor") filed Application No. 2021-005342ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Eastern Neighborhoods Large Project Authorization to construct a new seven-story, 75-foot tall residential building containing 218 Group Housing dwelling units (hereinafter "Project") at 925 Bryant Street, Block 3780 Lot 077 (hereinafter "Project Site").

The environmental effects of the Project were determined by the Department to have been fully reviewed under the Eastern Neighborhoods Plan Environmental Impact Report (hereinafter "EIR"). On August 7, 2008, the Planning Commission reviewed and considered the Final EIR ("FEIR") and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Eastern Neighborhoods EIR is a program-level 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 subsequent project in the program area, the agency may approve the project as being within the scope of the project covered by the program EIR, and no new or additional environmental review is required. In certifying the Eastern Neighborhoods Area Plan, the Commission adopted CEQA findings in its Motion No. 17659 and hereby incorporates such Findings by reference herein.

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 a 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 July 18, 2022, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Eastern Neighborhoods Area Plan EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Eastern Neighborhoods Area Plan Final 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 Eastern Neighborhoods Area Plan Final EIR.

The file for this Project, including the Eastern Neighborhoods Area Plan EIR and the Community Plan Exemption Certificate, is available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, 14th Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Area Plan Final EIR that are applicable to the Project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

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 June 2, 2022, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on the Eastern Neighborhoods Large Project Authorization Application No. 2021-005342ENX and continued the hearing to July 28, 2022.

On July 28, 2022, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the Eastern Neighborhoods Large Project Authorization Application No. 2021-005342ENX.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-005342ENX 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 Eastern Neighborhoods Large Project Authorization as requested in Application No. 2021-005342ENX, 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 an existing 36-foot tall warehouse and parking lot and construction of a seven story, 75-foot tall residential building containing 218 Group Housing dwelling units (including 35 units provided on-site as affordable housing units). The Project will be 83,918 square feet, including a 3,127 square foot commercial space, an underground parking garage with 26 spaces, 218 Class 1 bike parking spaces, approximately 7,600 square feet of communal amenity space and a 6,200 square foot roof deck. 24 of the units have private decks.
3. **Site Description and Present Use.** The Project is on an approximately 17,875 square foot parcel with a 65-foot frontage on Bryant Street and 275-foot frontage on Langton Street. The Project Site contains a 1-story, 36-foot tall vacant warehouse and a surface parking lot. There are no commercial tenants currently on site.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the UMU Zoning District in the Showplace Square/Potrero Hill Area Plan and the SoMa Pilipinas Filipino Cultural District. The neighborhood is mixed in character, with residential, commercial, and PDR (production, distribution, and repair) uses. It is across the street from the 80 freeway and is between the 8<sup>th</sup> Street on-ramp and the 7<sup>th</sup> Street off-ramp. Buildings on the surrounding blocks include industrial warehouses, office buildings, and multi-family housing developments. The Hall of Justice is located a block away, there is an array of entertainment destinations in the area like nightclubs, Oracle Park, and bars and restaurants, and scenic waterfront parks including Mission Creek Channel and the Embarcadero are within comfortable walking and biking distance. The Project Site is at the juncture of the South of Market, Potrero Hill, Mission Bay, and the Mission neighborhoods and is near the borders of the Western SoMa and Central SoMa Area Plans, the Leather & LGBTQ Cultural District, and the SoMa Youth and Family Special Use District. This location at the center point of multiple neighborhoods is ideal for tenants to access a diversity of amenities, jobs, and services.
5. **Public Outreach and Comments.** To date, the Department has received 120 letters of support and ten letters of opposition to the Project. Supporters referenced the housing shortage and the need for affordable housing in particular, the benefits of activating a vacant property, the array of amenity spaces for residents, and the transit accessibility for the project site. The Greenbelt Alliance and YIMBY Law have endorsed the project. All letters of opposition came from neighboring tenants on Langton Street and expressed opposition to the project for reasons including shadows on their homes, increased traffic on Langton Street, an over-supply of housing with high vacancy rates in the area, and construction and environmental impacts.
  - A. The Sponsor hosted a Pre-Application meeting on April 28, 2021, which 8 people attended. Questions were raised about the building height, the types of people who will live in the building, increased homelessness in the area, and traffic impacts.



B. Since January, the Project Sponsor has had meetings with the SoMa Pilipinas Filipino and Leather & LGBTQ Cultural Districts and has had meetings and been in regular correspondence with neighbors and an HOA across Langton Street.

**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.** Per Planning Code Section 843 states that group housing units are principally permitted within the Urban Mixed Use (UMU) Zoning District.

*The Project would construct one new residential building containing 218 group housing units, which is principally permitted.*

The Project Application was accepted July 30, 2021 and an a Preliminary Housing Development Application (SB 330) was submitted with the Preliminary Project Application (2021-00135PPA) on February 4, 2021. Therefore, the Project is exempt from Ordinance 50-22 (Planning Code – Group Housing Definition) and the subsequent Planning Code amendments which were approved by the Board of Supervisors and Mayor Breed and went into effect on April 30, 2022. The Project is exempt from physical regulations prohibiting cooking facilities in individual group housing units, requiring a minimum amount of internal common space, and requiring a minimum amount of communal kitchens; as well as operational regulations that require group housing units to be rented for a minimum of 30 days. The Project is proposing rental units so the new prohibition of on-site affordable units as ownership tenures is not relevant.

B. **Residential Density.** The UMU Zoning District utilizes form-based density, which regulates residential density by the maximum permitted building volume rather than as a ratio of units to lot area.

*The Project would construct one new residential building containing 218 group housing units, which is principally permitted. The Project utilizes State Density Bonus Law to receive a bonus density of up to 50%. As UMU Zoning District is form based, the base density and bonus density are represented by gross floor area. The Project Site has a base density of 67,571 gross residential square feet, and is therefore entitled to a density bonus of 33,786 square feet, for a maximum of 101,478 square feet of residential use. The Project contains approximately 101,478 gross residential square feet, equaling a 50% bonus.*

C. **Rear Yard.** Planning Code Section 134 requires properties in the UMU Zoning District to maintain a rear yard area equivalent to 25% of the lot depth on the lowest story containing a dwelling unit and at each succeeding story of the building.

*The Project Site is a rectangular lot with a small notch on the eastern corner; it is approximately 65 feet wide and 276 feet. The Project Sponsor has chosen to use the Langton Street as the front of the property, thereby requiring a rear yard equivalent to 16-feet 4-inches at all stories containing dwelling units. The proposal would locate a seven-story building within 10-feet of the rear property line. The Project is requesting a waiver from the requirements of Planning Code Section 134 per State Density Bonus Law. The waiver of rear yard requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- D. **Useable Open Space.** Planning Code Section 135 requires properties within Eastern Neighborhoods Mixed Use districts to either have 80 square feet of private usable open space or 54 square feet of common usable open space per group housing unit. The minimum amount of usable open space provided for each bedroom in a group housing unit shall be one-third the amount required for a dwelling unit as specified in Table 135B.

*The Project is in the UMU Zoning District and contains 218 group housing units, including 24 with private, 35-square-foot decks. To comply, the Project must provide 5,035 square feet of common open space (5,886 square feet of common space minus the 851 square feet of private decks). The Project includes 8,421 square feet of usable open space which exceeds the minimum requirement amount.*

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 20 feet in width, a side yard at least 25 feet in width, or a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

*107 of the proposed group housing units face on Langton Street and 5 face onto Bryant Street, both of which are qualifying public streets. 106 units face onto the non-compliant rear yard which is only 10-feet deep and therefore does not meet the requirements for dwelling unit exposure, therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of exposure requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- F. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit.

*The Project will provide 24 off-street parking spaces within the proposed garage, which is below the maximum of limit of 327 parking spaces..*

- G. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires one off-street freight loading space for apartment use between 100,001 and 200,000 gsf.

*The Project includes approximately 101,478 square feet of residential use and requires one off-street freight loading space. No freight loading spaces are proposed, therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of off-street freight loading requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- H. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space per four group housing beds and two Class 2 spaces for every 100 group housing beds.

*The Project proposes 218 Class 1 bicycle parking spaces within a bicycle parking room and 8 Class 2 spaces, which is above the minimum requirement of 49 Class 1 and 6 Class 2 bicycle parking spaces.*

- I. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth

on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space has an approximately 65-foot frontage along Bryant Street and 276-foot frontage along Langton Street. The building lobby, a commercial space, mechanical access points, and access to the parking garage are along Langton Street, achieving compliance with the active frontage requirement. There is no active use or pedestrian access along the Bryant Street frontage. The Project is proposing a basement level amenity space with a triple height ceiling and the ground floor frontage along Bryant Street has glass walls behind a landscape area that extends from 3 to 8 feet. Therefore, the Project is requesting an incentive/concession from this requirement of Planning Code Section 145.1 per State Density Bonus Law.*

- J. **Ground Floor Ceiling Height.** Planning Code Section 145.1 requires that the ground floor ceiling height for buildings in the UMU Zoning District shall have a minimum floor-to-floor height of 17 feet, as measured from grade.

*The Project is approximately 75-feet tall and has an approximately 12-foot ground floor ceiling which is less than the required 17-foot minimum. The height saved from the reduced ground flooring ceiling creates space to allow for the seventh floor and its additional 37 group housing units. Compliance with the ground floor ceiling height would preclude the construction of the 50% increase in unit density; therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of height requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- K. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 48-X Height and Bulk District.

*The building is approximately 75 feet tall which exceeds the height limit of the 48-X Height and Bulk District. Compliance with the height limit would preclude the construction of the 50% increase in unit density; therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of height requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- L. **Horizontal Mass Reduction.** Planning Code Section 270.1 outlines the requirements for horizontal mass reduction on large lots within the Eastern Neighborhoods Mixed Use Districts. For projects with

street frontage greater than 200-ft in length, one or more mass reduction breaks must be incorporated to reduce the horizontal scale of the building into discrete sections not more than 200-ft in length. Specifically, the mass reduction must 1) be not less than 30-ft in width; 2) be not less than 60-ft in depth from the street-facing building façade; 3) extend up to the sky from a level not higher than 25-ft above grade or the third story, whichever is lower; and, 4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200-ft.

*The Project Site has an approximately 266 foot long frontage along Langton Street, therefore the Project is required to provide a single horizontal mass break which is not less than 30-ft wide by 60-ft deep, and extends from the third-story up to the sky. The Project is not providing this break. Compliance with the horizontal mass reduction would preclude the construction of the 50% increase in unit density; therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of height requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- M. Narrow Streets and Alleys.** Planning Code Section 261.1 requires all all Subject Frontages to have upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting Narrow Street.

*The Project has a 266-foot long frontage along Langton Street which is 40-feet wide and therefore qualifies as a narrow street. Therefore the Project is required to progressively step-back the upper floors, which it is not proposing to do. Compliance with the narrow streets and alleys setbacks would preclude the construction of the 50% increase in unit density; therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of height requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- N. Transportation Sustainability Fee.** Planning Code Section 411A is applicable to any residential development that results in at least twenty new residential units.

*The Project includes approximately 101,478 gross square feet of newly constructed residential use and is subject to the Transportation Sustainability Fee. This fee must be paid prior to the issuance of the building permit application.*

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

*The Project includes approximately 101,478 gross square feet of newly constructed residential use and is subject to the Residential Child-Care Impact Fee. This fee must be paid prior to the issuance of the building permit application.*

- P. 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 16 points.

*The Project submitted a compliant TDM plan. As currently proposed, the Project will achieve its required 16 points through the following TDM measures:*

- Bicycle Parking (Option A)
- On-Site Affordable Housing (Option C)
- Unbundled Parking (Location C)
- Parking Supply (Option I)

**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. The height of the Project is appropriate given the proximity to taller buildings in the area such as the Hall of Justice and the immediately adjacent blocks that are in the 68-X Height and Bulk District.*
- B. Architectural treatments, facade design, and building materials.** *The Project's architectural treatments, facade design, and building materials include: cement plaster siding in different colors to highlight the vertical sections of bay windows, perforated metal screen detailing over the front stairwell, and an inset facade with contrasting materials and colors that highlight the sidewalk experience. The Project is contemporary in its character and utilizes contrasting materials to break up the facade and provide a pedestrian scale. Overall, the Project offers high-quality architectural treatment that emphasizes its corner location, 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 has residential communal spaces, a commercial tenant space, and allowable mechanical and parking access points. The lower two floors are inset and use contrasting colors and vertical striping to visually differentiate them for the upper residential floors. The Bryant Street frontage does not include any direct pedestrian access and is a glassy facade into the void above the basement amenity space. The Project Sponsor is seeking a concession or incentive to allow this design as allowed under the State Density Bonus Program.*
- 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 24 of the units and common open spaces on both the roof and off the basement community amenity space. The 851 square feet of private open space and 7,570 square feet of common open space substantially exceed*

*amount required for group housing within the Urban Mixed Use zoning district.*

- 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, landscape features, and new street trees. The building is set back from the property lines along both Langton and Bryant Streets to help create additional space for comfortable sidewalks. These improvements will 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, Langton Street.*
- H. **Bulk limits.** *The Project Site is within the 48-X Height and Bulk District, X Bulk Districts do 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. Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program (“Program”). Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. For the Project to be eligible for the On-Site Affordable Housing Alternative, the Project must submit an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415” to the Planning Department stating that the Project is a Rental Housing Project and any Affordable Units will remain as affordable for the life of the project.

*The Project Sponsor has elected the On-Site Affordable Housing Alternative under Planning Code Sections 415.5 and 415.6 and will satisfy the requirements of the Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. The Project Sponsor submitted an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415” on December 17, 2021. A Project Application was accepted on June 29, 2021. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 21% of the base project units as affordable, with a minimum of 12% of the units affordable to low income households, 4.5% of the units affordable to moderate-income households, 4.5% of the units affordable to middle-income households, In addition, since the Project is seeking a 50% bonus, an additional 4 units or 3% are required per State Density Bonus Law. All units are group housing units so 100% of the on-site affordable units will also be group housing units. If the Project becomes ineligible*

to meet its Program obligation through the On-site Affordable Housing Alternative, it must elect another Alternative or pay the Affordable Housing Fee with interest, if applicable. Additional Information is available in the table below.

PRJ/EEA Accepted Date	06/29/2021
Project Tenure	Rental
Zoning District / Plan Area	Urban Mixed Use / Showplace Square/Potrero Hill Area Plan
Project Size	Large Project – 25 or more total units
On Site Rate	24% to comply with SDB program (21% required under the City’s Inclusionary Program)
Fee Rate	30%
Total On-Site Affordable Units	35
AMI Levels	3% at Low Income for State Density Bonus Law (50% AMI: State Requirement) 12% at Low Income (55% AMI: Inclusionary Program) 4.5% at Moderate Income (80% AMI: Inclusionary Program) 4.5% at Middle Income (110% AMI: Inclusionary Program)
Affordable Unit Mix	Group Housing Units
Total Residential Floor Area	101,478
Base Residential Floor Area or Base Units (SDB only)	67,671
% Density Bonus	50%

**9. Individually Requested State Density Bonus Findings.** Pursuant to Planning Code Section 206.6(e), the Planning Commission shall make the following findings as applicable for any application for a Density Bonus, Incentive, Concession, or Waiver for any Individually Requested Density Bonus Project:

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

*The Project consists of five or more dwelling units on a site in the UMU Zoning District that is currently developed as a single-story warehouse and surface parking lot with no existing residential units on site. Therefore, eligible for the Individually Requested Density Bonus Program.*

*The base density study for the project includes 146 group housing units. The Project provides at least 15% of the dwelling units in the base density study (22 units) as affordable to low income households, defined as those earning 50% of area median income, and is therefore entitled to a 50% density bonus under California Government Code Sections 65915 et sec.*

- 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 is seeking one incentive and concession for the Active Street Frontages requirements. Under Planning Code Section 145.1(b)(2). The Project is required to provide active uses for the first 25-feet of building depth on the ground floor and they must “have access directly to the public sidewalk or street.” If it is less than 25-feet deep and/or there is no direct sidewalk access an otherwise compliant use, such as community room for building residents, does not count. The Project Sponsor is proposing a community room in the basement level that has a triple-height ceiling. This is not compliant along the Bryant Street frontage because there is no direct access from the sidewalk and the triple-height space results in there being 0-feet of active use space at the ground level along the Bryant Street façade.*

*The Department discussed design alternatives with the Project Sponsor, such as providing an entrance, landing, and stairs into the basement level amenity space, elevating the amenity space to the ground floor, or adding another Code-compliant amenity space on the ground. The Project Sponsor provided a fiscal breakdown explaining why the amenity space could not be redesigned to be compliant. The Project Sponsor stated that the direct costs to add an ADA compliant entrance, including a landing or floor-area large enough to count as usable amenity space, elevators, and a staircase would be about \$75,000. The Project is therefore seeking a concession and incentive to build the permitted density bonus without the required active ground floor use because it would trigger additional construction costs, as evidenced in the concession justification submitted on March 30, 2022.*

- 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.

*In order to achieve the proposed residential density, the Project is requesting seven waivers from development standards, including: Dwelling Unit Exposure (Sec. 140), Rear Yard Setback (Sec. 134), Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1). Without the waivers, the Project will be physically precluded from constructing the additional dwelling units represented by 101,478 square feet of residential use, as permitted under the Individually Requested Density Bonus Program, thus preventing the Project from achieving a 50% density bonus.*

*Without the additional height, relief from massing regulations such as the required rear yard, narrow street controls, ground floor ceiling height, and horizontal mass reduction, and relief from the dwelling unit and amenity standards like off-street freight loading, usable open space, and dwelling unit exposure, the Project would not be able to achieve its allowed 50% density bonus under the State Density Bonus Program.*

- 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 Density Bonus for the Project is not based on any donation of land.*

- E. If the Density Bonus or Concession/Incentive is based all or in part on the inclusion of a Child Care Facility,



a finding that all the requirements included in Government Code Section 65915(h) have been met.

*The Project does not include a Child Care Facility.*

- 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 3,127 square feet of retail use at the ground floor and is principally permitted in the UMU Zoning District. As it is principally permitted in the UMU 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 1.2**

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

##### **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 4.4**

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

##### **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.

#### URBAN DESIGN ELEMENT

Objectives and Policies

#### OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

##### Policy 3.2

Avoid extreme contrasts in color, shape, and other characteristics which will cause new buildings to stand out in excess of their public importance.

#### SHOWPLACE SQUARE/POTRERO HILL AREA PLAN

Land Use

Objectives and Policies

#### OBJECTIVE 1.2

**IN AREAS OF SHOWPLACE/POTRERO WHERE HOUSING AND MIXED USE IS ENCOURAGED,  
MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER**

Policy 1.2.1

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

**OBJECTIVE 2.1**

**ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE SHOWPLACE /  
POTRERO IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES**

Policy 2.1.1

Require developers in some formally industrial areas to contribute towards the City's very low, low, moderate and middle income needs as identified in the Housing Element of the General Plan.

**OBJECTIVE 3.2**

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

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.5

Building form should celebrate corner locations.

*The Project is a high-density residential development, providing 218 new group housing units in a mixed-use area of South of Market. The Project would maximize residential density on the site by utilizing the State Density Bonus Program and include 35 on-site affordable housing units for rental, which contributes to the City's housing stock and assists in meeting the City's affordable housing goals.*

*The Project is located in close proximity to local and regional public transportation options and neighborhood business districts. The Project will demolish an existing vacant warehouse and surface parking lot and reactivate the corner. As a group housing project, many residents will be single people and young professionals. There is an array of entertainment destinations in the area like nightclubs, Oracle Park, and bars and restaurants, and scenic waterfront parks including Mission Creek Channel and the Embarcadero are within comfortable walking and biking distance. The Project Site is at the juncture of the South of Market, Potrero Hill, Mission Bay, and the Mission neighborhoods and is near the borders of the Western SoMa and Central SoMa Area Plans, the Leather & LGBTQ Cultural District, and the SoMa Youth and Family Special Use District. This location at the center point of multiple neighborhoods is ideal for tenants to access a diversity of amenities, jobs, and services.*

*The Project design is contemporary and responsive to the neighborhood character. The Project provides an articulated front facade with windows, bays, and entries compatible with proportions of the surrounding*

*buildings, and a pedestrian friendly ground floor with recessed residential entries. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

**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 currently contains a vacant single-story warehouse and surface parking lot, no existing businesses will be displaced. The Project provides 218 new group housing 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 218 new group housing units, thus resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design and highlights its prominent corner location. 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 35 below-market rate group housing 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 local and regional public transportation options. The Project is within walking distance of the CalTrain Station at Fourth and King Streets and also provides sufficient bicycle parking for residents.*

- 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 an existing vacant warehouse, the Project does provide new housing which is a 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. 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 does not cast a shadow on public parks or open space.*

- 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 Eastern Neighborhoods 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 Eastern Neighborhood Large Project Authorization Application No. 2021-005342ENX** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 23 2022, 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 Eastern Neighborhoods Area 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 Eastern Neighborhoods 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 July 28, 2022.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

Draft Motion  
Hearing Date: July 28, 2022

RECORD NO. 2021-005342ENX  
925 Bryant Street

RECUSED:

ADOPTED: July 28, 2022

## EXHIBIT A

### Authorization

This authorization is for an Eastern Neighborhoods Large Project Authorization to construct a new seven story, 75-foot tall residential building containing 218 groups housing units under the Individually Requested State Density Bonus Program. The Project requests waivers from Dwelling Unit Exposure (Sec. 140), Rear Yard Setback (Sec. 134), Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1) and one concession/incentive for Active Street Frontages (Sec. 145.1(b)(2)) requirements pursuant to the State Density Bonus Law. The Project is located at 925 Bryant Street, Block 3780 and Lot 077, within the Urban Mixed Use zoning district and 48-X Height and Bulk district; in general conformance with plans dated March 23, 2022, and stamped "Exhibit B" included in the docket for Record No. 2021-005342ENX and subject to conditions of approval reviewed and approved by the Commission on July 28, 2022 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 28, 2022 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 Eastern Neighborhoods 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 Eastern Neighborhoods 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 628.652.7313, [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 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

9. **Laundry Facilities.** The Project Sponsor shall provide sufficient on-site laundering access for residential occupants through on-site communal laundry facilities, individual in-unit laundry hook-ups, or some combination thereof.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

10. **Cooking Facilities.** Each group housing unit shall have a combination microwave/convection oven that is determined by the Zoning Administrator to be compliant with the Zoning Administrator Interpretation for “Group Housing with Limited Cooking Facilities” from October, 2005.

11. **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)

- 12. 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 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

- 13. 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 shall require the following location(s) for transformer vault(s) for this project: within the building frontage along Langton Street and is compliant with purpose and regulations of Planning Code Section 145.1. 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)*

- 14. 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)*

- 15. 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)*

## Parking and Traffic

- 16. 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)*

- 17. 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. Car Share.** Pursuant to Planning Code Section 166, no fewer than two (2) 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. Bicycle Parking.** The Project shall provide no fewer than 218 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

- 20. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than twenty-six (26) 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. 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. 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 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

- 23. 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. 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 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

- 25. Jobs-Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

- 27. 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 the Site Permit.

*For information about compliance on any of the Conditions noted below, contact the Planning Department at 628-652-7600 or at [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, or at [www.sfmohcd.org](http://www.sfmohcd.org)*

**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 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 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 City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("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 the 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 415-575-9087, [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 Rental Units in a State Density Bonus Project.** The Project Sponsor has elected the Combination Alternative pursuant to Planning Code Section 415.5. The applicable on-site rate is 21% and the Affordable Housing Fee rate is 30%. The Sponsor has satisfied 67.4% of the Inclusionary Obligation by providing 31 Affordable Units on-site, which represents 21% of the 146-unit base project. In addition, in order to achieve a 50% bonus, the Project is providing an additional four units or 3% at 50% AMI. 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"). The Sponsor will satisfy the remaining 32.6% of the Inclusionary Obligation through payment of the Affordable Housing Fee. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.
- 30. Unit Mix.** The Project contains 218 group housing units and no studios, one-bedrooms, two-bedrooms, or three-bedroom units. If the overall unit mix of the Project changes, the affordable unit mix will be modified accordingly with written approval from the Planning Department in consultation with MOHCD.
- 31. Unit Tenure.** The project is a Rental Housing Project as defined in Section 415.2. If the Project seeks to convert from a Rental Housing Project to an Ownership Housing Project, the Project shall require Planning Commission approval pursuant to Planning Code Section 415.5(g)(5). Conversion from a Rental Unit to an Owned Unit shall follow the procedures set forth in the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"), as amended from time to time.

If a Rental Housing Project becomes an Ownership Housing Project, 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 Ownership Housing Projects, 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 Ownership Housing Projects. 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 as specified in Planning Code Section 415.

- 32. Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 21% of the proposed dwelling units as Affordable to Qualifying Households. At least 12% must be affordable to low-income households, at least 4.5% must be affordable to moderate income households, and at least 4.5% must be affordable to middle income households. In addition, the Project is providing an additional 3% or four units at 50% AMI to qualify for a 50% bonus under State Density Bonus Law. 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.

	Number of Units	Affordable Rent AMI	Household AMI Eligibility
Very Low Income Units			
Low Income Units	18	55%	Up to 65%
Moderate Income Units	7	80%	65% - 90%
Middle Income Units	6	110%	90% - 130%

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 with income not to exceed 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 published by MOHCD 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; (iii) subleasing, and (iv) recertification are set forth in the Procedures Manual.

- 33. Occupancy of Middle Income Units.** For any Affordable Units with rents set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons.
- 34. Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6(f)(2), 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 overall project, provided that a 10% variation in floor area is permitted.
- 35. Notice of Special Restrictions.** Prior to the issuance of the architectural addendum or twelve months prior to the first certificate of occupancy, whichever is earlier, the Project Sponsor shall record a Notice of



Special Restrictions 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 comply with Zoning Administrator Bulletin No. 10 or any other affordable housing designation standards published by the Planning Department and updated periodically. The Project Sponsor shall provide a copy of the recorded Notice of Special Restrictions to the Planning Department and MOHCD or its successor prior to the issuance of the architectural addendum. If a Project does not anticipate an architectural addendum, then the Notice of Special Restrictions shall be recorded prior to the issuance of the Building Permit. Following the designation of affordable units, changes to the overall residential square footage or to any unit within the Project require written approval from the Planning Department in consultation with MOHCD who will determine if the changes are consistent with Zoning Administrator Bulletin No. 10.

- 36. Construction Timeline.** Prior to the issuance of the Site Permit, the Project Sponsor shall submit an estimated construction timeline to the Department in accordance with Section 415.6(g).
- 37. Phasing.** If any building permit is issued for partial phasing of the Project, the Project shall have designated not less than twentyone percent (21%) of each phase's total number of dwelling units as on-site affordable units.
- 38. Duration.** Under Planning Code Section 415.8, all units are constructed pursuant to Section 415.6, and therefore must remain Affordable to Qualifying Households for the life of the project.
- 39. 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.
- 40. Modification of Elected Alternative.** Pursuant to Planning Code Section 415.5(g)(3), any proposed change from the on-site alternative to another alternative, including the Affordable Housing Fee, requires public notice for hearing and approval from the Planning Commission to amend these Conditions of Approval.
- 41. 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.
- 42. Procedures Manual.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Planning Code Section 415 et seq. and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"), as amended from time to time. The Procedures Manual 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:  
<https://sfmohcd.org/inclusionary-housing-program-manuals>

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 initial rental, re-rental, and recertification.

- a) Comparability. 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; (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the project; and (4) be maintained in the same manner as the market units. The interior features in Affordable Units should be generally the same as those of the market units in the 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 Zoning Administrator Bulletin No. 10 and the Procedures Manual. Any material changes to an affordable unit following recordation of the Notice of Special Restrictions (referenced in Section 10) requires written approval from the Planning Department in consultation with MOHCD
- b) Tenure. The project is a Rental Housing Project. Therefore, the affordable unit(s) shall be rented to low-income households, 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 (iv) recertification for the Affordable Units are set forth in the Procedures Manual.
- c) Marketing. 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 shall submit a request for pricing determination from MOHCD at least eight months prior to first certificate of occupancy.
- d) Parking. The 24% of the total number of parking spaces leased to residential tenants in the Project shall be made available to renters of Affordable Units according to the Procedures Manual.

**43. Compliance.** If the Project 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 the Project's compliance. The Planning Department, MOHCD and City Attorney's Office may also enforce against violations of the Inclusionary Affordable Housing program. 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 Project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

**44. Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, Tier 1, as applicable, pursuant to Planning Code Section 423.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313,*

[www.sfplanning.org](http://www.sfplanning.org)

## Monitoring - After Entitlement

**45. 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)*

**46. 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)*

**47. 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

**48. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

**49. 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)*

- 50. 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)*



## EXECUTIVE SUMMARY EASTERN NEIGHBORHOODS LARGE PROJECT AUTHORIZATION & INDIVIDUALLY REQUESTED STATE DENSITY BONUS

**HEARING DATE:** July 28, 2022

**Continued From:** June 2, 2022

**UPDATED:** [July 27, 2022](#)

**Record No.:** 2021-005342ENX  
**Project Address:** 925 Bryant Street  
**Zoning:** Urban Mixed Use (UMU) Zoning District  
48-X Height and Bulk District  
**Block/Lot:** 3780/077  
**Project Sponsor:** Greg Pasquali, Carmel Partners  
1000 Sansome Street  
San Francisco, CA 94111  
**Property Owner:** 1891 Market Street, LLC  
500 8<sup>th</sup> Street  
San Francisco, CA 94103  
**Staff Contact:** Claire Feeney – (628) 652-7313  
[Claire.Feeney@sfgov.org](mailto:Claire.Feeney@sfgov.org)

**Recommendation:** Approval with Conditions

### Project Description

The Project includes demolition of an existing 36-foot tall warehouse and parking lot and construction of a seven story, 75-foot tall residential building containing 218 Group Housing dwelling units (including 35 units provided on-site as affordable housing units). The Project will be 83,918 square feet, including a 3,127 square foot commercial space, an underground parking garage with 26 spaces, 218 Class 1 bike parking spaces, approximately 7,600 square feet of communal amenity space and a 6,200 square foot roof deck. 24 of the units have private decks. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 50% density bonus, thereby maximizing residential density on the Site pursuant to California Government Code Sections 65400 and 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project Sponsor has requested seven waivers

for ~~Usable Open Space (Sec. 135)~~, Dwelling Unit Exposure (Sec. 140), ~~Rear Yard Setback (Sec. 134)~~, Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1). They are also requesting ~~two-one~~ incentives for ~~Rear Yard Setback (Sec. 134) and~~ Active Street Frontages (Sec. 145.1(b)(2)).

## Required Commission Action

In order for the Project to proceed, the Commission must grant an Eastern Neighborhoods Large Project Authorization, pursuant to Planning Code Sections 206.6, 329, and 843 to allow construction of a seven story, 75-foot tall residential building containing 218 Group Housing dwelling units.

The Commission must also make findings related to seven requested waivers from development standards, including ~~Usable Open Space (Sec. 135)~~, Dwelling Unit Exposure (Sec. 140), ~~Rear Yard Setback (Sec. 134)~~, Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1) and ~~two-one~~ requested concession/incentives for ~~Rear Yard Setback (Sec. 134) and~~ Active Street Frontages (Sec. 145.1(b)(2)), as evidenced in concession justification submitted March 30, 2022 (Exhibit F).

## Issues and Other Considerations

### • Public Comment & Outreach.

- **Support/Opposition:** To date, the Department has received ~~12087~~ letters of support and ~~tenseven~~ letters of opposition to the Project. Supporters referenced the housing shortage and the need for affordable housing in particular, the benefits of activating a vacant property, the array of amenity spaces for residents, and the transit accessibility for the project site. The Greenbelt Alliance ~~and YIMBY Law~~ ~~haves~~ endorsed the project. All letters of opposition came from neighboring tenants ~~on Langton Street within an HOA~~ and expressed opposition to the project for reasons including shadows on their homes, increased traffic on Langton Street, an over-supply of housing with high vacancy rates in the area, and ~~construction and~~ environmental impacts.
- **Outreach:** The Sponsor hosted a Pre-Application meeting on April 28, 2021, which 8 people attended. Questions were raised about the building height, the types of people who will live in the building, increased homelessness in the area, and traffic impacts.
  - Since January, the Project Sponsor has had meetings with the SoMa Pilipinas Filipino and Leather & LGBTQ Cultural Districts and has had meetings and been in regular correspondence with neighbors living across Langton Street.
- **SoMa Pilipinas Filipino Cultural District:** The Project Site is also located in the SoMa Pilipinas Filipino Cultural District. Created in 2016, this Cultural District is focused on advancing, cultivating, enriching and advocating for Filipino equity, cultural stability, vibrancy, and economic vitality. Currently, this district does not possess any land use regulations which would apply to the Project.
- **Group Housing Regulations:** The Project Application was accepted July 30, 2021 and a Preliminary Housing Development Application (SB 330) was submitted with the Preliminary Project Application (2021-00135PPA) on February 4, 2021. Therefore, the Project is exempt from Ordinance 50-22 (Planning Code – Group Housing

Definition) and the subsequent Planning Code amendments which were approved by the Board of Supervisors and Mayor Breed and went into effect on April 30, 2022. The Project is exempt from physical regulations prohibiting cooking facilities in individual group housing units, requiring a minimum amount of internal common space, and requiring a minimum amount of communal kitchens; as well as operational regulations that require group housing units to be rented for a minimum of 30 days. The Project is proposing rental units so the new prohibition of on-site affordable units as ownership tenures is not relevant.

- **Inclusionary Affordable Housing:** The Environmental Evaluation Application was accepted on July 30, 2021; therefore, pursuant to Planning Code Section 415.3, the Inclusionary Affordable Housing Program requirement for the On-Site Affordable Housing Alternative is to provide a minimum of 21% of the total proposed dwelling units as affordable. The on-site Inclusionary rate is broken into three separate income tiers: 12% of the units must be made available to low-income households with affordable rents set 55% AMI in order to comply with the State Density Bonus Program for 50% density bonus, 4.5% must be made available to moderate income households with rents set at 80% AMI, and 4.5% must be made available to middle-income households with rents set at 110% AMI. In addition, for the Project to receive a 50% bonus, an additional 3% or four units will be provided at 50% AMI. A Project Sponsor may use their onsite Inclusionary units to qualify for a density bonus under the State Density Bonus Law (“State Law”). As applied to the 146 units representing the base proportion of the project, the total on-site requirement is 31 dwelling units plus the four additional units to qualify for a 50% bonus under State Density Bonus Law.
- **State Density Bonus Law and Waivers:** The Urban Mixed Use Zoning District utilizes form-based density, which regulates density by the maximum permitted building volume, not as a ratio of units to lot area. Both the base density and the allowable density bonus are represented as square feet of residential gross floor area. The base density 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: rear yard, dwelling unit exposure, etc.).

For the Project at 925 Bryant Street, the base density would permit a residential project that included 67,571 gross square feet of residential uses. The Project is entitled to a 50% density bonus, or 33,786 gross square feet of residential use, because the Project is providing 15% of the Base Project as below market rate to low-income households (up to 55% AMI). The Project, including the density bonus, proposes 101,478 gross square feet of residential uses and 218 group housing units, for an 50% density bonus. The Project Sponsor has requested seven waivers for ~~Usable Open Space (Sec. 135)~~, Dwelling Unit Exposure (Sec. 140), ~~Rear Yard Setback (Sec. 134)~~, Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1), as well as ~~onetwo~~ incentives for ~~Rear Yard Setback (Sec. 134)~~ and Active Street Frontages (Sec. 145.1(b)(2)), to realize the 50% density bonus.

- **Open Space:** ~~Since publication of the initial staff packet on July 21, 2022, Department staff have received clarification that the Project meets the open space requirements for group housing units, as identified in Planning Code Section 135. The Project is providing 8,421 square feet of useable open space, which exceeds the required amount of 45,886 square feet.~~

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## Environmental Review

On July 18, 2022, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Eastern Neighborhoods Area Plan EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Eastern Neighborhoods Area Plan Final 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 Eastern Neighborhoods Area Plan Final EIR. The file for this Project, including the Eastern Neighborhoods Area Plan Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, 14th floor, San Francisco, California.

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Showpalce Square/Potrero Hill Area Plan and the Objectives and Policies of the General Plan. The Project will maximize the use of a currently underutilized lot and construct a new seven-story over basement, residential building within close proximity to public transportation, public open space, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing a total of 218 new group housing units, 35 of which will be designated as on-site rental affordable dwelling units. San Francisco is experiencing a housing shortage at all price points and unit types, these group housing units will be a more accessible option for young professionals and people who have recently moved to the City. Furthermore, the Project will provide a land-use that is compatible with the UMU Zoning District and a building that is attractively designed and includes an abundance of communal spaces for residents to enjoy.

## Attachments:

- Draft Motion – Eastern Neighborhoods Large Project Authorization with Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Brief
- Exhibit G – Concession Justification
- Exhibit H – Anti-Harassment and Equal Employment Opportunity
- Exhibit I – Inclusionary Affordable Housing Affidavit
- Exhibit J – Anti-Discriminatory Housing Affidavit
- Exhibit K – Eviction History Documentation
- Exhibit L – First Source Hiring Affidavit





## PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: July 28, 2022**

**Continued From: June 2, 2022**

**Record No.:** 2021-005342ENX  
**Project Address:** 925 Bryant Street  
**Zoning:** Urban Mixed Use (UMU) Zoning District  
48-X Height and Bulk District  
**Block/Lot:** 3780/0773780  
**Project Sponsor:** Greg Pasquali, Carmel Partners  
1000 Sansome Street  
San Francisco, CA 94111  
**Property Owner:** 1891 Market Street Street, LLC  
500 8<sup>th</sup> Street  
San Francisco, CA 94103  
**Staff Contact:** Claire Feeney – (628) 652-7313  
[Claire.Feeney@sfgov.org](mailto:Claire.Feeney@sfgov.org)

ADOPTING FINDINGS RELATING TO A EASTERN NEIGHBORHOODS LARGE PROJECT AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 206.6, 329, AND 843, TO ALLOW DEMOLITION OF AN EXISTING 36-FOOT TALL WAREHOUSE AND PARKING LOT AND CONSTRUCTION OF A SEVEN-STORY, 75-FOOT TALL RESIDENTIAL BUILDING CONTAINING 218 GROUP HOUSING DWELLING UNITS WITH 26 PARKING SPACES, 218 CLASS 1 BICYCLE PARKING SPACES, 8 CLASS 2 BICYCLE PARKING SPACES, 851 SQUARE FEET OF PRIVATE USABLE OPEN SPACE, 7,570 SQUARE FEET OF COMMON USABLE OPEN SPACE, UTILIZING THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM (CALIFORNIA GOVERNMENT CODE SECTION 65915) AND RECEIVING WAIVERS FROM ~~USABLE OPEN SPACE (SEC. 135)~~, DWELLING UNIT EXPOSURE (SEC. 140), ~~REAR YARD SETBACK (SEC. 134)~~, GROUND FLOOR CEILING HEIGHT (SEC. 145.1(C)(4)), OFF-STREET FREIGHT LOADING SPACES (SEC. 152.1), HEIGHT LIMIT (SEC. 260), NARROW STREET CONTROLS (SEC. 261.1), AND HORIZONTAL MASS REDUCTION (SEC. 270.1) AND REQUESTING ~~TWO ONE~~ CONCESSION/INCENTIVES FOR ~~REAR YARD SETBACK (PLANNING CODE SEC. 134)~~ AND ACTIVE STREET FRONTAGES (SEC. 145.1(B)(2)), LOCATED AT 925 BRYANT STREET, LOT 077 IN ASSESSOR'S BLOCK 3780, WITHIN THE URBAN MIXED USE ZONING DISTRICT AND 48-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On June 29, 2021, Greg Pasquali of Carmel Partners (hereinafter "Project Sponsor") filed Application No. 2021-005342ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Eastern Neighborhoods Large Project Authorization to construct a new seven-story, 75-foot tall residential building containing 218 Group Housing dwelling units (hereinafter "Project") at 925 Bryant Street, Block 3780 Lot 077 (hereinafter "Project Site").

The environmental effects of the Project were determined by the Department to have been fully reviewed under the Eastern Neighborhoods Plan Environmental Impact Report (hereinafter "EIR"). On August 7, 2008, the Planning Commission reviewed and considered the Final EIR ("FEIR") and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Eastern Neighborhoods EIR is a program-level 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 subsequent project in the program area, the agency may approve the project as being within the scope of the project covered by the program EIR, and no new or additional environmental review is required. In certifying the Eastern Neighborhoods Area Plan, the Commission adopted CEQA findings in its Motion No. 17659 and hereby incorporates such Findings by reference herein.

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 a 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 July 18, 2022, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Eastern Neighborhoods Area Plan EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Eastern Neighborhoods Area Plan Final 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 Eastern Neighborhoods Area Plan Final EIR.

**Draft Motion**  
**Hearing Date: July 28, 2022**

**RECORD NO. 2021-005342ENX**  
**925 Bryant Street**

The file for this Project, including the Eastern Neighborhoods Area Plan EIR and the Community Plan Exemption Certificate, is available for review at the San Francisco Planning Department, 49 South Van Ness Avenue, 14th Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Area Plan Final EIR that are applicable to the Project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

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 June 2, 2022, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Eastern Neighborhoods Large Project Authorization Application No. 2021-005342ENX and continued the hearing to July 28, 2022.

On July 28, 2022, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the Eastern Neighborhoods Large Project Authorization Application No. 2021-005342ENX.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-005342ENX 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 Eastern Neighborhoods Large Project Authorization as requested in Application No. 2021-005342ENX, 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 an existing 36-foot tall warehouse and parking lot and construction of a seven story, 75-foot tall residential building containing 218 Group Housing dwelling units (including 35 units provided on-site as affordable housing units). The Project will be 83,918 square feet, including a 3,127 square foot commercial space, an underground parking garage with 26 spaces, 218 Class 1 bike parking spaces, approximately 7,600 square feet of communal amenity space and a 6,200 square foot roof deck. 24 of the units have private decks.
3. **Site Description and Present Use.** The Project is on an approximately 17,875 square foot parcel with a 65-foot frontage on Bryant Street and 275-foot frontage on Langton Street. The Project Site contains a 1-story, 36-foot tall vacant warehouse and a surface parking lot. There are no commercial tenants currently on site.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the UMU Zoning District in the Showplace Square/Potrero Hill Area Plan and the SoMa Pilipinas Filipino Cultural District. The neighborhood is mixed in character, with residential, commercial, and PDR (production, distribution, and repair) uses. It is across the street from the 80 freeway and is between the 8<sup>th</sup> Street on-ramp and the 7<sup>th</sup> Street off-ramp. Buildings on the surrounding blocks include industrial warehouses, office buildings, and multi-family housing developments. The Hall of Justice is located a block away, there is an array of entertainment destinations in the area like nightclubs, Oracle Park, and bars and restaurants, and scenic waterfront parks including Mission Creek Channel and the Embarcadero are within comfortable walking and biking distance. The Project Site is at the juncture of the South of Market, Potrero Hill, Mission Bay, and the Mission neighborhoods and is near the borders of the Western SoMa and Central SoMa Area Plans, the Leather & LGBTQ Cultural District, and the SoMa Youth and Family Special Use District. This location at the center point of multiple neighborhoods is ideal for tenants to access a diversity of amenities, jobs, and services.
5. **Public Outreach and Comments.** To date, the Department has received 12097 letters of support and seven-ten letters of opposition to the Project. Supporters referenced the housing shortage and the need for affordable housing in particular, the benefits of activating a vacant property, the array of amenity spaces for residents, and the transit accessibility for the project site. The Greenbelt Alliance and YIMBY Law haves endorsed the project. All letters of opposition came from neighboring tenants within an HOA on Langton Street and expressed opposition to the project for reasons including shadows on their homes, increased traffic on Langton Street, an over-supply of housing with high vacancy rates in the area, and construction and environmental impacts.
  - A. The Sponsor hosted a Pre-Application meeting on April 28, 2021, which 8 people attended. Questions were raised about the building height, the types of people who will live in the building, increased homelessness in the area, and traffic impacts.

B. Since January, the Project Sponsor has had meetings with the SoMa Pilipinas Filipino and Leather & LGBTQ Cultural Districts and has had meetings and been in regular correspondence with neighbors and an HOA across Langton Street.

**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.** Per Planning Code Section 843 states that group housing units are principally permitted within the Urban Mixed Use (UMU) Zoning District.

*The Project would construct one new residential building containing 218 group housing units, which is principally permitted.*

The Project Application was accepted July 30, 2021 and an a Preliminary Housing Development Application (SB 330) was submitted with the Preliminary Project Application (2021-00135PPA) on February 4, 2021. Therefore, the Project is exempt from Ordinance 50-22 (Planning Code – Group Housing Definition) and the subsequent Planning Code amendments which were approved by the Board of Supervisors and Mayor Breed and went into effect on April 30, 2022. The Project is exempt from physical regulations prohibiting cooking facilities in individual group housing units, requiring a minimum amount of internal common space, and requiring a minimum amount of communal kitchens; as well as operational regulations that require group housing units to be rented for a minimum of 30 days. The Project is proposing rental units so the new prohibition of on-site affordable units as ownership tenures is not relevant.

B. **Residential Density.** The UMU Zoning District utilizes form-based density, which regulates residential density by the maximum permitted building volume rather than as a ratio of units to lot area.

*The Project would construct one new residential building containing 218 group housing units, which is principally permitted. The Project utilizes State Density Bonus Law to receive a bonus density of up to 50%. As UMU Zoning District is form based, the base density and bonus density are represented by gross floor area. The Project Site has a base density of 67,571 gross residential square feet, and is therefore entitled to a density bonus of 33,786 square feet, for a maximum of 101,478 square feet of residential use. The Project contains approximately 101,478 gross residential square feet, equaling a 50% bonus.*

C. **Rear Yard.** Planning Code Section 134 requires properties in the UMU Zoning District to maintain a rear yard area equivalent to 25% of the lot depth on the lowest story containing a dwelling unit and at each succeeding story of the building.

*The Project Site is a rectangular lot with a small notch on the eastern corner; it is approximately 65 feet wide and 276 feet. The Project Sponsor has chosen to use the Langton Street as the front of the property, thereby requiring a rear yard equivalent to 16-feet 4-inches at all stories containing dwelling units. The proposal would locate a seven-story building within 10-feet of the rear property line. The Project is requesting an incentive/concession waiver from the requirements of Planning Code Section 134 per State Density Bonus Law. The waiver of rear yard requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

*The incentive/concession of rear yard requirements would result in cost reductions to provide for affordable housing costs of the Project with increased density provided by Government Code Section 65915(f).*

- D. **Useable Open Space.** Planning Code Section 135 requires properties within Eastern Neighborhoods Mixed Use districts to either have 80 square feet of private usable open space or 54 square feet of common usable open space per group housing unit. The minimum amount of usable open space provided for each bedroom in a group housing unit shall be one-third the amount required for a dwelling unit as specified in Table 135B.

*The Project is in the UMU Zoning District and contains 218 group housing units, including 24 with private, 35-square-foot decks. To comply, the Project must provide ~~5,035~~ ~~110,932~~ square feet of common open space (~~11,7725,886~~ square feet of common space minus the ~~85140~~ square feet of private decks). The Project includes 8,421 square feet of usable open space which exceeds the minimum requirement amount and is therefore seeking a waiver from this requirement per the State Density Bonus Law. The waiver of open space requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 20 feet in width, a side yard at least 25 feet in width, or a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

*107 of the proposed group housing units face on Langton Street and 5 face onto Bryant Street, both of which are qualifying public streets. 106 units face onto the non-compliant rear yard which is only 10-feet deep and therefore does not meet the requirements for dwelling unit exposure, therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of exposure requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- F. **Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit.

*The Project will provide 24 off-street parking spaces within the proposed garage, which is below the maximum of limit of 327 parking spaces.*

- G. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires one off-street freight loading space for apartment use between 100,001 and 200,000 gsf.

*The Project includes approximately 101,478 square feet of residential use and requires one off-street freight loading space. No freight loading spaces are proposed, therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of off-street freight loading requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- H. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space per

four group housing beds and two Class 2 spaces for every 100 group housing beds.

*The Project proposes 218 Class 1 bicycle parking spaces within a bicycle parking room and 8 Class spaces, which is above the minimum requirement of 49 Class 1 and 6 Class 2 bicycle parking spaces.*

- I. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space has an approximately 65-foot frontage along Bryant Street and 276-foot frontage along Langton Street. The building lobby, a commercial space, mechanical access points, and access to the parking garage are along Langton Street, achieving compliance with the active frontage requirement. There is no active use or pedestrian access along the Bryant Street frontage. The Project is proposing a basement level amenity space with a triple height ceiling and the ground floor frontage along Bryant Street has glass walls behind a landscape area that extends from 3 to 8 feet. Therefore, the Project is requesting an incentive/concession from this requirement of Planning Code Section 145.1 per State Density Bonus Law. ~~The incentive/concession of rear yard requirements would result in cost reductions to provide for affordable housing costs of the Project with increased density provided by Government Code Section 65915(k) as evidenced in concession justification submitted March 30, 2022.~~*

- J. **Ground Floor Ceiling Height.** Planning Code Section 145.1 requires that the ground floor ceiling height for buildings in the UMU Zoning District shall have a minimum floor-to-floor height of 17 feet, as measured from grade.

*The Project is approximately 75-feet tall and has an approximately 12-foot ground floor ceiling which is less than the required 17-foot minimum. The height saved from the reduced ground flooring ceiling creates space to allow for the seventh floor and its additional 37 group housing units. Compliance with the ground floor ceiling height would preclude the construction of the 50% increase in unit density; therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of height requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- K. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 48-X Height and Bulk

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District.

*The building is approximately 75 feet tall which exceeds the height limit of the 48-X Height and Bulk District. Compliance with the height limit would preclude the construction of the 50% increase in unit density; therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of height requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- L. Horizontal Mass Reduction.** Planning Code Section 270.1 outlines the requirements for horizontal mass reduction on large lots within the Eastern Neighborhoods Mixed Use Districts. For projects with street frontage greater than 200-ft in length, one or more mass reduction breaks must be incorporated to reduce the horizontal scale of the building into discrete sections not more than 200-ft in length. Specifically, the mass reduction must 1) be not less than 30-ft in width; 2) be not less than 60-ft in depth from the street-facing building façade; 3) extend up to the sky from a level not higher than 25-ft above grade or the third story, whichever is lower; and, 4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200-ft.

*The Project Site has an approximately 266 foot long frontage along Langton Street, therefore the Project is required to provide a single horizontal mass break which is not less than 30-ft wide by 60-ft deep, and extends from the third-story up to the sky. The Project is not providing this break. Compliance with the horizontal mass reduction would preclude the construction of the 50% increase in unit density; therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of height requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- M. Narrow Streets and Alleys.** Planning Code Section 261.1 requires all all Subject Frontages to have upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting Narrow Street.

*The Project has a 266-foot long frontage along Langton Street which is 40-feet wide and therefore qualifies as a narrow street. Therefore the Project is required to progressively step-back the upper floors, which it is not proposing to do. Compliance with the narrow streets and alleys setbacks would preclude the construction of the 50% increase in unit density; therefore the Project is seeking a waiver from this requirement per the State Density Bonus Law. The waiver of height requirements is necessary to enable the construction of the Project with the increased density provided by Government Code Section 65915(f)(2).*

- N. Transportation Sustainability Fee.** Planning Code Section 411A is applicable to any residential development that results in at least twenty new residential units.

*The Project includes approximately 101,478 gross square feet of newly constructed residential use and is subject to the Transportation Sustainability Fee. This fee must be paid prior to the issuance of the building permit application.*

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



*The Project includes approximately 101,478 gross square feet of newly constructed residential use and is subject to the Residential Child-Care Impact Fee. This fee must be paid prior to the issuance of the building permit application.*

- P. 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 16 points.

*The Project submitted a compliant TDM plan. As currently proposed, the Project will achieve its required 16 points through the following TDM measures:*

- Bicycle Parking (Option A)
- On-Site Affordable Housing (Option C)
- Unbundled Parking (Location C)
- Parking Supply (Option I)

- 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. The height of the Project is appropriate given the proximity to taller buildings in the area such as the Hall of Justice and the immediately adjacent blocks that are in the 68-X Height and Bulk District.*
- B. Architectural treatments, facade design, and building materials.** *The Project's architectural treatments, facade design, and building materials include: cement plaster siding in different colors to highlight the vertical sections of bay windows, perforated metal screen detailing over the front stairwell, and an inset facade with contrasting materials and colors that highlight the sidewalk experience. The Project is contemporary in its character and utilizes contrasting materials to break up the facade and provide a pedestrian scale. Overall, the Project offers high-quality architectural treatment that emphasizes its corner location, 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 has residential communal spaces, a commercial tenant space, and allowable mechanical and parking access points. The lower two floors are inset and use contrasting colors and vertical striping to visually differentiate them for the upper residential floors. The Bryant Street*

frontage does not include any direct pedestrian access and is a glassy façade into the void above the basement amenity space. The Project Sponsor is seeking a concession or incentive to allow this design as allowed under the State Density Bonus Program.

- 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 24 of the units and common open spaces on both the roof and off the basement community amenity space. ~~The 851 square feet of private open space and 7,570 square feet of common open space substantially exceed amount required for group housing within the Urban Mixed Use zoning district. The Project is also seeking a usable open space waiver for the amount of usable open space because it 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, landscape features, and new street trees. The building is set back from the property lines along both Langton and Bryant Streets to help create additional space for comfortable sidewalks. These improvements will 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, Langton Street.*
  - H. Bulk limits. The Project Site is within the 48-X Height and Bulk District, X Bulk Districts do 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. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program (“Program”). Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. For the Project to be eligible for the On-Site Affordable Housing Alternative, the Project must submit an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415” to the Planning Department stating that the Project is a Rental Housing Project and any Affordable Units will remain as affordable for the life of the project.

The Project Sponsor has elected the On-Site Affordable Housing Alternative under Planning Code Sections 415.5 and 415.6 and will satisfy the requirements of the Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. The Project Sponsor submitted an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415” on December 17, 2021. A Project Application was accepted on June 29, 2021. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 21% of the base project units as affordable, with a minimum of 12% of the units affordable to low income households, 4.5% of the units affordable to moderate-income households, 4.5% of the units affordable to middle-income households. In addition, since the Project is seeking a 50% bonus, an additional 4 units or 3% are required per State Density Bonus Law. All units are group housing units so 100% of the on-site affordable units will also be group housing units. If the Project becomes ineligible to meet its Program obligation through the On-site Affordable Housing Alternative, it must elect another Alternative or pay the Affordable Housing Fee with interest, if applicable. Additional Information is available in the table below.

PRJ/EEA Accepted Date	06/29/2021
Project Tenure	Rental
Zoning District / Plan Area	Urban Mixed Use / Showplace Square/Potrero Hill Area Plan
Project Size	Large Project – 25 or more total units
On Site Rate	24% to comply with SDB program (21% required under the City’s Inclusionary Program)
Fee Rate	30%
Total On-Site Affordable Units	35
AMI Levels	3% at Low Income for State Density Bonus Law (50% AMI: State Requirement) 12% at Low Income (55% AMI: Inclusionary Program) 4.5% at Moderate Income (80% AMI: Inclusionary Program) 4.5% at Middle Income (110% AMI: Inclusionary Program)
Affordable Unit Mix	Group Housing Units
Total Residential Floor Area	101,478
Base Residential Floor Area or Base Units (SDB only)	67,671
% Density Bonus	50%

**9. Individually Requested State Density Bonus Findings.** Pursuant to Planning Code Section 206.6(e), the Planning Commission shall make the following findings as applicable for any application for a Density Bonus, Incentive, Concession, or Waiver for any Individually Requested Density Bonus Project:

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

*The Project consists of five or more dwelling units on a site in the UMU Zoning District that is currently developed as a single-story warehouse and surface parking lot with no existing residential units on site.*

Therefore, eligible for the Individually Requested Density Bonus Program.

The base density study for the project includes 146 group housing units. The Project provides at least 15% of the dwelling units in the base density study (22 units) as affordable to low income households, defined as those earning 50% of area median income, and is therefore entitled to a 50% density bonus under California Government Code Sections 65915 et sec.

- 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 is seeking ~~two one incentives and concessions~~ for the ~~Rear Yard and Active Street Frontages~~ requirements. ~~Under Planning Code Section 134, the Project is required to provide a rear yard equal to 25% of the lot depth on the lowest story containing a dwelling unit and at each succeeding story of the building.~~

~~The Project Sponsor has chosen to use the Langton Street as the front of the property and is proposing to locate a seven-story building within 10-feet of the rear property line. Compliance with the rear yard requirement would result in a reduced building depth from about 60.5 feet to 53.75 feet, which would make it challenging to maximize density by having a double stacked hallway with vertically oriented group housing units. The average group housing unit size would decrease from about 390 square feet to 316 square feet which would be less desirable for tenants and could result in financial impacts from adjusted rental rates. As such, a concession from the Rear Yard requirements of the Planning Code decreases financial burdens for the project.~~

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~~The Project also seeks an incentive and concession for the Active Street Frontage requirement. Under Planning Code Section 145.1(b)(2). The Project is required to provide active uses for the first 25-feet of building depth on the ground floor and they must "have access directly to the public sidewalk or street." If it is less than 25-feet deep and/or there is no direct sidewalk access an otherwise compliant use, such as community room for building residents, does not count. The Project Sponsor is proposing a community room in the basement level that has a triple-height ceiling. This is not compliant along the Bryant Street frontage because there is no direct access from the sidewalk and the triple-height space results in there being 0-feet of active use space at the ground level along the Bryant Street façade.~~

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The Department discussed design alternatives with the Project Sponsor, such as providing an entrance, landing, and stairs into the basement level amenity space, elevating the amenity space to the ground floor, or adding another Code-compliant amenity space on the ground. The Project Sponsor provided a fiscal breakdown explaining why the amenity space could not be redesigned to be compliant. The Project Sponsor stated that the direct costs to add an ADA compliant entrance, including a landing or floor-area large enough to count as usable amenity space, elevators, and a staircase would be about \$75,000. The Project is therefore seeking a concession and incentive to build the permitted density bonus without the required active ground floor use because it would trigger additional construction costs, evidenced in the concession justification submitted on March 30, 2022.

- 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.

*In order to achieve the proposed residential density, the Project is requesting seven waivers from development standards, including: Usable Open Space (Sec. 135), Dwelling Unit Exposure (Sec. 140), Rear Yard Setback (Sec. 134), Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1). Without the waivers, the Project will be physically precluded from constructing the additional dwelling units represented by 101,478 square feet of residential use, as permitted under the Individually Requested Density Bonus Program, thus preventing the Project from achieving a 50% density bonus.*

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*Without the additional height, relief from massing regulations such as the required rear yard, narrow street controls, ground floor ceiling height, and horizontal mass reduction, and relief from the dwelling unit and amenity standards like off-street freight loading, usable open space, and dwelling unit exposure, the Project would not be able to achieve its allowed 50% density bonus under the State Density Bonus Program.*

- 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 Density Bonus for the Project is not based on any donation of land.*

- E. If the Density Bonus or Concession/Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

*The Project does not include a Child Care Facility.*

- 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 3,127 square feet of retail use at the ground floor and is principally permitted in the UMU Zoning District. As it is principally permitted in the UMU Zoning District, this does not constitute a Concession or Incentive under Government Code Section 65915(k)(2).*

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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 1.2

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

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 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

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.

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3**

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.2

Avoid extreme contrasts in color, shape, and other characteristics which will cause new buildings to stand out in excess of their public importance.

**SHOWPLACE SQUARE/POTRERO HILL AREA PLAN**

**Land Use**

**Objectives and Policies**

**OBJECTIVE 1.2**

IN AREAS OF SHOWPLACE/POTRERO WHERE HOUSING AND MIXED USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER

Policy 1.2.1

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

**OBJECTIVE 2.1**

ENSURE THAT A SIGNIFICANT PERCENTAGE OF NEW HOUSING CREATED IN THE SHOWPLACE / POTRERO IS AFFORDABLE TO PEOPLE WITH A WIDE RANGE OF INCOMES

Policy 2.1.1

Require developers in some formally industrial areas to contribute towards the City's very low, low, moderate and middle income needs as identified in the Housing Element of the General Plan.

**OBJECTIVE 3.2**

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

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.5

Building form should celebrate corner locations.

*The Project is a high-density residential development, providing 218 new group housing units in a mixed-use area of South of Market. The Project would maximize residential density on the site by utilizing the State Density Bonus Program and include 35 on-site affordable housing units for rental, which contributes to the City's housing stock and assists in meeting the City's affordable housing goals.*

*The Project is located in close proximity to local and regional public transportation options and neighborhood business districts. The Project will demolish an existing vacant warehouse and surface parking lot and reactivate the corner. As a group housing project, many residents will be single people and young professionals. There are an array of entertainment destinations in the area like nightclubs, Oracle Park, and bars and restaurants, and scenic waterfront parks including Mission Creek Channel and the Embarcadero are within comfortable walking and biking distance. The Project Site is at the juncture of the South of Market, Potrero Hill, Mission Bay, and the Mission neighborhoods and is near the borders of the Western SoMa and Central SoMa Area Plans, the Leather & LGBTQ Cultural District, and the SoMa Youth and Family Special Use District. This location at the center point of multiple neighborhoods is ideal for tenants to access a diversity of amenities, jobs, and services.*

*The Project design is contemporary and responsive to the neighborhood character. The Project provides an articulated front facade with windows, bays, and entries compatible with proportions of the surrounding buildings, and a pedestrian friendly ground floor with recessed residential entries. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

**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 currently contains a vacant single-story warehouse and surface parking lot, no existing businesses will be displaced. The Project provides 218 new group housing 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 218 new group housing units, thus resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design and highlights its prominent corner location. 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 35 below-market rate group housing 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 local and regional public transportation options. The Project is within walking distance of the CalTrain Station at Fourth and King Streets and also provides sufficient bicycle parking for residents.*

- 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 an existing vacant warehouse, the Project does provide new housing which is a 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. 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 does not cast a shadow on public parks or open space.*

- 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.*

Draft Motion  
Hearing Date: July 28, 2022

RECORD NO. 2021-005342ENX  
925 Bryant Street

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 Eastern Neighborhoods 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 Eastern Neighborhood Large Project Authorization Application No. 2021-005342ENX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 23 2022, 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 Eastern Neighborhoods Area 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 Eastern Neighborhoods 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 July 28, 2022.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

Draft Motion  
Hearing Date: July 28, 2022

RECORD NO. 2021-005342ENX  
925 Bryant Street

RECUSED:

ADOPTED: July 28, 2022

## EXHIBIT A

### Authorization

This authorization is for an Eastern Neighborhoods Large Project Authorization to construct a new seven story, 75-foot tall residential building containing 218 groups housing units under the Individually Requested State Density Bonus Program. The Project requests waivers from ~~Usable Open Space (Sec. 135)~~, Dwelling Unit Exposure (Sec. 140), ~~Rear Yard Setback (Sec. 134)~~, Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1) and ~~two one concessions/incentives for Rear Yard Setback (Sec. 134) and~~ Active Street Frontages (Sec. 145.1(b)(2)) requirements pursuant to the State Density Bonus Law. The Project is located at 925 Bryant Street, Block 3780 and Lot 077, within the Urban Mixed Use zoning district and 48-X Height and Bulk district; in general conformance with plans dated March 23, 2022, and stamped "Exhibit B" included in the docket for Record No. 2021-005342ENX and subject to conditions of approval reviewed and approved by the Commission on July 28, 2022 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 28, 2022 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 Eastern Neighborhoods 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 Eastern Neighborhoods 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 628.652.7313, [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 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

9. **Laundry Facilities.** The Project Sponsor shall provide sufficient on-site laundering access for residential occupants through on-site communal laundry facilities, individual in-unit laundry hook-ups, or some combination thereof.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

- ~~10. **Cooking Facilities.** Each group housing unit shall have a combination microwave/convection oven that is determined by the Zoning Administrator to be compliant with the Zoning Administrator Interpretation for "Group Housing with Limited Cooking Facilities" from October 2005.~~

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- ~~10.11. **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)

**11.12. 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 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

**12.13. 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 shall require the following location(s) for transformer vault(s) for this project: within the building frontage along Langton Street and is compliant with purpose and regulations of Planning Code Section 145.1. 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.sfpublishworks.org](http://www.sfpublishworks.org)*

**13.14. 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)*

**14.15. 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)*

## Parking and Traffic

**15.16. 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)*

**16-17. 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)*

**17-18. Car Share.** Pursuant to Planning Code Section 166, no fewer than two (2) 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)*

**18-19. Bicycle Parking.** The Project shall provide no fewer than 218 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

**19-20. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than twenty-six (26) off-street parking spaces.

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

**20-21. 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

**21-22. 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 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

**22-23. 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)*

**23-24. 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 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

**24-25. Jobs-Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

**25-26. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

**26-27. 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 the Site Permit.

*For information about compliance on any of the Conditions noted below, contact the Planning Department at 628-652-7600 or at [www.sf-planning.org](http://www.sf-planning.org), or the Mayor's Office of Housing and Community Development at 415-701-5500, or at [www.sfmohcd.org](http://www.sfmohcd.org).*

**27-28. 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 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 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 City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("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 the 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 415-575-9087, [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).*

**28-29. Number of Rental Units in a State Density Bonus Project.** The Project Sponsor has elected the Combination Alternative pursuant to Planning Code Section 415.5. The applicable on-site rate is 21% and the Affordable Housing Fee rate is 30%. The Sponsor has satisfied 67.4% of the Inclusionary Obligation by providing 31 Affordable Units on-site, which represents 21% of the 146-unit base project. In addition, in order to achieve a 50% bonus, the Project is providing an additional four units or 3% at 50% AMI. 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"). The Sponsor will satisfy the remaining 32.6% of the Inclusionary Obligation through payment of the Affordable Housing Fee. The Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOHCD prior to the issuance of the first construction document.

**29-30. Unit Mix.** The Project contains 218 group housing units and no studios, one-bedrooms, two-bedrooms, or three-bedroom units. If the overall unit mix of the Project changes, the affordable unit mix will be modified accordingly with written approval from the Planning Department in consultation with MOHCD.

**30-31. Unit Tenure.** The project is a Rental Housing Project as defined in Section 415.2. If the Project seeks to convert from a Rental Housing Project to an Ownership Housing Project, the Project shall require Planning Commission approval pursuant to Planning Code Section 415.5(g)(5). Conversion from a Rental Unit to an Owned Unit shall follow the procedures set forth in the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"), as amended from time to time.

If a Rental Housing Project becomes an Ownership Housing Project, 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 Ownership Housing Projects, 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 Ownership Housing Projects. 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 as specified in Planning Code Section 415.

**31-32. Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 21% of the proposed dwelling units as Affordable to Qualifying Households. At least 12% must be affordable to low-income households, at least 4.5% must be affordable to moderate income households, and at least 4.5% must be affordable to middle income households. In addition, the Project is providing an additional 3% or four units at 50% AMI to qualify for a 50% bonus under State Density Bonus Law. 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.

	Number of Units	Affordable Rent AMI	Household AMI Eligibility
Very Low Income Units			
Low Income Units	18	55%	Up to 65%
Moderate Income Units	7	80%	65% - 90%
Middle Income Units	6	110%	90% - 130%

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 with income not to exceed 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 published by MOHCD 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; (iii) subleasing, and (iv) recertification are set forth in the Procedures Manual.

**32.33. Occupancy of Middle Income Units.** For any Affordable Units with rents set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons.

**33.34. Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6(f)(2), 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 overall project, provided that a 10% variation in floor area is permitted.

**34-35. Notice of Special Restrictions.** Prior to the issuance of the architectural addendum or twelve months prior to the first certificate of occupancy, whichever is earlier, the Project Sponsor shall record a Notice of Special Restrictions 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 comply with Zoning Administrator Bulletin No. 10 or any other affordable housing designation standards published by the Planning Department and updated periodically. The Project Sponsor shall provide a copy of the recorded Notice of Special Restrictions to the Planning Department and MOHCD or its successor prior to the issuance of the architectural addendum. If a Project does not anticipate an architectural addendum, then the Notice of Special Restrictions shall be recorded prior to the issuance of the Building Permit. Following the designation of affordable units, changes to the overall residential square footage or to any unit within the Project require written approval from the Planning Department in consultation with MOHCD who will determine if the changes are consistent with Zoning Administrator Bulletin No. 10.

**35-36. Construction Timeline.** Prior to the issuance of the Site Permit, the Project Sponsor shall submit an estimated construction timeline to the Department in accordance with Section 415.6(g).

**36-37. Phasing.** If any building permit is issued for partial phasing of the Project, the Project shall have designated not less than twentyone percent (21%) of each phase's total number of dwelling units as on-site affordable units.

**37-38. Duration.** Under Planning Code Section 415.8, all units are constructed pursuant to Section 415.6, and therefore must remain Affordable to Qualifying Households for the life of the project.

**38-39. 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.

**39-40. Modification of Elected Alternative.** Pursuant to Planning Code Section 415.5(g)(3), any proposed change from the on-site alternative to another alternative, including the Affordable Housing Fee, requires public notice for hearing and approval from the Planning Commission to amend these Conditions of Approval.

**40-41. 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.

**41-42. Procedures Manual.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Planning Code Section 415 et seq. and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"), as amended from time to time. The Procedures Manual 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: <https://sfmohcd.org/inclusionary-housing-program-manuals>

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 initial rental, re-rental, and recertification.

- a) Comparability. 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; (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the project; and (4) be maintained in the same manner as the market units. The interior features in Affordable Units should be generally the same as those of the market units in the 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 Zoning Administrator Bulletin No. 10 and the Procedures Manual. Any material changes to an affordable unit following recordation of the Notice of Special Restrictions (referenced in Section 10) requires written approval from the Planning Department in consultation with MOHCD
- b) Tenure. The project is a Rental Housing Project. Therefore, the affordable unit(s) shall be rented to low-income households, 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 (iv) recertification for the Affordable Units are set forth in the Procedures Manual.
- c) Marketing. 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 shall submit a request for pricing determination from MOHCD at least eight months prior to first certificate of occupancy.
- d) Parking. The 24% of the total number of parking spaces leased to residential tenants in the Project shall be made available to renters of Affordable Units according to the Procedures Manual.

**42-43. Compliance.** If the Project 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 the Project's compliance. The Planning Department, MOHCD and City Attorney's Office may also enforce against violations of the Inclusionary Affordable Housing program. 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 Project and to pursue any and all available remedies at law, including penalties and interest, if applicable.

**43-44. Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods

Infrastructure Impact Fee, Tier 1, as applicable, pursuant to Planning Code Section 423.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

**44.45. 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)*

**45.46. 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)*

**46.47. 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

**47.48. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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



**48-49. 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)*

**49-50. 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:** [Michelle Hunter](#)  
**To:** [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Cc:** [Feeney, Claire \(CPC\)](#); [Mark Hunter](#); [David Widener](#); [cwmacpac@gmail.com](mailto:cwmacpac@gmail.com); [Adam Graff](#)  
**Subject:** Material for Planning Commission Tomorrow re 925 Bryan St Dev.  
**Date:** Wednesday, July 27, 2022 3:07:31 PM  
**Attachments:** [planningcomm\\_doc.pdf](#)  
[301LangtonBldg.docx](#)  
[Concerning the 925 Bryant Street Project.pdf](#)  
[LangtonDeliveries.docx](#)  
[LangtonDev.docx](#)  
[LangtonPrivate.docx](#)

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

To The Planning Commissioners,

My name is Michelle Hunter and I am a resident at 309 Langton Street. I have lived on this alley/street for 9 years with my husband Mark and our two dogs. We are part of the 301 Langton Street Homeowners Association which comprises 6 loft units.

I am attaching the following to this email:

- 2 letters from a resident on Langton Street and a business owner on Langton Street that has owned and operated his business on this street since the early 1950's
- 301 Langton Building doc shows photos of our building from the front and back of the building.
- LangtonDeliveries shows photos of the constant amount of delivery trucks that enter our street for MacMurray Pacific Wholesale. The owner; Carl Windenradt, is copied on this email. Please reference his attached letter with the photos of this file.
- LangtonDev shows the number of market and low income housing currently and approved in a two block radius from our street.
- LangtonPrivate shows how only a portion of Langton is public and the other half of the street is Private.

My husband and I strongly oppose the current design and height of the 925 Bryant Street Development for the following reasons:

- **Construction & Environmental Impact on Residents and Businesses on Langton St**
  - Demolition and site preparation will cause excessive noise and debris on our tiny street. Even before the pandemic, many of us work from home and as shown on the 301 Building document, **ALL** of our windows face Langton Street and are the single source for fresh air and sunlight. Excessive debris and noise will disturb our daily lives and also may cause health problems with all the dust and debris.
  - Construction over the course of 1-2 years will cause excessive traffic and disruption not only to residents but more importantly to a business, MacMurray Pacific Wholesale, who's only means for deliveries is through Langton Street (*please see LangtonDeliveries file*)
  - Demolition, excavation and pile driving can cause damage to our buildings façade and potentially cause foundation issues to our buildings. Our street is more the size of an alley and is there any guarantee from the developer that this will not

happen? What is their responsibility if our buildings are damaged during the construction process?

- Construction equipment, trucks, etc will cause excessive traffic issues on Langton Street not only for residents but also for MacMurray Pacific. How will the developer address this?
- **Building Height Limit Will Eliminate Our Natural Light**
  - The height of this building is over the maximum height limit in our neighborhood and while I understand that a variance was allowed due to the number of low income units in their development, *why hasn't the considerations of the current residents and businesses taken into consideration and how this will vastly affect our normal everyday lives? I understand and am compassionate about affordable housing, but if you reference the LangtonDev file, there is a significant amount of affordable housing in and approved in our neighborhood.*
  - *Greg Pasquali mentioned in our meeting with him last year that his company is a for profit company. He also mentioned that any type of height and design change will not happen, so to say that he's done outreach to the neighborhood and has been open to comment is unheard of. His response to our concerns in height and garage location is that change is good for our neighborhood. But at what cost?*
- **Garage Entrance on Langton Street is a HUGE issue**
  - As mentioned a couple of times above, adding a garage entrance on Langton Street will only add to the traffic on our small street. Currently, our street is a two way street with basically one lane where drivers either have to pull to the side when someone is coming or in most cases, cars going in opposing directions squeeze in the small street space there is. Many of our cars have been damaged because of this and adding this garage entrance will make it worst
  - MacMurray Pacific's business will also be affected as this will cause more headaches for deliveries to their business and for the proposed new tenants who are trying to enter or exit the proposed building.
- **Number of Market and Affordable Housing in our neighborhood**
  - Please refer to the LangtonDev file which shows all the current and approved housing in a two block radius of Langton Street.
  - With a large exodus of businesses (mostly tech) moving out of San Francisco, there has been a large exodus of residents leaving as well. As a realtor, I have seen this exit over the past two years through a larger number of condominium and SFH listing sales.
  - With the addition of the Mercy Housing building on 7th St and Branna, we will have approx total of over 1,000 units in a two block radius of Langton St. To say there is a lack of housing while most of these market rent buildings have low occupancy is not true. **Why do we need more?**

In summation, my husband and I hope that you consider the above points that have not been mentioned in any documents from the developer or in your assessment/recommendations document. While it says in your document that the developer has received over 80 letters of support, you need to ask yourself, who are these letters from? Are they from people that live in our neighborhood that will be directly affected?

We, as residents and business owners, may be a small percentage of the total population of San Francisco, but Langton Street is a place that we call home. Many of us have lived here for

over 10 years. We recognize that change happens, but change should also be in accordance with how it will affect people. Imagine if a 233 unit building that will block all your natural light were to come up in your neighborhood. How would you feel? Would you support this if it interrupts your quiet enjoyment of your home?

I am a realtor in San Francisco and a resident in the SOMA neighborhood since 1992; I have seen change both personally and professionally in my neighborhood and all over San Francisco. I appreciate what housing can provide for EVERYONE and I support it. What I don't support is the disruption that this building will cause and the inability of a developer to not listen and work with the current residents to build a building that meets both needs.

Thank you for your time and consideration.

Michelle Hunter  
Mark Hunter  
309 Langton Street

LANGTON STREET PUBLIC AND PRIVATE STREET



One of MacMurray Pacific Bldgs

This is the length of Langton Street before it becomes a private street.



This is the private street that runs up to Brannan Street  
\*\*note the signs on each side indicate what is private and what is public



Here is a close up of the two signs on the left and right hand at the end of Langton Street and where the private street begins



Here is the private street from Brannan St for perspective.

**CURRENT & APPROVED DEVELOPMENTS IN 2 BLOCK RADIUS FROM 301 LANGTON STREET**

This is the current amount of market rate rental housing and low-income rental housing in a two-block radius from Langton Street.



**833 BRYANT ST**  
(between 7<sup>th</sup> & 6<sup>th</sup>  
Street)  
Mercy Housing  
Development of 145  
Studio apartments for  
adults experiencing  
homelessness



**The Slate Residences**  
911 Bryant St  
(right around the corner  
from 301 Langton St)  
16 total units for rent

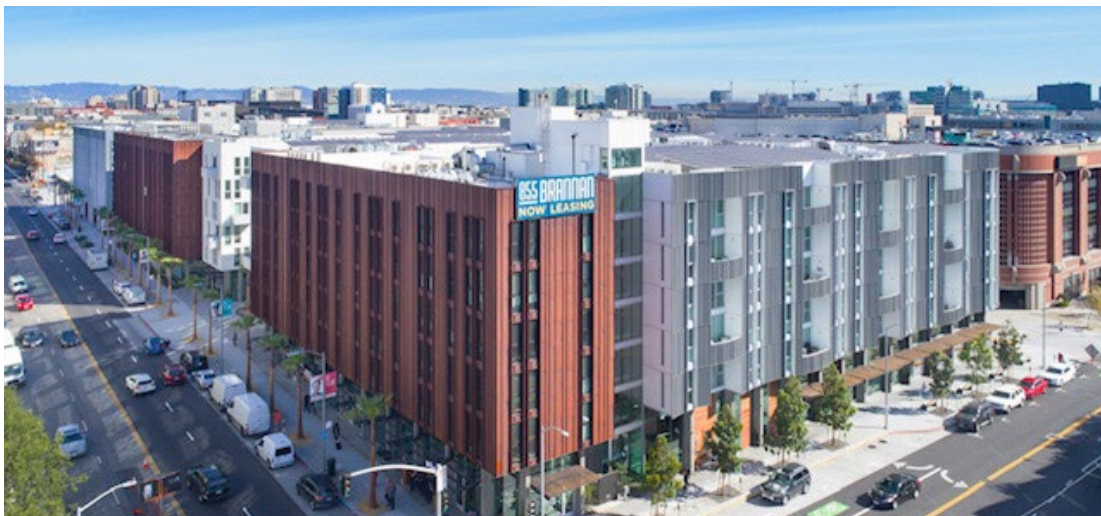




**Astella Apartments**  
**975 Bryant St**  
( ½ a block from 301  
Langton St)  
185 Apartments for  
Rent with 135 parking  
spaces.  
-mix of market rent  
and low income  
*\*notice garage  
entrance is on Bryant  
St*



**855 Branna Street Apartments**  
(located across from Langton St)  
434 apartments and 21 flex lofts  
with 429 parking spots  
-mix of market rent and low income



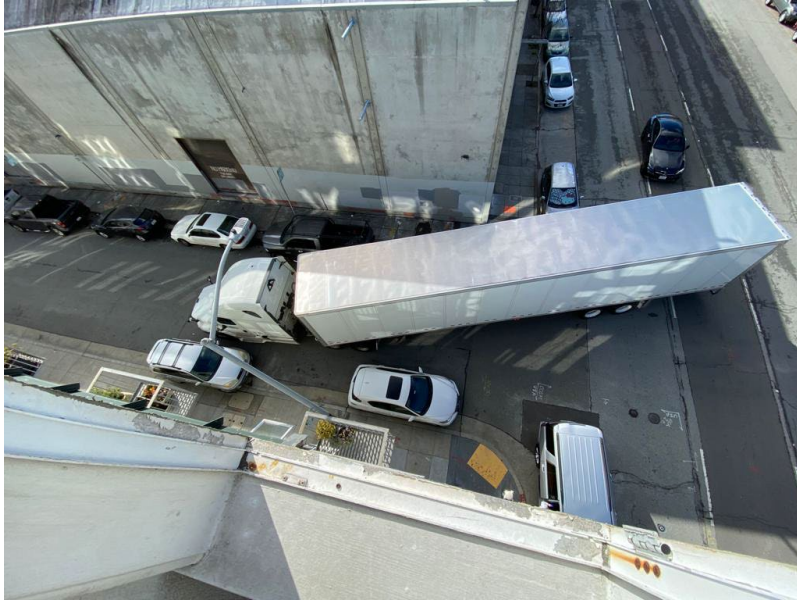


**600 7<sup>th</sup> Street**  
**Mercy Housing Development**  
(across the street from Langton St)  
221 New Affordable homes over  
half of which will be for formerly  
homeless adults and families



**These photos are just a few examples of the delivery trucks and semi-trucks that enter Langton Street on a daily basis. They deliver to MacMurray Pacific Wholesale, who is located on the private street at the end of Langton Street. Since the street is private, they have the right to block the end of Langton with their delivery trucks.**

***\*\*please note that this is during all times of the day.***





Concerning the 925 Bryant Street Project  
July 26, 2022

The proposed building height means we will long longer have direct sunlight. Consider making the tall part of building to the south at the far end of the property across from the warehouses and lower the height by stair-stepping down as jt approaches Bryant Street.

Having a garage entrance on Langton Street is 100% untenable. Our street is already jammed with delivery trucks all day every weekday. These are 18-wheelers with trailers that are typically 70 feet long and that can be backed up 3-4 deep trucks at any given time. Idling trucks cause our homes to fill with diesel exhaust and soot. Also, the traffic jam causes frustration among cars trying to cut through to from Bryant Street to Brannan Street to reach the two-lane traffic stretch of 7<sup>th</sup> Street as a short cut to Dogpatch, Potrero Hill, etc. There is constant hornblowing, yelling, arguments, squealing of tires.

It was mentioned previously that the city would not allow a garage entrance on Bryant Street. Is this true? The building currently at 925 Bryant Street has a garage entrance on Bryant, as does the new building just west on Bryant, as do many of the other buildings on Bryant.

Where is the public space for this building that the city requires for new residential buildings?

Langton is a narrow alley. In addition to having a large setback for your building, having the windows on the Langton Street side of your building face north rather than east would be ideal so no one is looking directly into someone else's units. As for the narrow alley, what about parking for all the additional residents? Realize not everyone has a car, but adding that many new units without addressing parking is not realistic.

Whom is the concept of shared kitchens supposed to appeal to in a post-pandemic world? The original idea was that it appealed to Tech workers looking for more affordable housing. The tech companies are leaving San Francisco or allowing employees to work remotely. This type of building in today's world seems like it is designed to languish so the city will step in and purchase it in their ongoing plan to insist on housing the mentally ill drug addicts who are dying on our streets instead of getting them the medical and mental care they need. What assurances do we have that this won't happen?

In summary, we are not opposed to a housing project at this location. But we are opposed to it in nearly all forms as currently proposed. We look forward to hearing how our concerns will be addressed.

David Widener  
John Jenkins  
321 Langton St Unit 4



This is the 301 Langton Street Association Building, which faces Langton St and is directly across the street from the proposed 925 Bryant Street development. All of our windows face Langton Street and is the ONLY source of light and our primary source of air into our homes. Building a 7 story building right across from us will eliminate any natural light into our homes.



Back side of 301  
Langton St  
building facing  
7<sup>th</sup> Street

Current  
concrete  
building  
on 925  
Bryant St.

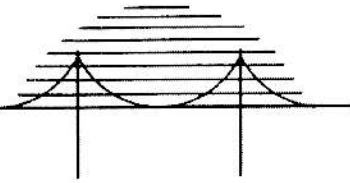
This is the back of our homes (see arrow), while we all have private roof decks, there are no windows on the back side of our building; further showing that all natural light comes from the window on Langton St.

# MACMURRAY PACIFIC

568 Seventh Street

San Francisco, CA 94103

(415) 552-5500



July 21, 2022

To the City Planning Commission:

My family owns commercial buildings at 343 Langton Street and 568 7th Street. My business also owns the rights to the private street at the end of Langton Street. We have been in this neighborhood since 1951 when my dad started MacMurray Pacific Wholesale.

I strongly oppose the building of the development for the following reasons:

- Langton Street is the warehouse entrance for my business and it is a private street.
  - As a private street, I am allowed to block the street when deliveries are made and at any given time, during the weekdays, there are several vans and semi-trucks that come onto Langton for deliveries to my business.
  - Having a development here and an extended period of construction will severely disrupt the flow of shipments and deliveries that are essential to my daily operation.
  - Adding an ingress and egress for parking will only exacerbate the existing flow of cars and trucks on our street.
- The height of this proposed development is several stories higher than the existing buildings in our neighborhood and will block any natural light to a majority of Langton Street. This needs to be strongly considered for the existing residents and buildings, including my own, that have been here many years.

My business has co-existed with the residents of Langton Street for a long time. We are respectful to them and they in turn are respectful to us. Adding a 233 unit building in a neighborhood that is already flooded with rental and low income housing makes no sense whatsoever. There are more negatives than positives to this as my fellow neighbors will outline in detail to you.

I fully support the residents of Langton Street in their efforts to stop this development in its existing design.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Carl Wildenradt'.

Carl Wildenradt  
MacMurray Pacific Wholesale



**From:** [Ajello Hoagland, Linda \(CPC\)](#)  
**To:** [Diamond, Susan \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [Asbagh, Claudine \(CPC\)](#); [Conner, Kate \(CPC\)](#)  
**Subject:** 1196 Columbus Avenue - Typographical Error  
**Date:** Tuesday, July 26, 2022 1:20:33 PM  
**Attachments:** [REVISED Exec. Summary and Draft Resolution - 1196 Columbus.pdf](#)

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Good Afternoon Commissioners,

I apologize for another email, but it was brought to my attention that there was an error on the proposed building height as stated in the project description (55' vs. 65'). Attached please find the corrected Executive Summary and Draft Resolution. I will bring printed copies to the hearing on Thursday.

I have confirmed with the ZA that this will not require a renotification and that the correction can be made at the hearing.

Regards,  
Linda

**Linda Ajello Hoagland, AICP Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7320 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

*Please note that I am not in the office on Fridays*



# REVISED EXECUTIVE SUMMARY STATE DENSITY BONUS PROJECT

**HEARING DATE: JULY 28, 2022**

**Record No.:** 2020-006679CRV  
**Project Address:** 1196 Columbus Avenue  
**Zoning:** Community Business (C-2) Zoning District  
40-X Height and Bulk District  
Telegraph Hill - North Beach Special Use District  
**Block/Lot:** 0043/007  
**Project Sponsor:** Jonathan Pearlman  
439 Healdsburg Avenue  
Healdsburg, CA 95448  
**Property Owner:** Linden Station Columbus, LLC  
South San Francisco, CA 94080  
**Staff Contact:** Linda Ajello Hoagland – (628) 652-7320  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project includes the demolition of an existing, approximately 5,741-square-foot (sf), commercial building and construction of an approximately 28,706 gross square foot (gsf), 6-story, 565-foot-tall residential building pursuant to the Individually Requested State Density Bonus Program and California Government Code Section 65915 et. Seq. (“State Density Bonus Law” or “State Law”). The proposed building would include 56 group housing units with 56 Class 1 and 4 Class 2 bicycle parking spaces, and 1,413 square feet of common open space. The Project is providing 10 below market rate group housing rooms on-site with 6 (or 12%) of the units at very-low income (55% AMI) to garner a 22% density bonus.

Pursuant to California Government Code Sections 65915, the Project Sponsor has elected to use the State Density Bonus Law and has requested two waivers from the Planning Code for: 1) Rear Yard (Section 134) and 2) Building Height (Section 260). The Project is not seeking any concessions and incentives.

## Required Commission Action

In order for the Project to proceed, the Commission must adopt the findings related to the requested waivers from development standards, including Rear Yard (Section 134) and Building Height (Section 260) pursuant to Planning Code Section 206.6.

## Issues and Other Considerations

- **Public Comment & Outreach.** The Department has received one letter of support from the North Beach Neighbors. The Sponsor hosted one community meeting on January 21, 2021, with eight people in attendance.
- **Group Housing Regulations:** The Project Application was accepted on March 15, 2021, and a Preliminary Housing Development Application (SB 330) was submitted on January 25, 2021. Therefore, the Project is exempt from Ordinance 50-22 (Planning Code – Group Housing Definition) and the subsequent Planning Code amendments which were approved by the Board of Supervisors and Mayor Breed and went into effect on April 30, 2022. The Project is exempt from physical regulations prohibiting cooking facilities in individual group housing units, requiring a minimum amount of internal common space, and requiring a minimum number of communal kitchens; as well as operational regulations that require group housing units to be rented for a minimum of 30 days. The Project is proposing rental units so the new prohibition of on-site affordable units as ownership tenures is not relevant.
- **Inclusionary Affordable Housing.** The Project Application was accepted on March 15, 2021; therefore, pursuant to Planning Code Section 415.3, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide a minimum of 21% of the total proposed dwelling units as affordable. The on-site Inclusionary rate is broken into three separate income tiers: 12% of the units must be made available to low-income households with affordable rents set 55% AMI, 4.5% must be made available to moderate income households with rents set at 80% AMI, and 4.5% must be made available to middle-income households with rents set at 110% AMI. A Project Sponsor may use their on-site Inclusionary units to qualify for a density bonus under the State Density Bonus Law (“State Law”). The total on-site requirement is 10 group housing units.
- **State Density Bonus Law & Waivers.** The Community Business (C-2) Zoning District allows residential density at a ratio not exceeding the number of dwelling units permitted in the nearest R District, with the distance to such R District measured from the midpoint of the front lot line or from a point directly across the street therefrom, whichever permits the greater density; provided, that the maximum density ratio shall in no case be less than one unit for each 800 square feet of lot area. The nearest R District is the Medium Density Residential (RM-3) Zoning District which regulates density as a ratio of units to lot area at one group housing unit per 140 square feet of lot area. The base density includes the amount of residential development that could occur on the project site as of right without exceptions to development standards of the Planning Code (ex: open space, dwelling unit exposure, etc.).

For the Project at 1196 Columbus Street, the base density would permit a residential project that included 46 group housing units. Because the Project is providing 12% of the units as inclusionary units affordable to low-income households (up to 55% AMI), the Project is entitled to a 38.75% density bonus or 64 group housing

units. The Project is seeking a 22% density bonus resulting in a total of 28,865 gross square feet of residential uses or 56 group housing dwelling units.

Under the State Density Bonus Law, the Project is requesting two waivers from development standards for Rear Yard (Section 134) and Height (Section 260). The project is not seeking any incentives or concessions.

Tenure	Rental
Base residential density	46 group housing units
Bonus residential density	28,865 sq ft
Inclusionary Rate	21%
Fee Rate	30%
Bonus sought	22%
BMR units	10
Affordability level	6 Low-Income (55% AMI), 2 Moderate Income (80% AMI) and 2 Middle Income (110% AMI) units.
Incentives / Concessions	None
Waivers	Rear Yard (Section 134) & Height (Section 260)

## Environmental Review

In accordance with CEQA, an Addendum to the Final Mitigated Negative Declaration for a proposed hotel project on the site (Case number 2014-002849ENV) adopted by the Planning Commission on November 16, 2017 (Motion 20058) was published on June 22, 2022.

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project would provide 56 group housing units helping alleviate San Francisco's severe housing crisis. Additionally, nine of the proposed units will be inclusionary units. The proposed dwelling units are located on a transit rich corridor and in a neighborhood that will benefit from the increase in foot traffic and consumers who will inhabit these units.

## Attachments:

- Draft Resolution – State Density Bonus
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- 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



# REVISED PLANNING COMMISSION DRAFT RESOLUTION

**HEARING DATE: July 28, 2022**

*Record No.:* **2020-006679CRV**  
*Project Address:* **1196 COLUMBUS AVENUE**  
*Zoning:* Community Business (C-2) Zoning District  
Telegraph Hill - North Beach Special Use District  
40-X Height and Bulk District  
*Block/Lot:* 0043 / 007  
*Project Sponsor:* Jonathan Pearlman  
Elevation Architects  
439 Healdsburg Avenue  
Healdsburg, CA 95448  
*Property Owner:* Linden Station Columbus, LLC  
160 S. Linden Avenue, Suite 100  
South San Francisco, CA 94080  
*Staff Contact:* Linda Ajello Hoagland – 628-652-7320  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)

RESOLUTION ADOPTING FINDINGS RELATED TO THE REQUESTED WAIVERS FROM DEVELOPMENT STANDARDS PURSUANT TO STATE DENSITY BONUS LAW (CA GOVT. CODE SECTION 65915) AND PLANNING CODE SECTION 206.6, ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

On March 15, 2021, Jonathan Pearlman, on behalf of Linden Station LLC (hereinafter "Project Sponsor") filed Application No. 2020-006679CRV (hereinafter "Application") with the Planning Department ("Department") for a State Density Bonus Project to demolish an existing, approximately 5,741-square-foot (sf), commercial building and construct a 28,706 gross square foot (gsf), 6-story, 565-foot-tall residential building ("Project") at 1196 Columbus Avenue, Block 0043, Lot 007 ("Project Site").

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed project on July 28, 2022; and,

WHEREAS, on July 28, 2022, the Commission adopted Resolution No. XXXXX. In that action, the Commission adopted an Addendum to the Mitigated Negative Declaration for a proposed hotel project on the site (Case Number 2014-002849ENV) adopted on November 16, 2017 (Motion 20058).

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **finds** that the requested waivers from Rear Yard (Section 134) and Building Height (Section 260) are necessary for the project.

## 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. General Plan Compliance.** The proposed project is consistent with the following Objectives and Policies of the General Plan:

### 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 1.10

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.

**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.

Policy 12.3

Ensure new housing is sustainably supported by the City’s public infrastructure systems.

**OBJECTIVE 13**

**PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.**

Policy 13.1

Support “smart” regional growth that located new housing close to jobs and transit.

Policy 13.3

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

*The Project is consistent with the Objectives and Policies of the General Plan, in that the project would provide 56 group housing rooms helping alleviate San Francisco’s severe housing crisis. Additionally, 21% of the dwelling units will be inclusionary units. The Project site is located on an underutilized corner lot with frontage on Columbus Avenue, Bay Street and Jones Street. The massing of the proposed building’s primary front facade has been designed to be compatible with the prevailing street wall pattern. The 6-story building is suitable for this location and will serve as a transition between the three- and four-story residential buildings on Bay and Columbus Streets. The proposed design, including a simplified façade, will incorporate design and architectural treatments with various vertical and horizontal elements and a pedestrian scale ground floor which is consistent*

*with the design features of adjacent facades and of those in the district along Columbus Avenue and Bay and Columbus Streets. The Project design maintains the pattern of development with little to no front setback, with varied building projections and recesses. The proposed design is contemporary yet compatible, referencing character-defining features of the surrounding buildings on the subject block and is compatible with the district's size, scale, and details. The Project will provide no off-street parking spaces, 56 Class 1 and 4 Class 2 bicycle parking spaces for the residents and visitors. The Project is located on a Transit Preferential Street and a Class III bikeway corridor that provide connections to locations throughout the City which will afford future residents the ability to rely on alternate modes of transportation to further the City's goals for sustainable transportation. The Project also includes improvements in the public right-of-way, including new street trees, planting areas and sidewalk improvements.*

**2. Planning Code Section 101 Findings.** The proposed project is consistent with the eight Priority Policies set forth in Section 101.1 (b) of the Planning Code 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 enhanced;

*The Project would have a positive effect on existing neighborhood-serving retail uses because it would bring additional residents to the neighborhood, thus increasing the customer base of existing neighborhood-serving retail.*

- 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 would not negatively affect the existing housing and neighborhood character. The Project would not displace any housing given the existing project site consists wholly of a surface parking lot. The Project would improve the existing character of the neighborhood by developing a residential building with 56 group housing units, including on-site affordable units.*

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

*The Project Site is developed with a single-story commercial building most recently occupied by a bicycle rental shop that is temporarily closed (according to information found online). As such, no existing resident units will be removed. The Project will provide 56 group housing units, adding to the City's housing supply. The Project will comply with the City's Inclusionary Affordable Housing Ordinance by using the combination option described in Section 415.5. The project will pay the Affordable Housing Fee on the entire project and will receive fee credit by providing 21 percent of the units as affordable (ten below market rate units provided on-site).*

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

*The Project would not impede MUNI transit service or overburden local streets or parking. The Project is at a location well-served by transit as it is located in a major transit corridor and would promote rather than impede the use of MUNI transit service. Future residents of the Project could access the existing MUNI bus*



*services located along Columbus Avenue.*

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

*The Project will replace an existing single-story commercial building and would not negatively affect the industrial and service sectors, nor would it displace any existing industrial uses.*

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

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

- G. That the landmarks and historic buildings be preserved;

*Currently, the Project Site is a single-story commercial building and 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 proposed project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

**3. Planning Code Section 206.6 Findings.** Pursuant to Planning Code Section 206.6(e), the Planning Commission shall make the following findings as applicable for any application for a Density Bonus, Incentive, Concession or Waiver for any Individually Requested Density Bonus Project:

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

*The Project consists of five or more dwelling units on a site that in the Community Business Zoning District that is currently developed as a single-story commercial building and is, therefore, eligible for the Individually Requested Density Bonus Program.*

- 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 is requesting waivers from two development standards and is not seeking any concessions or incentives under the Individually Requested Density Bonus Program.*

- 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 includes construction of a new six-story residential building. The Project would contain 56*

*group housing units, with ten units provided as affordable.*

*In order to achieve the proposed residential density, the Project is requesting two waivers from development standards, including Rear Yard (Section 134) and Building Height (Section 260). No concession and incentives are requested. Without the waivers, the Project would be physically precluded from constructing the 10 additional group housing units as permitted under the Individually Requested Density Bonus Program, thus preventing the Project from achieving a 22% density bonus.*

- 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 Density Bonus for the Project is not based on any donation of land; and is therefore not applicable.*

- 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 the requirements included in Government Code Section 65915(h) have been met.

*The requested Density Bonus for the Project is not based on the inclusion of a Child Care Facility; and is therefore not applicable.*

- 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 is not seeking any concessions or incentives under the Individually Requested Density Bonus Program.*

NOW THEREFORE BE IT RESOLVED that the Commission hereby **APPROVES** the request for waivers as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 28, 2022.

Jonas P. Ionin  
*Commission Secretary*

AYES:

NOES:

ABSENT:

ADOPTED: July 28, 2022

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Switzky, Joshua \(CPC\)](#); [Snyder, Mathew \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** Transbay - Amended Resolution  
**Date:** Tuesday, July 26, 2022 4:41:37 PM  
**Attachments:** [2018-015785GPR GPA MAP - Revised Motion and Resolutions w Revised CEQA language.pdf](#)

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Commissioners,

Please see attached amended resolution for the Transbay Block 4 item on this Thursday's Agenda.

Please note that the amendment includes CEQA Findings and the expectation for you to have familiarized yourselves with the CEQA documents and any amendments to it, linked here:

[https://sfplanning.org/environmental-review-documents?  
title=Transbay&field\\_environmental\\_review\\_categ\\_target\\_id=212&items\\_per\\_page=10](https://sfplanning.org/environmental-review-documents?title=Transbay&field_environmental_review_categ_target_id=212&items_per_page=10)

The expectation is not for you to have read every word on every page.

In staying with our past practice, I will not be requesting that you acknowledge review of the document on the public record, unless so challenged.

Apologies for this late direction.

**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](#)



# MEMO TO THE PLANNING COMMISSION

**HEARING DATE: JULY 28, 2022**

**Project Name:** Transbay Block 4 – 200 Main Street – Amendments to the General Plan, Zoning Map, and Redevelopment Plan

**Case Number:** 2018-015785GPR

**Initiated by:** Planning Commission

**Staff Contact:** Mat Snyder, Citywide Planning  
Mathew.snyder@sfgov.org, (628) 652-7460

**Reviewed by:** Joshua Switzky, Land Use & Community Planning Program Manager, Citywide Planning  
Joshua.switzky@sfgov.org, (628) 652-7464

Attached are corrected draft Motion and Resolutions for the amendments to the General Plan, Zoning Map, and Redevelopment Plan to the Transbay Project Area, on which the Commission is scheduled to take action at its July 28, 2022 Hearing.

The corrections clarify that the Planning Commission will also be adopting CEQA findings as their own by reference to Commission of Community Investment and Infrastructure Resolution No. 18-2022, as now described in each motion and resolution.



# PLANNING COMMISSION DRAFT RESOLUTION

**HEARING DATE: JULY 28, 2022**

**Project Name:** Transbay Block 4 – 200 Main Street - Amendments to the Transit Center District Sub Area Plan  
**Case Number:** 2018-015785GPA  
**Initiated by:** Planning Commission  
**Staff Contact:** Mat Snyder, Citywide Planning  
Mathew.snyder@sfgov.org, (628) 652-7460  
**Reviewed by:** Joshua Switzky, Land Use & Community Planning Program Manager, Citywide Planning  
Joshua.switzky@sfgov.org, (628) 652-7464

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE TRANSIT CENTER DISTRICT AREA PLAN (TCDP), A SUB-AREA OF THE DOWNTOWN PALM, BY AMENDING TCDP FIGURE 1 BY CHANGING THE HEIGHT LIMIT ON TRANSBAY BLOCK 4 FROM 450 FEET TO 513 FEET, AND THE HEIGHT LIMIT ON TRANSBAY BLOCK 1 FROM 50/85/300 TO 400 FEET, AND AMENDING POLICY 4.36 REGARDING BIKE ROUTING; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 340 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

WHEREAS, Pursuant to Planning Code Section 340(C), the Planning Commission (“Commission”) initiated a General Plan Amendment in association with the Transbay Block 4 project, per Planning Commission Resolution No. 21133, on June 23, 2022.

WHEREAS, The proposed amendments to the TDCP would, in part, enable the Transbay Block 4 Project as described below; Transbay Block 4 is bordered by Howard Street on the north, Main Street on the east, Beale Street on the east and a proposed new portion on Tehama Street on the south in Zone One of the Transbay Redevelopment Project Area, and is comprised of Assessor Block 3739, Lot 10; and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) approved the Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) by Ordinance No. 124-05 (June 21, 2005) and by Ordinance No. 99- 06 (May 9, 2006), as amended by Ordinance No. 84-15 (June 18, 2015) and Ordinance No. 62-16 (April 28, 2016); and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Project Area and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan and Development Controls and Design Guidelines for the Transbay Redevelopment Project (“DCDG”) regulate land uses, and Zone Two, in which the San Francisco Planning Code regulates land uses. Zone One is intended to be developed with predominantly residential uses. The Successor Agency to the San Francisco Redevelopment Agency, commonly referred to as the Office of Community Investment and Infrastructure (“OCII”) solely administers and enforces land use entitlements for property and projects in Zone One and has delegated its authority over projects that do not require OCII action in Zone Two to the San Francisco Planning Department pursuant to that certain Delegation Agreement between the Former Agency and the Planning Department for the Transbay Redevelopment Project Area; and,

WHEREAS, A major focus of the Redevelopment Plan is to redevelop 10 acres of former highway access ramp properties owned by the State of California to generate funding for the Transbay Joint Powers Authority (“TJPA”) to construct what is now the Salesforce Transit Center (the “Transit Center”). OCII’s role is to complete the enforceable obligations that the Department of Finance has finally and conclusively approved under Redevelopment Dissolution Law. These enforceable obligations include the Implementation Agreement between TJPA and the Former Agency, which requires OCII to facilitate the sale and development of certain State-Owned Parcels to third parties, to implement the Redevelopment Plan, and to comply with California Assembly Bill 812, codified in Section 5027.1 of the California Public Resources Code (“AB 812”), which requires that 35% of all new residential units in the Project Area be affordable to low- and moderate-income households; and,

WHEREAS, In February 2012, the State of California dissolved all redevelopment agencies pursuant to California Health and Safety Code Sections 34170 et seq. (“Redevelopment Dissolution Law”), and under Ordinance No. 215-12 (Oct. 4, 2012), the Board of Supervisors established and delegated its authority under the Redevelopment Dissolution Law to the Successor Agency Commission and the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly referred to as the Commission on Community Investment and Infrastructure, or “CCII,” and the Office of Community Investment and Infrastructure or “OCII,” respectively); and,

WHEREAS, In April 2016, the CCII the Successor Commission to the Redevelopment Agency Commission approved an Agreement for Option to Purchase Transbay Block 4 (“Options Agreement”) with F4 Transbay Partners LLC, a Delaware limited liability company (“Project Sponsor”). At the time, the Project Sponsor sought to acquire Transbay Parcel F from TJPA and required as a condition of that purchase that OCII enter into the Option Agreement so that the Developer could fulfill the affordable housing obligations of Parcel F through the development of Block 4.; and,

WHEREAS, In September 2018, CCII approved a non-binding Term Sheet outlining the mixed-use, mixed-income development program for Block 4 (the “Project”) along with the First Amendment to the Option Agreement. The 2018 Term Sheet served as the basis for negotiation of the Disposition and Development Agreement (“DDA”) and development of the Schematic Design; and,

WHEREAS, Between September 2018 and September 2021, OCII negotiated with the Project Sponsor in determining the parameters for the Transbay Block 4 Schematic Design and the DDA. Objectives for OCII in their negotiations with the Project Sponsor included, in part, ensuring a maximum number of affordable units such that, at full buildout, at least 35% of the units within Transbay Project Area would be affordable; ensuring project feasibility; and maintaining the general land use and urban design principles of the vision established by the Design for Development (“D4D”). To meet these objectives, OCII determined that the building envelope then proscribed by the Redevelopment Plan (and as reflected in the height maps within the Transit Center District Area Plan of the General Plan and Planning Code Height and Bulk Map HT-01), and the DCDG would need to be amended to allow greater development potential. As described above, an amendment to the Redevelopment Plan requires the Commission adopt findings of consistency with the General Plan and Planning Code Section 101.1. Amendments to the General Plan and the Planning Code Height Map require legislation requiring Commission action. However, the DCDG is under the sole jurisdiction of OCII and CCII; the Planning Department and Commission have no role in administering this document, including review of approval of any amendments to it; and,

WHEREAS, Through the negotiations described above, OCII and the Project Sponsor agreed upon a Project Description for the Project: The Block 4 Project would include a 47-story tower with 6-story townhouse adjunct, a 16-story mid-rise building, and a single-story shared podium with shared underground facilities. The Project would provide 681 total residential units, of which 45% would be affordable. The 681 units would include 155 market-rate condominium units in the upper portion of the tower and townhouse adjunct, 324 rental units in the lower portion of the tower (including 219 market rate units and 105 below market rate units affordable to moderate income households) (the “Tower Project”), as well as 202 rental units in a 100% affordable project in the mid-rise building (including one unrestricted manager’s unit) (the “Mid-Rise Project”). In addition, the Project includes ground floor retail (a portion of which is restricted for community-serving uses), public and private open space, the construction of Tehama Street (which will be conveyed to the City upon completion), streetscape improvements, and underground utility rooms, auto and bicycle parking; and,

WHEREAS, Transit Center District Plan Figure 1, “Proposed Height Limits” currently limits Transbay Block 4 to 450 feet. Figure 1 also limits Transbay Block 1 to 300 feet in height. TCDP Policy 4.36 specifies certain bike routing on Main, Beale and Fremont Streets. The proposed TDCP Amendments would change the height designation for Block to 513 feet, would change the height designation for Transbay Block 1 to 400 feet, and would provide more flexibility in determining bike routing on Main, Beale and Fremont Streets; and

WHEREAS, Separately, the allowed maximum height increase also requires amendments to the Redevelopment Plan, and amendments Planning Code Height and Bulk Map HT-01, both of which also limit the Project site to 450 feet in height. At their July 28, 2022 Hearing, the Planning Commission approved the Zoning Map Amendment and found the proposed Redevelopment Plan Amendments consistent with the General Plan and Planning Code section 101.1; and

WHEREAS, OCII maintains land use and California Environmental Quality Act (“CEQA”) review authority of the Transbay Redevelopment Project Area, including the site of the proposed amendment (Block 4) and,



WHEREAS, On June 21, 2022 at a public hearing the CCII adopted Resolution Nos. 18-2022, 20-2022, 21-2022, 22-2022, and 23-2022, which (1) made CEQA findings confirming the analysis and conclusion of Addendum of the Final Environmental Impact Statement/Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/ Redevelopment Project (“Final Environmental Document”) as further described below, (2) approved the Plan Amendment and referred it to the Planning Commission, (3) approved the amendments to the DCDG, (4) approved the DDA for the Project, and (5) conditionally approved the Schematic Design for the Project; and,

WHEREAS, On June 15, 2004, the Board of Supervisors affirmed, by Motion No. 04-67, the certification under the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq. (“CEQA Guidelines,” and collectively “CEQA”)) of the Final Environmental Document, which included the Redevelopment Plan. Subsequently, the Board of Supervisors adopted, by Resolution No. 612-04 (October 7, 2004), findings that various actions related to the Project complied with CEQA and the Former Agency Commission adopted, by Resolution No. 11-2005 (January 25, 2005), findings and a statement of overriding considerations and a mitigation monitoring and reporting program, adopted in accordance with CEQA. Subsequent to the adoption of the Final Environmental Document and the findings, the Former Agency, the Successor Agency or other responsible agencies under CEQA/NEPA have approved and incorporated eight addenda into the analysis of the Final Environmental Document (as incorporated, the “FEIS/EIR”) and made requisite findings under CEQA (findings referenced in this recital collectively referred to as the “CEQA Findings”). OCII staff has made the FEIS/EIR (including the addenda), and related documents available to the Commission and the public, and these files are part of the record before the Commission; and,

WHEREAS, OCII, as lead agency and in consultation with the San Francisco Planning Department, has prepared Addendum No. 9 to the FEIS/EIR (the “Addendum”), dated June 13, 2022 ([link](#)). The Addendum evaluates the potential environmental effects associated with approval of the Redevelopment Plan Amendments and related actions (“Proposed Actions”); and,

WHEREAS, OCII prepared the Addendum in compliance with CEQA and the Addendum reflects the independent judgment and analysis of OCII, and the OCII concludes that the Proposed Actions are within the scope of impacts analyzed in the FEIS/EIR and will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects that alter the conclusions reached in the FEIS/EIR for the reasons stated in the Addendum; and,

WHEREAS, Based on the analysis in the Addendum, by Motion No. 18-2022, the CCII concluded that the analyses conducted and the conclusions reached in the FEIS/EIR remain valid and the Proposed Actions will not cause new significant impacts not identified in the FEIS/EIR or substantially increase the severity of previously identified significant impacts, and no new mitigation measures will be necessary to reduce significant impacts. Further, as described in the Addendum, no changes have occurred, with respect to either the development or the circumstances surrounding the development contemplated in FEIS/EIR, that will require major revisions of the FEIS/EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects, and no new information has become available that shows that the Block 4 Project will cause new or more severe significant environmental impacts. Therefore, no subsequent or

supplemental environmental review is required under CEQA beyond the Addendum to approve the Proposed Actions, the Block 4 Project and other actions necessary for the Block 4 Project;

Whereas, A draft ordinance, **attached hereto as Exhibit A**, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution to Recommend to the Board of Supervisors to approve the Draft Ordinance.

NOW THEREFORE BE IT RESOLVED, that the Commission has reviewed and considered the CEQA Findings and statement of overriding considerations that the Successor Agency previously adopted, and reviewed and considered the CEQA Findings contained in the Addendum, which the Successor Agency adopted in Resolution No. 18-2022, and hereby adopts these additional CEQA Findings as its own. The Commission finds that the conclusions reached in the FEIS/EIR remain valid and the Proposed Actions will not cause new significant impacts not identified in the FEIS/EIR or substantially increase the severity of previously identified significant impacts, and no new mitigation measures will be necessary to reduce significant impacts. Further, as described in the Addendum, no changes have occurred, with respect to either the development or the circumstances surrounding the development contemplated in FEIS/EIR, that will require major revisions of the FEIS/EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects, and no new information has become available that shows that the Project will cause new or more severe significant environmental impacts. Therefore, no subsequent or supplemental environmental review is required under CEQA beyond the Addendum to approve the Proposed Actions, the Project and other actions necessary for the Project; and

**BE IT FURTHER RESOLVED**, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution to Recommend to the Board of Supervisors to approve the Draft Ordinance.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on July 28, 2022.

Jonas P. Ionin

Planning Commission Secretary

AYES:

NOES:

ABESNT:

ADOPTED:





# PLANNING COMMISSION DRAFT RESOLUTION

**HEARING DATE: JULY 28, 2022**

**Project Name:** Transbay Block 4 – 200 Main Street - Zoning Map Amendments  
**Case Number:** 2018-015785MAP  
**Initiated by:** Planning Commission  
**Staff Contact:** Mat Snyder, Citywide Planning  
Mathew.snyder@sfgov.org, (628) 652-7460  
**Reviewed by:** Joshua Switzky, Land Use & Community Planning Program Manager, Citywide Planning  
Joshua.switzky@sfgov.org, (628) 652-7464

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO PLANNING CODE HEIGHT AND BULK MAP HT-01 BY REDESIGNATING TRANSBAY BLOCK 4, ASSESSOR'S BLOCK 3739, LOT 010 FROM 50/85/450-TB TO 513-TB; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 340 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, On July 12, 2022, Supervisor Matt Dorsey introduced an ordinance (Board File 220836) for Zoning Code Map Amendments by amending Planning Code Height and Bulk Map HT-01, for the Assessor's Block and Lot as listed above; and

WHEREAS, Pursuant to Planning Code Section 302(b), on July 12, 2022, the San Francisco Board of Supervisors initiated these Planning Code Map Amendments; and,

WHEREAS, The proposed amendments to Height and Bulk Map HT-01 would enable the Transbay Block 4 Project as described below; Transbay Block 4 is bordered by Howard Street on the north, Main Street on the east, Beale Street on the east and a proposed new portion on Tehama Street on the south in Zone One of the Transbay Redevelopment Project Area, and is comprised of Assessor Block 3739, Lot 10; and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco ("Board of Supervisors") approved the Redevelopment Plan for the Transbay Redevelopment Project Area ("Redevelopment Plan") by Ordinance No. 124-05 (June 21, 2005) and by Ordinance No. 99- 06 (May 9, 2006), as amended by Ordinance No. 84-15 (June 18, 2015) and Ordinance No. 62-16 (April 28, 2016); and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Project Area and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan and Development Controls and

Design Guidelines for the Transbay Redevelopment Project (“DCDG”) regulate land uses, and Zone Two, in which the San Francisco Planning Code regulates land uses. Zone One is intended to be developed with predominantly residential uses. The Successor Agency to the San Francisco Redevelopment Agency, commonly referred to as the Office of Community Investment and Infrastructure (“OCII”) solely administers and enforces land use entitlements for property and projects in Zone One and has delegated its authority over projects that do not require OCII action in Zone Two to the San Francisco Planning Department pursuant to that certain Delegation Agreement between the Former Agency and the Planning Department for the Transbay Redevelopment Project Area; and,

WHEREAS, A major focus of the Redevelopment Plan is to redevelop 10 acres of former highway access ramp properties owned by the State of California to generate funding for the Transbay Joint Powers Authority (“TJPA”) to construct what is now the Salesforce Transit Center (the “Transit Center”). OCII’s role is to complete the enforceable obligations that the Department of Finance has finally and conclusively approved under Redevelopment Dissolution Law. These enforceable obligations include the Implementation Agreement between TJPA and the Former Agency, which requires OCII to facilitate the sale and development of certain State-Owned Parcels to third parties, to implement the Redevelopment Plan, and to comply with California Assembly Bill 812, codified in Section 5027.1 of the California Public Resources Code (“AB 812”), which requires that 35% of all new residential units in the Project Area be affordable to low- and moderate-income households; and,

WHEREAS, In February 2012, the State of California dissolved all redevelopment agencies pursuant to California Health and Safety Code Sections 34170 et seq. (“Redevelopment Dissolution Law”), and under Ordinance No. 215-12 (Oct. 4, 2012), the Board of Supervisors established and delegated its authority under the Redevelopment Dissolution Law to the Successor Agency Commission and the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly referred to as the Commission on Community Investment and Infrastructure, or “CCII” and the Office of Community Investment and Infrastructure or “OCII,” respectively); and,

WHEREAS, In April 2016, the CCII the Successor Commission to the Redevelopment Agency Commission approved an Agreement for Option to Purchase Transbay Block 4 (“Options Agreement”) with F4 Transbay Partners LLC, a Delaware limited liability company (“Project Sponsor”). At the time, the Project Sponsor sought to acquire Transbay Parcel F from TJPA and required as a condition of that purchase that OCII enter into the Option Agreement so that the Developer could fulfill the affordable housing obligations of Parcel F through the development of Block 4.; and,

WHEREAS, In September 2018, CCII approved a non-binding Term Sheet outlining the mixed-use, mixed-income development program for Block 4 (the “Project”) along with the First Amendment to the Option Agreement. The 2018 Term Sheet served as the basis for negotiation of the Disposition and Development Agreement (“DDA”) and development of the Schematic Design; and,

WHEREAS, Between September 2018 and September 2021, OCII negotiated with the Project Sponsor in determining the parameters for the Transbay Block 4 Schematic Design and the DDA. Objectives for OCII in their

negotiations with the Project Sponsor included, in part, ensuring a maximum number of affordable units such that, at full buildout, at least 35% of the units within Transbay Project Area would be affordable; ensuring project feasibility; and maintaining the general land use and urban design principles of the vision established by the Design for Development (“D4D”). To meet these objectives, OCII determined that the building envelope then proscribed by the Redevelopment Plan (and as reflected in the height maps within the Transit Center District Area Plan of the General Plan and Planning Code Height and Bulk Map HT-01), and the DCDG would need to be amended to allow greater development potential. As described above, an amendment to the Redevelopment Plan requires the Commission adopt findings of consistency with the General Plan and Planning Code Section 101.1. Amendments to the General Plan and the Planning Code Height Map require legislation requiring Commission action. However, the DCDG is under the sole jurisdiction of OCII and CCII; the Planning Department and Commission have no role in administering this document, including review of approval of any amendments to it; and,

WHEREAS, Through the negotiations described above, OCII and the Project Sponsor agreed upon a Project Description for the Project: The Block 4 Project would include a 47-story tower with 6-story townhouse adjunct, a 16-story mid-rise building, and a single-story shared podium with shared underground facilities. The Project would provide 681 total residential units, of which 45% would be affordable. The 681 units would include 155 market-rate condominium units in the upper portion of the tower and townhouse adjunct, 324 rental units in the lower portion of the tower (including 219 market rate units and 105 below market rate units affordable to moderate income households) (the “Tower Project”), as well as 202 rental units in a 100% affordable project in the mid-rise building (including one unrestricted manager’s unit) (the “Mid-Rise Project”). In addition, the Project includes ground floor retail (a portion of which is restricted for community-serving uses), public and private open space, the construction of Tehama Street (which will be conveyed to the City upon completion), streetscape improvements, and underground utility rooms, auto and bicycle parking; and,

WHEREAS, Planning Code Height and Bulk Map HT-01 specifies a 50/85/450-TB Height designation for the subject site limiting the maximum height of the site to 450-feet; the Planning Code refers to the Redevelopment Plan for further specifications of the “TB” Height and Bulk designation. The proposed Map Amendment would provide for a maximum height limit of 513 feet for Block 4; and

WHEREAS, Related conforming amendments to the Redevelopment Plan, and amendments to Figure 1, “Proposed Height Limits” to the Transit Center District Area Plan (“TCDP”) of the General Plan, both of which also limit the site to 450 feet in height. At their July 28, 2022 Hearing, the Planning Commission approved the Planning General Plan Amendments to the TCDP and found the proposed Redevelopment Plan Amendments consistent with the General Plan; and

WHEREAS, OCII maintains land use and California Environmental Quality Act (“CEQA”) review authority of the Transbay Redevelopment Project Area, including the site of the proposed amendment (Block 4) and,

WHEREAS, On June 21, 2022 at a public hearing the CCII adopted Resolution Nos. 18-2022, 20-2022, 21-2022, 22-2022, and 23-2022, which (1) made CEQA findings confirming the analysis and conclusion of Addendum of the Final Environmental Impact Statement/Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/ Redevelopment Project (“Final Environmental Document”) as further described below, (2)

approved the Redevelopment Plan Amendments and referred it to the Planning Commission, (3) approved the amendments to the DCDG, (4) approved the DDA for the Project, and (5) conditionally approved the Schematic Design for the Project; and,

WHEREAS, On June 15, 2004, the Board of Supervisors affirmed, by Motion No. 04-67, the certification under the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq. ("CEQA Guidelines," and collectively "CEQA")) of the Final Environmental Document, which included the Redevelopment Plan. Subsequently, the Board of Supervisors adopted, by Resolution No. 612-04 (October 7, 2004), findings that various actions related to the Project complied with CEQA and the Former Agency Commission adopted, by Resolution No. 11-2005 (January 25, 2005), findings and a statement of overriding considerations and a mitigation monitoring and reporting program, adopted in accordance with CEQA. Subsequent to the adoption of the Final Environmental Document and the findings, the Former Agency or the Successor Agency or other responsible agencies under CEQA/NEPA have approved and incorporated eight addenda into the analysis of the Final Environmental Document (as incorporated, the "FEIS/EIR") and made requisite findings under CEQA (findings referenced in this recital collectively referred to as the "CEQA Findings"). OCII staff has made the FEIS/EIR, (including the addenda), and related documents available to the Commission and the public, and these files are part of the record before the Commission; and,

WHEREAS, OCII, as lead agency and in consultation with the San Francisco Planning Department, has prepared Addendum No. 9 to the FEIS/EIR (the "Addendum"), dated June 13, 2022 ([link](#)). The Addendum evaluates the potential environmental effects associated with approval of the Redevelopment Plan Amendments and related action ("Proposed Actions"); and,

WHEREAS, OCII prepared the Addendum in compliance with CEQA and the Addendum reflects the independent judgment and analysis of OCII, and the OCII concludes that the Proposed Actions are within the scope of impacts analyzed in the FEIS/EIR and will not result in any new significant impacts or a substantial increase in the severity of previously identified significant effects that alter the conclusions reached in the FEIS/EIR for the reasons stated in the Addendum; and,

WHEREAS, Based on the analysis in the Addendum, by Motion No. 18-2022, the CCII concluded that the analyses conducted and the conclusions reached in the FEIS/EIR remain valid and the Proposed Actions will not cause new significant impacts not identified in the FEIS/EIR or substantially increase the severity of previously identified significant impacts, and no new mitigation measures will be necessary to reduce significant impacts. Further, as described in the Addendum, no changes have occurred, with respect to either the development or the circumstances surrounding the development contemplated in FEIS/EIR, that will require major revisions of the FEIS/EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects, and no new information has become available that shows that the Block 4 Project will cause new or more severe significant environmental impacts. Therefore, no subsequent or supplemental environmental review is required under CEQA beyond the Addendum to approve the Proposed Actions, the Block 4 Project and other actions necessary for the Block 4 Project;

A draft ordinance, **attached hereto as Exhibit A**, would amend Planning Code Height and Bulk Map HT-01 for Assessor’s Block 3739, Lot 010 from a 50/85/450-TB designation to a 513-TB designation.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission hereby finds that the Planning Code Text Amendments and Zoning Map Amendments promote the public welfare, convenience and necessity for the following reasons:

- The Proposed Zoning Map Amendment would enable a project that would add 681 of much needed residential dwelling units to San Francisco’s housing stock. Moreover, 45% will be affordable to households with incomes that range between 40% to 120% of AMI with a broad mix of unit types.
- Though the actions required by the Planning Commission, CCII, and the Board of Supervisors would increase the allowed building envelope in multiple ways, OCII staff has worked carefully with the Project Sponsor and Planning staff to assure these increases are well considered to still meet the general urban design principles of the Transbay Redevelopment Plan, Design for Development, and DCDG. The tower will still be shorter than towers immediately to the north, thereby working within the Downtown urban design vision to create a Downtown “mound” at the Transit Center Tower (Salesforce Tower) location and tapering down toward Folsom Street and the waterfront, and other taller portions of the Project would be proportional to the tower portion. Additionally, the design of the ground plane and its interaction with the public realm are of high quality and will assure the Project fits in with its immediate context.
- The Proposed Zoning Map Amendment would enable a project that includes improvements to Beale, Howard and Main Streets, helping fulfill the public realm vision for Transbay. Beale and Main Streets are envisioned as pedestrian dominated “living streets”. The Project will also include constructing a new portion of Tehama Street on the south, which will be designed to feel like a linear plaza that provides a border between the Project and a new park to the south. The Project also includes a central publicly-accessible courtyard that will feature a grand stair from Tehama Street. The open space and public realm improvements will be well-integrated and enhance the public realm and open space network of Transbay and Downtown in general.
- The Proposed Zoning Map Amendment would not create significant shadow impacts as described in Addendum No. 9 and in the draft Planning Commission Motion regarding the Redevelopment Plan Amendment;
- The Proposed Zoning Map Amendment would enable a project that would enable a project that includes 681 units (of which 306 will be affordable) will be located in Downtown San Francisco, which has excellent access to transit and other non-vehicular modes of transportation. Transbay is also rich in other amenities, including multiple parks, that make this location particularly well suited for high density residential development.

**AND BE IT FURTHER RESOLVED**, that the Commission finds the India Basin Planning Code Amendments are in conformity with the General Plan and Planning Code Section 101.1 as set forth in Motion No. XXXX and



NOW THEREFORE AND BE IT FURTHER RESOLVED, that the Commission has reviewed and considered the CEQA Findings and statement of overriding considerations that the Successor Agency previously adopted, and reviewed and considered the CEQA Findings contained in the Addendum, which the Successor Agency adopted in Resolution No. 18-2022, and hereby adopts these additional CEQA Findings as its own. The Commission finds that the conclusions reached in the FEIS/EIR remain valid and the Proposed Actions will not cause new significant impacts not identified in the FEIS/EIR or substantially increase the severity of previously identified significant impacts, and no new mitigation measures will be necessary to reduce significant impacts. Further, as described in the Addendum, no changes have occurred, with respect to either the development or the circumstances surrounding the development contemplated in FEIS/EIR, that will require major revisions of the FEIS/EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects, and no new information has become available that shows that the Project will cause new or more severe significant environmental impacts. Therefore, no subsequent or supplemental environmental review is required under CEQA beyond the Addendum to approve the Proposed Actions, the Project and other actions necessary for the Project; and

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 302, the Planning Commission Adopts a Resolution to Recommend to the Board of Supervisors to approve the Draft Ordinance.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on July 28, 2022.

Jonas P. Ionin

Planning Commission Secretary

AYES:

NOES:

ABESNT:

ADOPTED:



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: JULY 28, 2022**

**Project Name:** Transbay Block 4 – 200 Main Street – Amendment to the Transbay Redevelopment Plan  
**Case Number:** 2018-015785GPR  
**Initiated by:** Planning Commission  
**Staff Contact:** Mat Snyder, Citywide Planning  
Mathew.snyder@sfgov.org, (628) 652-7460  
**Reviewed by:** Joshua Switzky, Land Use & Community Planning Program Manager, Citywide Planning  
Joshua.switzky@sfgov.org, (628) 652-7464

ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING APPROVAL OF THE AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE TRANSBAY REDEVELOPMENT PROJECT AREA TO INCREASE THE MAXIMUM HEIGHT LIMIT FROM 400 FEET TO 513 FEET, AND TO INCREASE THE ALLOWED BULK ON BLOCK 4 OF ZONE 1 OF THE TRANSBAY REDEVELOPMENT PROJECT AREA, ADOPTING GENERAL PLAN AND PLANNING CODE SECTION 101.1 FINDINGS, AND RECOMMENDING THE TRANSBAY REDEVELOPMENT PLAN AMENDMENT TO THE BOARD OF SUPERVISORS FOR APPROVAL.

WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) approved the Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) by Ordinance No. 124-05 (June 21, 2005) and by Ordinance No. 99- 06 (May 9, 2006), as amended by Ordinance No. 84-15 (June 18, 2015) and Ordinance No. 62-16 (April 28, 2016) ;and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Project Area and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan and Development Controls and Design Guidelines for the Transbay Redevelopment Project (“DCDG”) regulate land uses, and Zone Two, in which the San Francisco Planning Code regulates land uses. Zone One is intended to be developed with predominantly residential uses. The Successor Agency to the San Francisco Redevelopment Agency, commonly referred to as the Office of Community Investment and Infrastructure (“OCII”) solely administers and enforces land use entitlements for property and projects in Zone One and has delegated its authority over projects that do not require OCII action in Zone Two to the San Francisco Planning Department pursuant to that certain Delegation Agreement between the Former Agency and the Planning Department for the Transbay Redevelopment Project Area; and,

WHEREAS, A major focus of the Redevelopment Plan is to redevelop 10 acres of former highway access ramp properties owned by the State of California (the “State-Owned Parcels”) to generate funding for the Transbay Joint Powers Authority (“TJPA”) to construct what is now the Salesforce Transit Center (the “Transit Center”). OCII’s role is to complete the enforceable obligations that the Department of Finance has finally and conclusively approved under Redevelopment Dissolution Law. These enforceable obligations include the Implementation Agreement between TJPA and the Former Agency, which requires OCII to facilitate the sale and development of certain State-Owned Parcels to third parties, to implement the Redevelopment Plan, and to comply with California Assembly Bill 812, codified in Section 5027.1 of the California Public Resources Code (“AB 812”), which requires that 35% of all new residential units in the Project Area be affordable to low- and moderate-income households; and,

WHEREAS, Section 4.105 of the City Charter and 2A.53 of Administrative Code require General Plan referrals to the Planning Commission ("Commission") for certain matters, including determination as to whether a Redevelopment Plan amendment is in conformity with the General Plan prior to consideration by the Board of Supervisors. Similarly, Section 33346 of the California Health and Safety Code regarding California Redevelopment Law, the Redevelopment Plan must be submitted to the Planning Commission for its report and recommendation concerning the proposed plan amendments; and,

WHEREAS, On July 20, 2020, the Planning Department received a General Plan Referral application to amend the Redevelopment Plan for the Transbay Redevelopment Project Area (“Plan Amendment”) to increase the maximum height limit for Block 4 from 400 feet to 513 feet, and to increase the maximum floor plate limits within different portions of the building envelope within the same block; and,

WHEREAS, Transbay Block 4 is bordered by Howard Street on the north, Main Street on the east, Beale Street on the west and a proposed new segment of Tehama Street on the south in Zone One of the Transbay Redevelopment Project Area, and is comprised of Assessor Block 3739, Lot 10; and,

WHEREAS, In February 2012, the State of California dissolved all redevelopment agencies pursuant to California Health and Safety Code Sections 34170 et seq. ("Redevelopment Dissolution Law"), and under Ordinance No. 215-12 (Oct. 4, 2012), the Board of Supervisors established and delegated its authority under the Redevelopment Dissolution Law to the Successor Agency Commission and the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly referred to as the Commission on Community Investment and Infrastructure, or “CCII,” and the Office of Community Investment and Infrastructure or “OCII,” respectively); and,

WHEREAS, In April 2016, the CCII approved an Agreement for Option to Purchase Transbay Block 4 (“Option Agreement”) with F4 Transbay Partners LLC, a Delaware limited liability company (“Project Sponsor”). At the time, the Project Sponsor sought to acquire Transbay Parcel F from TJPA and required as a condition of that purchase that OCII enter into the Option Agreement so that the Developer could fulfill the affordable housing obligations of Parcel F through the development of Block 4; and,

WHEREAS, In September 2018, CCII approved a non-binding Term Sheet outlining the mixed-use, mixed-income development program for Block 4 (the “Project”) along with the First Amendment to the Option

Agreement. The 2018 Term Sheet served as the basis for negotiation of the Disposition and Development Agreement (“DDA”) and development of the Schematic Design; and,

WHEREAS, Between September 2018 and September 2021, OCII negotiated with the Project Sponsor in determining the parameters for the Transbay Block 4 Schematic Design and the DDA. Objectives for OCII in their negotiations with the Project Sponsor included, in part, ensuring a maximum number of affordable units such that, at full buildout, at least 35% of the units within Transbay Project Area would be affordable; ensuring project feasibility; and maintaining the general land use and urban design principles of the vision established by the Design for Development (“D4D”). To meet these objectives, OCII determined that the building envelope then proscribed by the Redevelopment Plan (and as reflected in the height maps within the Transit Center District Area Plan of the General Plan and Planning Code Height and Bulk Map HT-01), and the DCDG would need to be amended to allow greater development potential. As described above, an amendment to the Redevelopment Plan requires the Commission adopt findings of consistency with the General Plan and Planning Code Section 101.1. Amendments to the General Plan and the Planning Code Height Map require legislation requiring Commission action. However, the DCDG is under the sole jurisdiction of OCII and CCII; the Planning Department and Commission have no role in administering this document, including review of approval of any amendments to it; and,

WHEREAS, Through the negotiations described above, OCII and the Project Sponsor agreed upon a Project Description for the Project: The Project would include a 47-story tower with 6-story townhouse adjunct, a 16-story mid-rise building, and a single-story shared podium with shared underground facilities. The Project would provide 681 total residential units, of which 45% would be affordable. The 681 units would include 155 market-rate condominium units in the upper portion of the tower and townhouse adjunct, 324 rental units in the lower portion of the tower (including 219 market rate units and 105 below market rate units affordable to moderate income households) (the “Tower Project”), as well as 202 rental units in a 100% affordable project in the mid-rise building (including one unrestricted manager’s unit) (the “Mid-Rise Project”). In addition, the Project includes ground floor retail (a portion of which is restricted for community-serving uses), public and private open space, the construction of Tehama Street (which will be conveyed to the City upon completion), streetscape improvements, and underground utility rooms, auto and bicycle parking; and,

WHEREAS, The Transbay Redevelopment Plan specifies a 450-foot maximum height limit on Block 4 and limits the floor plates of the Tower Project to 13,000 square feet (“sf”) above 85-feet, and limits the floor plates of the Mid-Rise Project between build heights of 85 feet and 250 feet to 7,500 sf. The proposed Plan Amendment would provide for a maximum height limit of 513 feet, a maximum floor plate size of 13,500 sf between heights of 85-feet and 250-feet for the Mid-Rise Project, and a maximum floor plate size of 15,300 sf at the lower portion of the tower (85 feet to 122 feet) for the Tower Project; these proposed Redevelopment Plan controls would only apply to Block 4 and no other portion of the Plan Area. Similarly, the DCDG contained several controls that needed to be amended to enable the Project including, in part, allowing additional heights at other portions of the site, allowing the public open space to be constructed above grade, allowing temporary parking and valet operations on the ground floor, eliminating or revising setback and townhouse location requirements on the Beale, Howard, and Main Street frontages, revising floor plate ratio requirements, and revising some modulation requirements; and

WHEREAS, Related conforming amendments to the Transit Center District Area Plan of the General Plan (Figure 1 – “Proposed Height Limits”), and Planning Code Height and Bulk Map HT-01 are necessary to reflect the proposed maximum height increase in the Redevelopment Plan Amendment. On June 23, 2022, the Commission adopted Motion No. 21133 initiating the General Plan Amendments. On July 12, 2022, Supervisor Dorsey introduced legislation to amend Planning Code Height and Bulk Map HT-01 and referred the legislation to the Planning Commission for their action. At their July 28, 2022 Hearing, the Planning Commission approved the General Plan Amendment and Zoning Map Amendment; and

WHEREAS, OCII maintains land use and California Environmental Quality Act ("CEQA") review authority of the Transbay Redevelopment Project Area, including the site of the proposed amendment (Block 4) and,

WHEREAS, On June 21, 2022 at a public hearing the CCII adopted Resolution Nos. 18-2022, 20-2022, 21-2022, 22-2022, and 23-2022, which (1) made CEQA findings confirming the analysis and conclusion of Addendum of the Final Environmental Impact Statement/Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/ Redevelopment Project (“Final Environmental Document”) as further described below , (2) approved the Plan Amendment and referred it to the Planning Commission, (3) approved the amendments to the DCDG, (4) approved the DDA for the Project, and (5) conditionally approved the Schematic Design for the Project; and,

WHEREAS, On June 15, 2004, the Board of Supervisors affirmed, by Motion No. 04-67, the certification under the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq. ("CEQA Guidelines," and collectively “CEQA”)) of the Final Environmental Document, which included the Redevelopment Plan. Subsequently, the Board of Supervisors adopted, by Resolution No. 612-04 (October 7, 2004), findings that various actions related to the Project complied with CEQA and the Former Agency Commission adopted, by Resolution No. 11-2005 (January 25, 2005), findings and a statement of overriding considerations and a mitigation monitoring and reporting program, adopted in accordance with CEQA. Subsequent to the adoption of the Final Environmental Document and the findings, the Former Agency, the Successor Agency or other responsible agencies under CEQA/NEPA have approved and incorporated eight addenda into the analysis of the Final Environmental Document (as incorporated, the "FEIS/EIR") and made requisite findings under CEQA (findings referenced in this recital collectively referred to as the “CEQA Findings”). OCII staff has made the FEIS/EIR (including the addenda), and related documents available to the Commission and the public, and these files are part of the record before the Commission; and,

WHEREAS, OCII, as lead agency and in consultation with the San Francisco Planning Department, has prepared Addendum No. 9 to the FEIS/EIR (the “Addendum”), dated June 13, 2022 (link). The Addendum evaluates the potential environmental effects associated with approval of the Redevelopment Plan Amendment and related actions (“Proposed Actions”); and,

WHEREAS, OCII prepared the Addendum in compliance with CEQA and the Addendum reflects the independent judgment and analysis of OCII, and the OCII concludes that the Redevelopment Plan Amendment and related actions “Proposed Actions” are within the scope of impacts analyzed in the FEIS/EIR and will not

result in any new significant impacts or a substantial increase in the severity of previously identified significant effects that alter the conclusions reached in the FEIS/EIR for the reasons stated in the Addendum; and,

WHEREAS, Based on the analysis in the Addendum, by Motion No. 18-2022, the CCII concluded that the analyses conducted and the conclusions reached in the FEIS/EIR remain valid and the Proposed Actions will not cause new significant impacts not identified in the FEIS/EIR or substantially increase the severity of previously identified significant impacts, and no new mitigation measures will be necessary to reduce significant impacts. Further, as described in the Addendum, no changes have occurred, with respect to either the development or the circumstances surrounding the development contemplated in FEIS/EIR, that will require major revisions of the FEIS/EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects, and no new information has become available that shows that the Project will cause new or more severe significant environmental impacts. Therefore, no subsequent or supplemental environmental review is required under CEQA beyond the Addendum to approve the Proposed Actions, the Project and other actions necessary for the Project;

## FINDINGS

Staff analyzed the proposed Redevelopment Plan Amendment with regards to conformity to the General Plan as described below.

### **DOWNTOWN PLAN**

#### **OBJECTIVE 9**

**PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.**

##### **POLICY 9.1**

Require usable indoor and outdoor open space, accessible to the public, as part of new downtown development.

#### **OBJECTIVE 10**

**ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.**

##### **POLICY 10.3**

Keep open space facilities available to the public.

*The Redevelopment Plan Amendment will enable development of the proposed Project, which is an amenity rich 681-unit development with 45% affordability. The Project will feature 12,500 square feet of open space for the residents and the public including 6,000 square feet central ungated courtyard that will be open to the public. The central open space will be accessible by a grand exterior stair from the new segment of Tehama Street, which in turn, will border a new planned public park to its south. Separately, the Project would also entail building out new streetscape portions of Beale and Main Streets, which are envisioned as pedestrian-dominated living streets. The*

*on-site publicly accessible open space will thereby be integrated and connected to the Transbay and Downtown public realm networks.*

### **OBJECTIVE 13**

**CREATE AN URBAN FORM FOR DOWNTOWN THAT ENHANCES SAN FRANCISCO'S STATURE AS ONE OF THE WORLD'S MOST VISUALLY ATTRACTIVE CITIES.**

#### **POLICY 13.1**

**Relate the height of buildings to important attributes of the city pattern and to the height and character of existing and proposed development.**

*The Transbay Redevelopment Project Area Design for Development, completed in 2003, envisions transforming an area formerly containing the Embarcadero Freeway, its ramps and Terminal Separator Structure into a transit-oriented residential district in the heart of downtown. The DCDG for this area, adopted in 2005, called for Zone One to "become a complementary and exciting addition to the downtown skyline, designed as designed as a grouping of slender towers that would visually extend the Downtown high-rise office skyline."*

*The proposed Redevelopment Plan Amendment would allow a 513-foot residential tower on Block 4, an additional 63 feet above what is currently allowed on the site; the proposed Redevelopment Plan Amendment would also allow buildings with larger floor plates than currently allowed on portions of the site. The increased bulk and heights have been designed so that taken together, the different components of the overall Block 4 development continue to be proportional to each other while enabling a significant increase in unit count overall and affordable unit count more specifically.*

*The Downtown Plan, the Transit Center District Plan, and the Urban Design Element all call for a tapering of tower heights from the location of the Transit Center Tower down toward Folsom Street and the waterfront, with towers heights tapering upward south of Folsom toward Rincon Hill. The additional height of Block 4 to allow 513-feet would be shorter than the 550-foot tower immediately north and other towers further north thereby respecting this urban design goal.*

#### **Policy 13.2**

**Foster sculpturing of building form to create less overpowering buildings and more interesting building tops, particularly the tops of towers.**

#### **POLICY 13.3**

**Create visually interesting terminations to building towers.**

### **OBJECTIVE 15**

**CREATE A BUILDING FORM THAT IS VISUALLY INTERESTING AND HARMONIZES WITH SURROUNDING BUILDINGS.**

*The proposed Project will feature a 513-foot tower with a 49-foot mechanical penthouse. The proposed design control amendments have been carefully tailored to assure that height of the Project's tower and penthouse work*

*within the envisioned tapering of towers from Mission Street to Folsom Street – that is that the overall tower height continues to read as being shorter than the towers to the north. The penthouse is designed as an extension of one of the tower masses thereby accentuating the tower’s verticality and not creating a separate element that could otherwise call undo attention to itself.*

*The proposed amendments to the design controls (both with the Redevelopment Plan and the DCDG) have been carefully considered so that additional height and bulk across the site both horizontally and vertically work together proportionally. For example, floor plate limits for the tower have been increased so that they podium portion of tower is at a higher height proportional to the proposed new tower height.*

### **OBJECTIVE 16**

#### **CREATE AND MAINTAIN ATTRACTIVE, INTERESTING URBAN STREETSCAPES**

*As noted above, the proposed Project includes streetscape improvements to all bordering streets accordance with the Transbay Streetscape Master Plan.*

#### **POLICY 16.2**

Provide setbacks above a building base to maintain the continuity of the predominant streetwalls along the street.

*Setbacks will be provided along the newly created portion of Tehama Street to provide residential stoops to the townhouse units and a portion of Main Street. Setbacks will not be provided for the remainder portion of Main Street, Beale Street and Howard Street consistent with other buildings along those streets.*

### **TRANSIT CENTER DISTRICT PLAN: A SUB-AREA PLAN OF THE DOWNTOWN PLAN**

#### **OBJECTIVE 2.1**

**MAXIMIZE BUILDING ENVELOPE AND DENSITY IN THE PLAN AREA WITHIN THE BOUNDS OF URBAN FORM AND LIVABILITY OBJECTIVES OF THE**

#### **OBJECTIVE 2.2**

**CREATE AN ELEGANT DOWNTOWN SKYLINE, BUILDING ON EXISTING POLICY TO CRAFT A DISTINCT DOWNTOWN "HILL" FORM, WITH ITS APEX AT THE TRANSIT CENTER, AND TAPERING IN ALL DIRECTIONS.**

#### **OBJECTIVE 2.4**

**PROVIDE DISTINCT TRANSITIONS TO ADJACENT NEIGHBORHOODS AND TO TOPOGRAPHIC AND MAN-MADE FEATURES OF THE CITYSCAPE TO ENSURE THE SKYLINE ENHANCES, AND DOES NOT DETRACT FROM, IMPORTANT PUBLIC VIEWS THROUGHOUT THE CITY AND REGION.**

#### **POLICY 2.5**

Transition heights down to adjacent areas, with particularly attention on the transitions to the southwest and west in the lower scale South of Market areas and to the waterfront to the east.



*As noted above, while the proposed Redevelopment Plan Amendment would increase the height and bulk of the Project at Block 4, the additional height and bulk have been carefully considered to assure that the skyline conforms to Downtown “hill” and Folsom Street “saddle” urban form.*

**OBJECTIVE 2.9**

**PROVIDE BUILDING ARTICULATION ABOVE A BUILDING BASE TO MAINTAIN OR CREATE A DISTINCTIVE STREETWALL COMPATIBLE WITH THE STREET’S WIDTH AND CHARACTER.**

**OBJECTIVE 2.11**

**PURSUE BUILDING SETBACKS TO AUGMENT A SIDEWALK WIDENING PROGRAM ON STREET FRONTAGES WHERE SIGNIFICANT CONTIGUOUS STRETCHES OF PARCELS ARE LIKELY TO BE REDEVELOPED.**

**OBJECTIVE 2.12**

**ENSURE THAT DEVELOPMENT IS PEDESTRIAN-ORIENTED, FOSTERING A VITAL AND ACTIVE STREET LIFE.**

**Policy 2.15**

Establish a pedestrian zone below a building height of 20 to 25 feet through the use of façade treatments, such as building projections, changes in materials, setbacks, or other such architectural articulation.

*The Redevelopment Plan Amendment along with other design control amendments proposed by Project facilitate a high-quality interface with the pedestrian realm at the ground plane. While building heights along all frontages would be taller than under existing controls, they would be in keeping with nearby buildings. Special attention has been paid to uses and building design at the ground level. The Project would align the new block of Tehama with fronting townhouse units featuring stoops and planting. Also, along Tehama would be a grand stair with seating terraces that would lead to the Project’s publicly accessible mid-block open space one story above grade. Retail uses and lobby entries would be featured along Howard, Beale and Main Streets. As noted above the Project Sponsor would improve Beale, Howard and Main Street pursuant to the Transbay Streetscape and Open Space Concept Plan. Most significantly, an extension of Tehama Street would be constructed to the south of the Project. Tehama’s design would feature low curbs and special pedestrian-oriented design treatment of the street through raised crosswalk creating a sense of a linear plaza.*

**URBAN DESIGN ELEMENT**

**OBJECTIVE 3**

**MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT**

**Fundamental Principles for Major New Development**

1. The relationship of a building’s size and shape to its visibility in the cityscape, to important natural features and to existing development determines whether it will have a pleasing or a disruptive effect on the image and character of the city.

*The Urban Design Element along with the Downtown Area Plan and the Transit Center District Area Plan call for a tapering of building heights from a central Downtown location (Salesforce Tower) and tapering in each direction. Although the additional 63-foot height would bring the proposed Project closer to the height of tower immediately to the north (Block 5), the differentiation of the two is still significant enough to maintain the tapering of building heights.*

## **RECREATION AND OPEN SPACE ELEMENT**

### **POLICY 1.9**

**Preserve sunlight in public open spaces.**

*The proposed Redevelopment Plan Amendment would allow a taller residential tower to be built on the site of Block 4. The additional height and building envelope area that would be allowed under the proposed Plan Amendment would not create any net new shadow on a park under the jurisdiction of Department of Recreation and Parks that are subject to Planning Code Section 295. Shadow analysis conducted as a part of the addendum identified two existing parks and one proposed new park that are not subject to Planning Code Section 295 and seven privately owned publicly open spaces (“POPOS”) onto which the proposed Project could cast net new shadow. In all cases, the additional duration and area of shadow created by the Project compared to a project that would be compliant to current standards was found to be insignificant in terms of duration, area, and the overall impact of quality to the open space; the net new shadow from the proposed Project would not substantially and adversely affect the public’s use and enjoyment of the respective open space.*

## **HOUSING ELEMENT**

### **OBJECTIVE 1**

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

*The proposed Redevelopment Plan Amendment would allow 63 additional feet in height to the tower, along with increased floor plate sizes at two locations within the site. Similarly, amendments to the DCDG allow additional height and building area at other locations at the site. OCII staff indicates that the additional building envelope allowed by the subject Redevelopment Plan Amendment along with the DCDG Amendment would enable 126*

*additional units on the site. The new configuration of allowable building area also enables a standalone 100% affordable housing project that will include 201 affordable units at a variety of bedroom sizes made available to households ranging from 40% to 100% AMI. The Redevelopment Plan Amendment will further enable a project that will provide 105 affordable units within the Tower Project for moderate income households ranging from 100% to 120% AMI.*

*The proposed height increase is suitable for this area of Downtown first because of the convenient access to public transit and the Project's various heights still fit within the D4D's urban design vision for Transbay and Downtown. The proximity to a variety of transit options within the city and to the Bay Area would allow for sustainable development.*

*Also, the location is suitable for the proposed height due to the dense context of the neighborhood. The residential neighborhoods near Downtown and in Rincon Hill include dense tall residential towers. After the Transbay Redevelopment Plan was enacted in 2006 additional towers were built in the Rincon Hill or are currently under construction in the Transit Center area. This neighborhood context provides flexibility for additional height on Block 4 within the confines of maintaining a cohesive skyline as discussed in the previous section.*

#### **OBJECTIVE 7**

**SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.**

#### **POLICY 7.5**

**Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.**

*The Redevelopment Plan Amendment would enable a Project that would include 45% affordable units. Based on building to date in the Plan Area and OCII development projections, the affordable units within the proposed Project will contribute to ensuring that at least 35% of all new residential units within the Plan Area will be restricted for affordability as required by State Law.*

#### **OBJECTIVE 11**

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

#### **POLICY 11.4**

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

*Zoning changes in the City occur through a community planning process for a neighborhood or sub-set of a neighborhood. The proposed Redevelopment Plan Amendment was discussed with the OCII's Transbay Citizen's Advisory Committee ("CAC") and other means in the community. In May 2022, the Transbay CAC approved the Project, which included the proposed height increase. Staff finds the proposed height change to serve the public good through additional affordable housing units and transit-oriented development.*

### Eight Priority Policies of Planning Code Section 101.1

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

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

*The proposed Redevelopment Plan Amendment will not result in change in neighborhood-serving retail businesses. The Project will include street level retail to enhance the neighborhood commercial environment and the residential units in the project will provide more customers for neighborhood retail.*

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

*The proposed Redevelopment Plan Amendment will not affect existing housing and will help add to the City's housing stock. The proposed residential tower project will transform former Embarcadero Freeway land into 681 dwelling units of which 45% will be Below Market Rate Units affordable to households with income at various levels of AMI.*

3. That the City's supply of affordable housing be preserved and enhanced.

*The proposed Redevelopment Plan Amendment would increase the supply of affordable housing in San Francisco. OCII has indicated that the additional height and other building envelope increases will enable 126 additional units. Moreover, the additional height and bulk of the Project allowed by the Redevelopment Plan Amendment and the resulting increased residential development area is essential to the feasibility of the Project with 45% affordability. The Project's affordable units will contribute to meeting the requirement of having 35% of new residential units within the Plan Area restricted for affordability.*

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

*The Redevelopment Plan Amendment and Project would not impede MUNI transit service or overburden our streets or neighborhood parking; rather it would create additional residential units in this transit rich neighborhood. Parking requirements would be set by limits of the Redevelopment Plan. The proposed parking ratio is under the prescribed ratio of 0.5 space/unit in the adjacent Downtown C-3 Zoning District. The limited parking and easy access to transit and other non-vehicular modes of transportation would help enable residents to get around without having to use private vehicles.*

5. 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 residential employment and ownership in these sectors be enhanced.

*The proposed Redevelopment Plan Amendment would not result in displacing existing industrial and service uses or change the existing economic base in this area. The site of Block 4 was most recently used as a temporary bus terminal, for which the surface lot is no longer needed.*

6. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The proposed Redevelopment Plan Amendment will not affect the City's preparedness to protect against injury and loss of life in an earthquake. The proposed Project would be built to the current building code and seismic standards and otherwise will not affect the City's preparedness.*

7. That landmarks and historic buildings be preserved.

*The site of Project does not include any landmark or historic building and the proposed Redevelopment Plan Amendment will not affect the landmarks and historic buildings.*

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

*The proposed Redevelopment Plan Amendment would allow a taller residential tower to be built on the site of Block 4. The additional height and building envelope area that would be allowed under the proposed Redevelopment Plan Amendment would not create any net new shadow on a park under the jurisdiction of Department of Recreation and Parks and that are subject to Planning Code Section 295. Shadow analysis conducted as a part of Addendum No. 9 identified two existing parks and one proposed new park that are not subject to Planning Code Section 295 and seven privately owned publicly open spaces ("POPOS") onto which the proposed Project could cast net new shadow. In all cases, the additional duration and area of shadow created by the Project compared to a project that would be compliant to current standards was found to be insignificant in terms of duration, area, and the overall impact of quality to the open space; the net new shadow from the proposed Project would not substantially and adversely affect the public's use and enjoyment of the respective open space.*

NOW THEREFORE BE IT MOVED, that the Commission has reviewed and considered the CEQA Findings and statement of overriding considerations that the Successor Agency previously adopted, and reviewed and considered the CEQA Findings contained in the Addendum, which the Successor Agency adopted in Resolution No. 18-2022, and hereby adopts these additional CEQA Findings as its own. The Commission finds that the conclusions reached in the FEIS/EIR remain valid and the Proposed Actions will not cause new significant impacts not identified in the FEIS/EIR or substantially increase the severity of previously identified significant impacts, and no new mitigation measures will be necessary to reduce significant impacts. Further, as described in the Addendum, no changes have occurred, with respect to either the development or the circumstances surrounding the development contemplated in FEIS/EIR, that will require major revisions of the FEIS/EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects, and no new information has become available that shows that the Project will cause new or more severe significant environmental impacts. Therefore, no subsequent or supplemental environmental review is required

under CEQA beyond the Addendum to approve the Proposed Actions, the Project and other actions necessary for the Project; and

~~NOW THEREFORE~~ **IT FURTHER RESOLVED, MOVED**, That the Commission hereby finds the proposed amendment to the Transbay Redevelopment Plan, as described above, to be on balance consistent with the General Plan as proposed for amendment, including, but not limited to the Housing Element, Urban Design, Recreation and Open Space Element, Transit Center District Plan, and is consistent with the eight Priority Policies in City Planning Code Section 101.1 for reasons set forth in this motion, and recommend to the Board of Supervisors approval of the Plan Amendment.

I hereby certify that the foregoing Motion was adopted by the Commission at its meeting on July 28, 2022.

Jonas P. Ionin

Planning Commission Secretary

AYES:

NOES:

ABESNT:

ADOPTED:

**From:** [Son, Chanbory \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#); [Feeney, Claire \(CPC\)](#)  
**Subject:** Support homes at 925 Bryant  
**Date:** Wednesday, July 27, 2022 1:36:29 PM  
**Attachments:** [Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support for the 925 Bryant project.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)

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

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 2022-001892CUA (98 Mission Street) - REVISED Exec Summary  
**Date:** Wednesday, July 27, 2022 11:50:11 AM  
**Attachments:** [2022-001892CUA 98 Mission Revised Exec Summary 7.27.22.docx](#)  
[2022-001892CUA 98 Mission Revised Exec Summary 7.27.22.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:** Vimr, Jonathan (CPC) <[jonathan.vimr@sfgov.org](mailto:jonathan.vimr@sfgov.org)>

**Date:** Wednesday, July 27, 2022 at 11:47 AM

**To:** Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>, Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@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)>, Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, Ruiz, Gabriella (CPC) <[gabriella.ruiz@sfgov.org](mailto:gabriella.ruiz@sfgov.org)>

**Cc:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, Asbagh, Claudine (CPC) <[claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)>

**Subject:** 2022-001892CUA (98 Mission Street) - REVISED Exec Summary

Good morning Commissioners,

Please see attached for a revised executive summary for Case No. 2022-001892CUA at 98 Mission Street (aka 1 Market St), which is currently on the consent calendar for tomorrow's hearing. A Word version with all edits redlined as well as a clean PDF have been included.

The Department has provided additional context to clarify that while the proposed project is to establish a Non-Retail Sales and Service use functioning as a private gym amenity, the underlying land use that would be authorized for the 5,040 square-foot space is Non-Retail Sales and Service. As such, if the private gym were to be abandoned at some point in the future those 5,040 square feet could be occupied by anything under the broader umbrella of both Retail (which is principally permitted) and Non-Retail Sales and Service uses. The Department supports the specific proposal as well as future flexibility for this relatively small, ground level commercial space.

Please let me know should you have any questions and thank you,

**Jonathan Vimr, Senior Planner | Preservation  
Northeast Quadrant, Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7319 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)





# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: JULY 28, 2022**

## CONSENT

**Record No.:** 2022-001892CUA  
**Project Address:** 98 Mission Street (aka 1 Market Street)  
**Zoning:** Downtown-Commercial Special Development (C-3-O[SD]) Zoning District  
150-X/200-S Height and Bulk District  
**Block/Lot:** 3713/007  
**Project Sponsor:** Justin Zucker  
1 Bush Street, Suite 600  
San Francisco, CA 94104  
**Property Owner:** PPF Paramount One Market Plaza Owner, L.P.  
1633 Broadway, Suite 1801, New York, NY, 10019  
**Staff Contact:** Jonathan Vimr – (628) 652-7319  
jonathan.vimr@sfgov.org

**Recommendation:** Approval with Conditions

## Project Description

The Project proposes to establish a Non-Retail Sales and Service use within an existing, vacant, approximately 5,040 square-foot commercial space on the ground floor of the subject property. More specifically, this space would function as a private employee gym for an existing office tenant, but would also be permitted for other Non-Retail Sales and Service uses if/when the private gym is abandoned. There would be no expansion of the building or storefront alterations, and the subject commercial space is one of many on the ground floor along the building's Spear Street frontage.

## Required Commission Action

In order for the Project to proceed the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303, to allow 5,040 square feet of Non-Retail Sales and Service use on the ground floor of the subject property located within the C-3-O(SD) Zoning District.

## Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received no correspondence in support of or expressing opposition to the project.

## Environmental Review

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

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Downtown and Transit Center District plans and the Objectives and Policies of the General Plan. Although the Project would convert a ground floor space last occupied by a retail use, it is limited in size (5,040 square feet), currently vacant, and has for years proved challenging to find a long-term tenant. Further, the proposed conversion to a private office amenity (employee gym) will reactivate the ground space in conformance with the Department’s broader goals for the public realm and active ground floor uses and could serve as an additional means of attracting office workers back to downtown area as opposed to working remotely. While the subject project is to establish this office amenity, the Conditional Use Authorization would also allow the space to be occupied by other Non-Retail Sales and Service uses in the future if the private gym were to be abandoned. Though the analysis in this packet focuses on the specific proposal, the Department broadly supports opening the space to both Retail and Non-Retail uses as this would provide increased flexibility and retention of active ground floors as the downtown area continues to evolve. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F - Project Sponsor Brief



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: JULY 28, 2022**

## CONSENT

**Record No.:** 2022-001892CUA  
**Project Address:** 98 Mission Street (aka 1 Market Street)  
**Zoning:** Downtown-Commercial Special Development (C-3-O[SD]) Zoning District  
150-X/200-S Height and Bulk District  
**Block/Lot:** 3713/007  
**Project Sponsor:** Justin Zucker  
1 Bush Street, Suite 600  
San Francisco, CA 94104  
**Property Owner:** PPF Paramount One Market Plaza Owner, L.P.  
1633 Broadway, Suite 1801, New York, NY, 10019  
**Staff Contact:** Jonathan Vimr – (628) 652-7319  
jonathan.vimr@sfgov.org

**Recommendation:** Approval with Conditions

## Project Description

The Project proposes to establish a Non-Retail Sales and Service use within an existing, vacant, approximately 5,040 square-foot commercial space on the ground floor of the subject property. More specifically, this space would function as a private employee gym for an existing office tenant, but would also be permitted for other Non-Retail Sales and Service uses if/when the private gym is abandoned. There would be no expansion of the building or storefront alterations, and the subject commercial space is one of many on the ground floor along the building's Spear Street frontage.

## Required Commission Action

In order for the Project to proceed the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.2 and 303, to allow 5,040 square feet of Non-Retail Sales and Service use on the ground floor of the subject property located within the C-3-O(SD) Zoning District.

## Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received no correspondence in support of or expressing opposition to the project.

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## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Downtown and Transit Center District plans and the Objectives and Policies of the General Plan. Although the Project would convert a ground floor space last occupied by a retail use, it is limited in size (5,040 square feet), currently vacant, and has for years proved challenging to find a long-term tenant. Further, the proposed conversion to a private office amenity (employee gym) will reactivate the ground space in conformance with the Department’s broader goals for the public realm and active ground floor uses and could serve as an additional means of attracting office workers back to downtown area as opposed to working remotely. While the subject project is to establish this office amenity, the Conditional Use Authorization would also allow the space to be occupied by other Non-Retail Sales and Service uses in the future if the private gym were to be abandoned. Though the analysis in this packet focuses on the specific proposal, the Department broadly supports opening the space to both Retail and Non-Retail uses as this would provide increased flexibility and retention of active ground floors as the downtown area continues to evolve. 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.

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Draft Motion – Conditional Use Authorization with Conditions of Approval  
Exhibit B – Plans and Renderings  
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Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F - Project Sponsor Brief

**From:** [CPC-Commissions Secretary](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: July 28 2022 hearing re 200 Main Street Transbay Block 4 BF No. 220836  
**Date:** Wednesday, July 27, 2022 11:37:46 AM

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

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

From: shulmanm@att.net <shulmanm@att.net>  
Sent: Monday, July 25, 2022 10:20 PM  
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
Cc: Snyder, Mathew (CPC) <mathew.snyder@sfgov.org>; Brandin, Benjamin (CII) <benjamin.brandin@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
Subject: July 28 2022 hearing re 200 Main Street Transbay Block 4 BF No. 220836

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

Dear Commissioners,

Please accept my comments regarding the effort to increase the height and bulk for the proposed residential skyscraper and adjunct residential units involving the Transbay Project. I live a block away on Main Street from the existing temporary transbay terminal site and will be greatly and negatively impacted by this project. I oppose the plan to rezone the land to increase the height and bulk density. It will overpower the site, ensure shadows which will take away the rays of sunshine, and severely exacerbate the congestion on the streets surrounding the proposed project. I'm disappointed that the Planning Commission does not recognize the existing congestion with traffic and pedestrian flow even without adding another high-rise residential tower, mid-rise building and various other residential buildings. But with voluminous new residential units and cars (without adequate provided parking in the residential units), it will create massive congestion, noise, nuisance, and disruption to a newfound feeling of a "neighborhood." I take issue with a "planning" mantra that strives to cram as many units as it possibly can onto the site by increasing height and density without regard for its impact. The project will simply be too tall and too dense.

I hope you will disallow the proposed rezoning.

Sincerely,

M. Shulman

**From:** [Son, Chanbory \(CPC\)](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** Support homes at 925 Bryant!  
**Date:** Wednesday, July 27, 2022 11:37:11 AM  
**Attachments:** [Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)

---

**Thank you,**  
**Chanbory Son, Executive Secretary**  
**Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7346 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** [CPC-Commissions Secretary](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Group Housing  
**Date:** Wednesday, July 27, 2022 11:16:05 AM  
**Attachments:** [PlanningCodeSummary\\_Group Housing SUD \(ID 1314997\).pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[PlanningCodeSummary\\_Group Housing Definition.pdf](#)

---

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

---

**From:** Starr, Aaron (CPC) <aaron.starr@sfgov.org>  
**Sent:** Tuesday, July 26, 2022 1:24 PM  
**To:** Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ruiz, Gabriella (CPC) <gabriella.ruiz@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Flores, Veronica (CPC) <Veronica.Flores@sfgov.org>  
**Subject:** Group Housing

Dear President Tanner and members of the Commission,

A couple of weeks ago you asked for a map of the affected areas of Supervisor Peskin's proposed Groups Housing SUD, which prohibits Group Housing in the Tenderloin and Chinatown neighborhoods. This past week, Mayor Breed signed the ordinance, and it will become affective on August 20. Attached, please find the new code summary for that ordinance, which shows the boundaries of the SUD. Also attached is the new code summary for the definition change to Group Housing, which was affective on April 30. Please don't hesitate to contact me or Veronica Flores, the assigned Planner on these two ordinances, if you have any further questions.

Sincerely,

**Aaron Starr, Manager of Legislative Affairs**  
**Legislative Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: +1628-652-7533 | [sfplanning.org](http://sfplanning.org)  
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# NEW PLANNING CODE SUMMARY

## Group Housing Definition

**Amended Sections:** 102 and 415.2  
**Case Number:** 2022-000674PCA  
**Board File/Enactment #:** 211299/50-22  
**Initiated by:** Supervisor Peskin  
**Effective Date:** April 30, 2022

The proposed Ordinance amended the Planning Code to revise the definition of Group Housing.

<b>The Way It Was:</b>	<b>The Way It Is Now:</b>
Per Zoning Administrator interpretation, Group Housing rooms previously may have had a limited cooking facility, which was defined as having a small counter space, a small under-counter refrigerator, a small sink, a microwave, and a small two-ring burner.	Group Housing rooms would not be allowed to have individual or limited cooking facilities.
Group Housing rooms needed to be rented out for a minimum of seven days.	Group Housing rooms need to be rented out for a minimum of 30 days.
Group Housing projects did not have a minimum square footage requirement for common space and amenities.	Group Housing projects are required to provide 0.5 square feet of common space for every square foot of private space (including bedrooms and individual bathrooms). Projects need to provide at least one communal kitchen in 15% of the common space, with a minimum of one kitchen for every 15 Group Housing rooms.  The only exceptions would be for Student Housing, 100% Affordable Housing, or housing operated by an organization with tax-exempt status under United States Code Section 501 (c)(3) providing access to the unit in furtherance of its primary mission to provide housing.
On-site inclusionary Group Housing rooms could either be rental or ownership tenures.	On-site inclusionary Group Housing rooms would not be permitted as ownership.

**Link to Signed Legislation:**

<https://sfgov.legistar.com/View.ashx?M=F&ID=10694156&GUID=0A382839-400B-49C2-A0DB-B60B09998412>





# NEW PLANNING CODE SUMMARY

## Group Housing Special Use District

**Amended Sections:** 249.92  
**Case Number:** 2021-011415PCAMAP  
**Board File/Enactment #:** 211300/154-22  
**Initiated by:** Supervisor Peskin  
**Effective Date:** August 20, 2022

The Ordinance amended the Planning Code to create the Group Housing Special Use District.

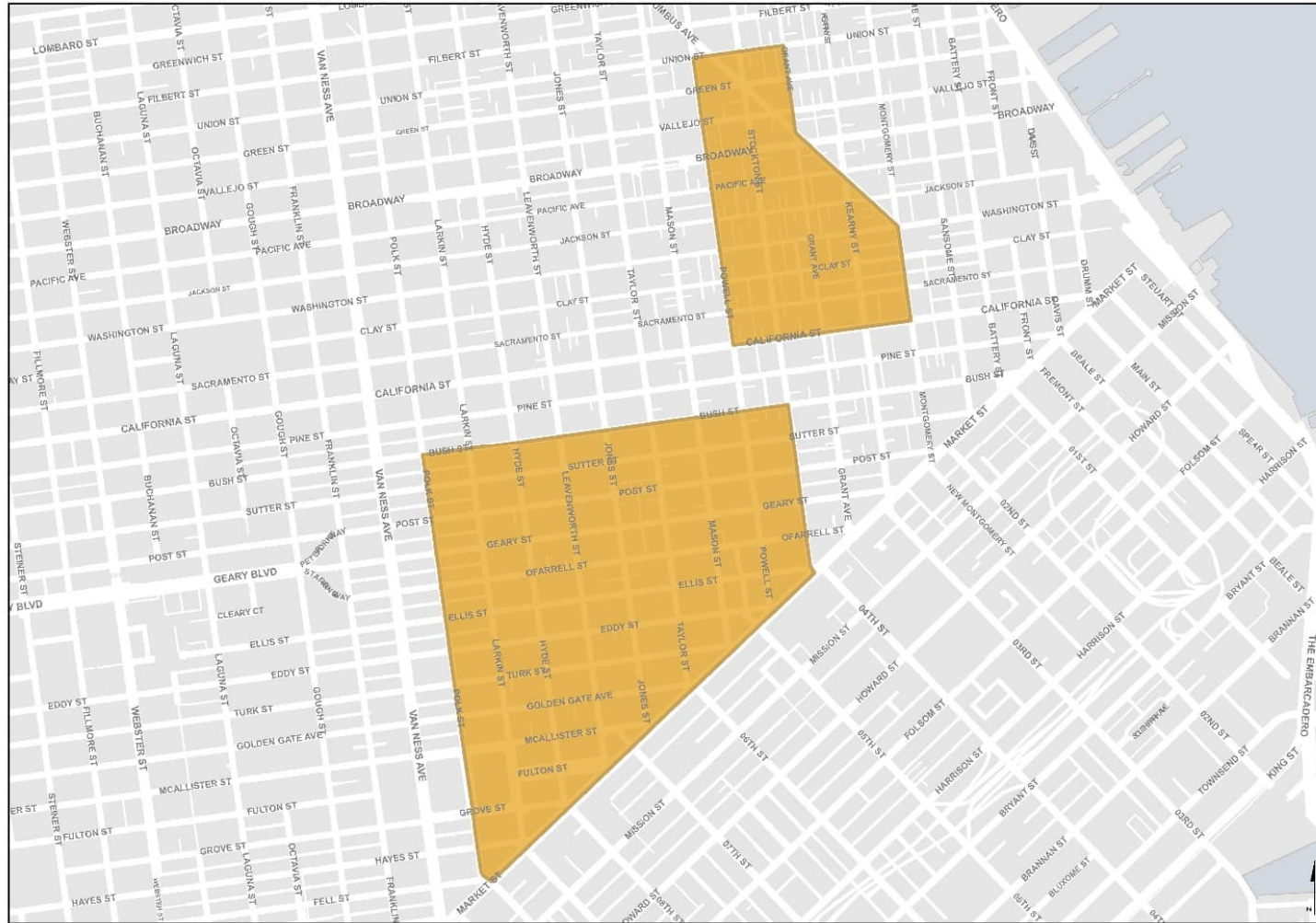
<b>The Way It Was:</b>	<b>The Way It Is Now:</b>
Group Housing was Principally Permitted within the Chinatown and Tenderloin Neighborhoods.	The Ordinance established a Group Housing Special Use District, generally comprised of the Chinatown and Tenderloin neighborhoods (see map on next page), which prohibits new Group Housing rooms. The only exceptions include 100% Affordable Housing projects and Single Room Occupancy residential hotel units required by Section 41.13 of the Hotel Conversion Ordinance, Administrative Code.

### Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=11085778&GUID=B62043B9-057A-4201-B5FE-E150E05B52DE>



## Group Housing Special Use District



07 January, 2022

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 2021-002487DRP-02:3624 SCOTT STREET  
**Date:** Wednesday, July 27, 2022 11:11:24 AM

---

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

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

---

**From:** Eileen Pereira <[eileen@aston.com](mailto:eileen@aston.com)>  
**Sent:** Tuesday, July 26, 2022 9:37 PM  
**To:** Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@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)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Ruiz, Gabriella (CPC) <[gabriella.ruiz@sfgov.org](mailto:gabriella.ruiz@sfgov.org)>  
**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Aston Pereira <[aston@aston.com](mailto:aston@aston.com)>  
**Subject:** 2021-002487DRP-02:3624 SCOTT STREET

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MEMORANDUM

DATE: July 26, 2022  
TO: Planning Commissioners  
COPY TO: Commission Secretary  
[Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)  
FROM: Aston & Eileen Pereira  
3630-3634 Scott Street  
RE: Development Project at 3624-3626 Scott Street  
DR Submitted

We have submitted a DR request with regard to this development project for your consideration for the following reasons:

- A. The historic Marina District is quintessential San Francisco and is located adjacent to some of the most revered of San Francisco's natural treasures and therefore one of the most visited

areas in the City.

- B. This Development of a 2 story building **mid-block** into a 4 story building with a deck above is setting the stage to destroy the current Architectural rhythm of the block which is currently protected in the General Plan and the Design Guidelines.
- C. The General Plan also seeks to protect existing resident's right to privacy, light and air. This project denies our building(3 families), and families in every adjacent building, of all these rights.
- D. The project, as designed, is stripped of every bit character that it currently has in favor of a modern 4,887 sq.ft. monolithic building that casts shadows on neighboring buildings depriving residents of basic rights that they currently enjoy.
- E. Consultants Page & Turnbull, hired by the Developer, have delivered a report that claims that the historic integrity of the Marina district will not be threatened until **102 additional projects** of this nature are approved. They have turned this into a mathematical equation whose absurdity seems to escape them. This recommendation, if acted upon, makes this project precedent setting and therefore dangerous while ensuring the destruction of the current character and charm of this district.

We respectfully submit that this project ignores its neighbors' rights, and disrespects San Francisco's historic Marina neighborhood to provide 4,887 sq.ft. of living space for one family. Please consider these facts. We request that you disapprove the current design for this project.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Winslow, David \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Summary of DR application #2021-002487DRP-02, 3624 Scott St  
**Date:** Wednesday, July 27, 2022 11:10:42 AM

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

---

**From:** WA <ashmeade@pacbell.net>  
**Sent:** Tuesday, July 26, 2022 10:45 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Summary of DR application #2021-002487DRP-02, 3624 Scott St

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

**To:** Planning Commissioners & Commission Secretary  
**Re:** DR #2021-002487DRP-02: 3624 Scott St  
**From:** Winston Ashmeade & David Johnson, 275 Avila St; DR requestors

This DR is based on the project sponsor's proposal to construct a 4-storey, 5-level building within the historic Marina district. The site of the project, 3624 Scott Street, is midblock on a neighborhood block on which there is a predominance of 2- and 3-storey buildings. There is only **ONE** 4-storey building on the **entire block**, and it is a classic Marina apartment building of 12 units which anchors the block. Directly adjacent to the project site is a cluster of 2-storey bungalows on one side and a 3-storey building on the other side. There is no place in the Marina where a 4-storey, 5-level building has been allowed to be in this jarring juxta-position. The proposed structure is out of scale and character of the surrounding neighborhood, and would stand out prominently, in a negative way, in this particular location. There have been neighborhood meetings and discussions with the developer, but he has been clear that he will not budge from his insistence on a 5-level building. He insists that it is his legal right to build to 40-feet high and to max out the structure on his property.

Our opposition to this project is based on the following:

1. our own property immediately adjacent to the east and rear, at 275 Avila Street, will suffer a loss of privacy, and our air and light will be blocked or greatly diminished by the massive 5-level structure which would overlook, and shadow, our small garden;
2. the light and shadow studies show that the property immediately adjacent to the north at 3630 Scott Street would be deprived of any light from the south and west throughout the day;
3. the project fails to meet requirements set out in the City's General Plan and the Design Guidelines, eg. Objectives 2 & 4, which require that the design character and scale of the surrounding neighborhood be maintained, Objective 3 relating to the prevailing height and bulk, as well as Policy 1.3, Policy 2.6 and Policy 2.7 which deal with the neighborhood scale and character.

For these reasons, we are respectfully requesting that the Commission exercise its discretion and disapprove this particular proposal for this site.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Letter of Support for 925 Bryant Street  
**Date:** Wednesday, July 27, 2022 11:09:41 AM  
**Attachments:** [925 Bryant Letter of Support.pdf](#)

---

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

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

---

**From:** Michael Budahn <[michael@yesinmybackyard.org](mailto:michael@yesinmybackyard.org)>  
**Sent:** Wednesday, July 27, 2022 1:17 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Letter of Support for 925 Bryant Street

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

Hello,

Please see our attached Letter of Support for the proposed development at 925 Bryant Street.

Thank you for your consideration,  
Michael Budahn  
YIMBY Law



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7/27/2022

San Francisco Planning Commission  
1 Dr. Carlton B. Goodlet Place  
San Francisco, CA 94102

commissions.secretary@sfgov.org  
Via Email

Re: 925 Bryant Street

Dear San Francisco Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the San Francisco Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The proposed development at 925 Bryant is currently a vacant warehouse and parking lot that was previously used to store cars for a local Mercedes Benz dealership. Rather than delivering 80 traditional units, 12 of which would be affordable, the 50% State Density bonus enables the provision of 218 group-housing units, 35 of which are affordable. The market-rate units will land around 110%-120% AMI and the building will be 100% electric with on-site solar generation, provide water-efficient plumbing and water-conserving landscaping, and provide 1:1 bike parking as well as 25 car spaces, 2 of which are car share.

These units will have access to both community spaces and open spaces. These include common kitchens located throughout the building, co-working, fitness, and community rooms, and a green rooftop deck. The developer will also be providing streetscape improvements along our Bryant Street frontage and Langton Alley frontage. These will improve pedestrian and cyclist accessibility and safety and provide additional fire protection via a new hydrant for Langton Alley which is currently not up to fire code.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.



The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a prominent flourish at the end of the name.

Sonja Trauss  
Executive Director  
YIMBY Law

**From:** [CPC-Commissions Secretary](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Item 15: Letter of Support - 1196 Columbus Ave  
**Date:** Wednesday, July 27, 2022 2:04:32 PM  
**Attachments:** [Letter of Support - 1196 Columbus Ave.pdf](#)

---

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

---

**From:** Rafa Sonnenfeld <[rafa@yimbylaw.org](mailto:rafa@yimbylaw.org)>  
**Sent:** Monday, July 25, 2022 2:28 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>  
**Subject:** Item 15: Letter of Support - 1196 Columbus Ave

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

Good Afternoon,

Please find our organization's letter of support for the project at 1196 Columbus Ave attached.

Thank you,

**Rafa Sonnenfeld** he/him  
Director of Legal Advocacy





---

7/25/2022

San Francisco Planning Commission  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

commissions.secretary@sfgov.org  
& linda.ajellohoagland@sfgov.org  
Via Email

Re: 1196 Columbus Ave  
2020-006679CRV

Dear San Francisco Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The proposed project would include 56 group housing units, and 1,413 square feet of common open space. The Project is providing 10 below market rate group housing rooms on-site with 6 (or 12%) of the units at very-low income (55% AMI) to garner a 22% density bonus. Pursuant to California Government Code Sections 65915, the Project Sponsor has elected to use the State Density Bonus Law and has requested two waivers from the Planning Code for: 1) Rear Yard (Section 134) and 2) Building Height (Section 260). The Project is not seeking any concessions and incentives.

Pursuant to Planning Code section 206.6, if a waiver or modification is requested, your commission is obligated to make 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. Further, In accordance with state law, neither the granting of a Concession, Incentive, waiver, or modification, nor the granting of a Density Bonus, shall be interpreted, in and of itself, to require a general plan amendment, zoning change, variance, or other discretionary approval.

We note that while this project has requested just a 22% density bonus, if this, or any project was designed to include the appropriate affordability levels, under State Density Bonus Law, Government Code, section 65915, a project is entitled up to a 50% density bonus. Planning Code section 206.6 only allows up to a 35% density bonus, and is no longer consistent with state law.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

With the requested density bonus waivers, the above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

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

Sonja Trauss  
Executive Director  
YIMBY Law

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: New development at 925 Bryant.  
**Date:** Wednesday, July 27, 2022 2:05:26 PM

---

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

**From:** Joseph Catrambone <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Monday, July 25, 2022 2:12 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** New development at 925 Bryant.

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

Commission Commission Secretary,

Hi Commissioner,

I'm writing to express my support for the new group housing project at 925 Bryant. I know that the public hearings for planning can be an emotionally draining disaster, but I'd like to offer the following points either for reiterating on air or for your own record.

The project is 24% affordable housing! That's quite nice.

The current space is an abandoned building. Nobody is displaced by demolishing an empty lot.

The new development is close to public transit, making it better for individuals without vehicles and reducing traffic for everyone else in the city.

Thank you for your time. I hope you will consider supporting this development.

Cheers,  
Joseph

Joseph Catrambone  
[jo.jcat@gmail.com](mailto:jo.jcat@gmail.com)

San Francisco, California 94109

**From:** [Son, Chanbory \(CPC\)](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** Support homes at 925 Bryant!  
**Date:** Wednesday, July 27, 2022 2:07:19 PM  
**Attachments:** [Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[List of Supporters for 925 Bryant.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
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[Support homes at 925 Bryant!.msg](#)  
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[Support homes at 925 Bryant!.msg](#)

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

**From:** [CPC-Commissions Secretary](#)  
**To:** [Westhoff, Alex \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Opposition to the proposed seating changes at the Castro Theatre  
**Date:** Wednesday, July 27, 2022 2:09:54 PM

---

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

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

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**From:** S F <stefisk@gmail.com>  
**Sent:** Monday, July 25, 2022 12:13 PM  
**To:** MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>  
**Cc:** Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ruiz, Gabriella (CPC) <gabriella.ruiz@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Nageswaran, Ruchira (CPC) <ruchira.nageswaran@sfgov.org>; Black, Kate (CPC) <kate.black@sfgov.org>; Foley, Chris (CPC) <chris.foley@sfgov.org>; Johns, Richard (CPC) <richard.se.johns@sfgov.org>; So, Lydia (CPC) <lydia.so@sfgov.org>; Wright, Jason (CPC) <jason.wright@sfgov.org>  
**Subject:** Opposition to the proposed seating changes at the Castro Theatre

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

To Supervisor Mandelman, the Planning Commission, and the Historic Preservation Commission,

I am writing to oppose a small number of the renovations proposed for the Castro Theatre by Another Planet Entertainment. Specifically, I oppose their plans to remove permanent seating and replace it with removable seating and to remove the raked flooring and replace it with tiered flooring. My concern over this decision arises from having attended well over 1000 screenings in the Bay Area's repertory theaters over the past decade, and from co-founding a website that serves as a consolidated calendar of repertory, festival, and exclusive film screenings in theaters across the Bay Area, [sfbayfilm.com](http://sfbayfilm.com). I am very invested in the promotion and survival of the Bay Area's film repertory and festival community.

APE has [summarized their renovation plans](#) as follows: "[u]pgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that



will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space."

I wholeheartedly welcome nearly all of those renovations; but it is imperative to consider that the Castro Theatre is a cherished venue specifically for film-lovers worldwide, and that it is the last of its kind in the Bay Area. Visitors from around the world have packed its house for festivals like Frameline, the Silent Film Festival, and Noir City for years, and no other local venue is suitable for film events of that size and international calibre. Both raked flooring and permanent seating are fundamental to that experience. Raked flooring allows patrons to see the full screen, and especially subtitles, above the heads in front of them, and padded, permanent seating allows them to sit comfortably for the extended periods, often 6+ hours a day, that film festivals demand. Tiered, flat flooring and uncomfortable, removable seating would have a major detrimental effect on the film-going experience at the Castro Theatre.

Most non-film live events, however, will not have their experience negatively affected by either of those features, as proven, per Gary Meyer, by [the numerous movie palaces around the country](#) that have retained them and still thrive, and by the fact that the Castro has successfully, and increasingly, hosted such events for the past decade. APE has stated, "[i]t's critical for a venue to be a flexible space in order to survive in our current market. This includes being able to present and accommodate a variety of events from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more." The Castro's current seating configuration is perfectly suitable for the vast majority of those events, though. For the small selection of live events that do benefit from or require open flooring, there are many other venues available around the Bay Area, including venues managed by APE, like Bill Graham Civic Auditorium, and other venues in San Francisco, like the Warfield. There is, however, no substitute for the Castro Theatre.

I, of course, recognize the Castro is in dire need of repair and renovation, from wiring to improved accessibility to the preservation of historic features. I am in full support of that necessary work, and I am grateful to APE for committing to it. But it would be a travesty to fundamentally change the character of the Castro Theatre in order to make it functionally indistinct from numerous other venues in the Bay Area.

APE has, with due praise and celebration, revived neglected venues in the past, such as the Fox in Oakland, which had been shuttered for years prior to APE's stewardship. But the Castro as it stands has a living, vibrant cultural position in San Francisco, in the LGBTQ+ community, and in the local and worldwide film community. Please do not let APE do irreparable damage to that standing.

Thanks you for your time,  
Stephen Fisk

**From:** [Son, Chanbory \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#); [Feeney, Claire \(CPC\)](#)  
**Subject:** Support homes at 925 Bryant!  
**Date:** Wednesday, July 27, 2022 2:11:25 PM  
**Attachments:** [Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
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[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)  
[Support homes at 925 Bryant!.msg](#)

---

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

**From:** [CPC-Commissions Secretary](#)  
**To:** [Ajello Hoagland, Linda \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: 1196 Columbus Avenue Item #16 for July 28  
**Date:** Wednesday, July 27, 2022 2:11:36 PM

---

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

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

From: Chris Darst <[chris@chrisdarst.com](mailto:chris@chrisdarst.com)>  
Sent: Wednesday, July 27, 2022 1:40 PM  
To: Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@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)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Ruiz, Gabriella (CPC) <[gabriella.ruiz@sfgov.org](mailto:gabriella.ruiz@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
Subject: 1196 Columbus Avenue Item #16 for July 28

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Dear Commissioners, Director, Secretary,

I'd like to request a continuance for the hearing item #16 tomorrow at 1pm. This is in order to facilitate direct communication with the sponsor before an actual Commission hearing on the 1196 Columbus Avenue application.

We at North Beach Place apartments were completely blindsided by this project. I was one of the main opponents to the Moxy Hotel at the same site in 2017 by the same sponsor, so my information was available to them and to planning. But I was only made aware of its existence on June 23, 2022 in an email from the environmental planner stating that an addendum to the Mitigated Negative Declaration of the previous project had been published.

There was never a posting at the building site, and there was a complete lack of direct outreach to those of us who actually live here.

After immediately bringing this to the attention of the city planner, packets of information arrived to residents on July 17, 2022, though with confusing information in terms of a response deadline, and erroneous height information. The planner said it was a typo. It was also on the website. The three 11" x 17" papers that were then adhered to the building also had the same misinformation.

There was a pre-app meeting that we were unaware of back in January 2021, but it was during a pandemic surge and only on Zoom, anyway. This a Senior/Disabled building of 70 and 80+ year olds who mostly do not speak English. And most don't have internet access or even know of Zoom.

Please consider a continuance of this hearing to a later date, so that North Beach Residents have an opportunity to get clear information on what this proposed project means for them. Our hope is that we can have a pre-app meeting

with the sponsors here at North Beach Place at the proposed site and discuss the possibilities.

With gratitude,  
Chris Darst

**From:** [CPC-Commissions Secretary](#)  
**To:** [Westhoff, Alex \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: I support keeping the historic Castro theater a THEATER ... with seats and a sloped floor  
**Date:** Wednesday, July 27, 2022 2:13:46 PM

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** troy barber <finocchio68@yahoo.com>

**Sent:** Sunday, July 24, 2022 6:28 PM

**To:** Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ruiz, Gabriella (CPC) <gabriella.ruiz@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Troy Barber <finocchio68@yahoo.com>

**Subject:** I support keeping the historic Castro theater a THEATER ... with seats and a sloped floor

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

I was distressed to read about the awful changes that APE and the Nasser family has planned for the iconic Castro Theater. I do NOT support turning this amazing movie palace into a concert-only venue by removing the theater seats and flattening out the floor. This would ruin the historic Castro as a place to see movies. Why throw away this amazing place we have? The Castro is soooo San Francisco and something people come from around the world to experience. The family members that have inherited the theater has no regard to the history of the theater and its incalculable value to the city of San Francisco. It is a gem that should not be radically altered. We have plenty of nice concert halls in the bay area, but only ONE Castro Theater. Please do NOT allow them to rip out the theater seats and flatten the sloped floor.

FWIW- I'm a Castro theater attendee since 1998 and saw movies there about 3-4 times a month before the Nasser family irresponsibly decided to not reopen after the pandemic and let the place lay fallow. It's FALSE that people don't want to see movies there. While other theaters closed, the Castro (because it's a unique jewel) remained popular right up to the pandemic.

Please protect this important San Francisco landmark.

Sincerely,  
Troy Barber  
1115 Divisadero St. #3

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feeney, Claire \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Support homes at 925 Bryant!  
**Date:** Wednesday, July 27, 2022 2:15:54 PM

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

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**From:** Nikki Childs <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, July 21, 2022 1:35 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support homes at 925 Bryant!

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

Commission Commission Secretary,

Dear Commissioner,

San Francisco is in the midst of a severe housing shortage, displacement, and affordability crisis. It is essential that more well-designed and well-located homes are built to alleviate our city's housing problems.

That's why I'm writing to express my support for an innovative new group housing project at 925 Bryant that would bring 218 much-needed new homes to the SoMa neighborhood of San Francisco.

Some of the project's many highlights include:

1. Transforming a vacant space and surface parking lot into new homes. This project replaces a vacant warehouse dominated by surface-level parking with 218 new homes.
2. Creating affordable homes. The project will create new homes for our middle and lower-income neighbors, as 24% of units are affordable to households making 50%, 80%, and 110% of the Area Median Income. In addition, the market-rate units, which are designed to be affordable based on their smaller size, will be roughly 20-30% less expensive than a comparable traditional studio apartment in the area.

3. Providing a diverse housing option. 925 Bryant is a group housing project—meaning the units are small studio apartments that have private kitchenettes and bathrooms, along with access to abundant community amenities, including open space (more than 50% over City requirements), multiple communal kitchens, a coworking space, as well as a fitness center and other spaces for people to gather and socialize.

4. Encouraging environmentally friendly modes of transportation. The project site is near multiple forms of public transit and provides residents with 218 bike parking spaces, but only 25 car parking spaces that include car share and EV charging, encouraging residents to reduce car use and take advantage of alternative modes of transportation.

5. Environmentally sustainability. Along with sustainable building practices that focus on water-conserving landscaping and water efficient plumbing, this project will include over 50kW of solar and will be 100% electric, with no natural gas service or utilities of any kind.

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

Thank you.

Nikki Childs

[caesarsfortune@gmail.com](mailto:caesarsfortune@gmail.com)

San Francisco, California 94109



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Robert Adams  
**Date:** Friday, July 22, 2022 8:30:10 AM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Robert Adams.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Robin Brandt.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Vas Kiniris.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rochelle Lacey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Angela DePaul.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stephen Lawrence.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ken Ferraris.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Amy Johnson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Colby Moore.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - alison wong.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Edward Lortz.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Karen Rosenblum.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - John Edwards.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sharon Yee.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mario Ramirez.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Yana Ross.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sandy Valente.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sanjay Gujral.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Erik Quinn.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Louise Pierce.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kyle Dugan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - CARLEY STEIN.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Joan Leppanen-Douglas.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jaclyn Cannici.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - James Lykens.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ryan Orr.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michael Micael.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Linda Cheng.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Doug Breckenridge.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Josu Garmendia.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Barbara Thompson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Christine Azzaro.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Casey Lowdermilk.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Shannon Brumm Brumm.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Olivia D'Adamo.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - dan kasin.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Janice Herradora.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sally Ford.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Hourii Markarian.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Marlo Miller.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Hanj Ratte.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rae Livingston.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Melinda Frenkel.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Joseph Orlando.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Antonio Mezquiriz.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sarah Gudernatch smith.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jasmine Amons.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kara Lawson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Portia DiPasquale.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Paul Espinoza.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Daniel Lozano.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Paul Davenport.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Cindy FASSLER.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Cristal Rangel.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jonathan Tyburski.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Chanda Unmack.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Adrianna Torres.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Krissy Daily.eml](#)

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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](#)



**From:** [Jonin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Support for the Castro Theatre Renovation Plans - Xiomara Blanco  
**Date:** Thursday, July 21, 2022 6:00:56 PM

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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  
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**From:** Xiomara Blanco <noreply@formresponse.com>  
**Date:** Thursday, July 21, 2022 at 5:59 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Xiomara Blanco

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

**It's critical for a venue to be a flexible space in order to survive in our current market.** This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **“We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops.”**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Xiomara Blanco

**Zip:** 70130

**Date/Time:** Jul 21, 2022 at 5:58:58 PM

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Alfredo Casuso  
**Date:** Thursday, July 21, 2022 6:00:37 PM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Alfredo Casuso.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - David Perry.eml](#)

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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:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Scott Schaefer  
**Date:** Thursday, July 21, 2022 6:00:21 PM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Scott Schaefer.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Dennis O'Connor.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rene Serot.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Francis Nelbach.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Joe Serot.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michael Ginsburg.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Scott Johnson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gen Paminiano.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Luis Camacho.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Randia Surmaj.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ryan Ludlow.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jessica Rogers.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Anthony Feudo.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Russell McDonald.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Alfred Melo.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stephen Feener.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Louis Kessler.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Melissa Baer.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Betsy McCarthy.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Cynthia Loosley.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ian McCuaig.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Anthony Leong.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jeanne McCallum.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Bruce Cyr.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Burchell Smith.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stephanie Martin.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Eleanor Stokes.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - SARAH WHYTE.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ellie Stokes.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Maria Aiello.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Molly Engellenner.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kimberly Barclay.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jonathan Kahn.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mark Pitner.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Manuel Cabanas.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Tom Frenkel.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - April Hrach.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Maureen Morris.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - David Zeno.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rob Hardy.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mia Cambi.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Adam Kahn.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Carlos Casuso.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - JoAnne Brenner.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mike Anguera.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Melany Pearce.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Monique Molino.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sara Serot.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Pete Merriman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Allison Atwood.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Alessandra Tudela.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Aaron Cohen.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gina DAdamo.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sam Pederson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Bruce Lowdermilk.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mark Brackin.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Prescott Wilson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Julie Ebner.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - sarah dempsey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Andres Acosta.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rosalyn Acosta.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sue Zipp.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Miles Kaplan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Connie Chen.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Chris Valente.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Donna Sachet.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Olivia VanDamme.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Audrey Joseph.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kenneth Hughes.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Aurn Zimmer.eml](#)

[Re- Support for the Castro Theatre Renovation Plans - Brian Ota.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Nancy Millar Patton.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Theodore J.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kevin Hayes.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jim Haas.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Nicholas Barrie.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Matthew Kaplan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Chris Gilbert.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - David Hillis.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gwen Kaplan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Triona Bivens.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Marc Duncan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Tania Goulart.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Betty Louie.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Patrick Carroll.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gabriel Docto.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ania Moniuszko.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stuart McFaul.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kristin Olson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Brad Serot.eml](#)  
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[Re- Support for the Castro Theatre Renovation Plans - Eric Barleen.eml](#)  
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[Re- Support for the Castro Theatre Renovation Plans - Sadie Henderson.eml](#)  
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[Re- Support for the Castro Theatre Renovation Plans - Bruno Celis.eml](#)  
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[Re- Support for the Castro Theatre Renovation Plans - Isaac Conway-Stenzel.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Liz Liles-Brown.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Tim Green.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sasha Diedrich.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kathy Castor.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Susani Clark.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Paige Pederson.eml](#)  
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[Re- Support for the Castro Theatre Renovation Plans - Carlos Gomez.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kevin Mulvey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michele Kullmann.eml](#)  
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[Re- Support for the Castro Theatre Renovation Plans - Cannon Gill.eml](#)  
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[Re- Support for the Castro Theatre Renovation Plans - Robyn Stein.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sofia Duarte.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Josh Greenberg.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ashley Hamilton.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Caprice Carter.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Fred Githler.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Steffanie Goodman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jennifer Engler.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Oanh Phan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jazz Torres.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jeffrey Hurwitz.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Dan Serot.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Hollis Brock.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Nicholas Halsey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Hannah Lane.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Chris Neil.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Colleen McCracken.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jonathan Chang.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Bonnie Brown Cali.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kelly Kitagawa.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ian Moran.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jonathan Mancipe Mancipe.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Beverly Alkire.eml](#)

[Re- Support for the Castro Theatre Renovation Plans - Hilary Gordon.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jeff Liqouri.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - David Eriksson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michael Swanson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jennifer Cerio.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Shawn Heiser.eml](#)  
[Re- Equitable and Inclusive Hiring and Recruitment Policy and Guidelines.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Andrew Chapman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Monica Moran.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jesse Medina.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Katie St Clair.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Cathleen Alexander.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Robert James.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - david.marqin.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Bruce Wagman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Amanda Van West.eml](#)

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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](#)



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Westhoff, Alex \(CPC\)](#); [Merlone, Audrey \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Juan Novella  
**Date:** Friday, July 22, 2022 10:58:25 AM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Juan Novella.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Elaine Padian.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Angele Dayer.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Suzanna Lee.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sally Thompson-Hawks.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Adam Rainey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Nicole Miller.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - K Janelle Lee.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Matilde Leonetti.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Matilde Leonetti \[1\].eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jeff Taylor.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Scot Conner.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Felicia Leong.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - William Uhlir.eml](#)

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Westhoff, Alex \(CPC\)](#); [Merlone, Audrey \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Laura Morland  
**Date:** Tuesday, July 26, 2022 8:02:38 AM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Laura Morland.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gordon Andrew.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mona Grabowski.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Eric Best.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sarah Ellis.eml](#)

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**From:** [Ajello Hoagland, Linda \(CPC\)](#)  
**To:** [Diamond, Susan \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [Asbagh, Claudine \(CPC\)](#); [Pollak, Josh \(CPC\)](#)  
**Subject:** 1196 Columbus Avenue - FMND and Addendum to FMND  
**Date:** Monday, July 25, 2022 5:28:46 PM

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Good Afternoon Commissioners,

A question was raised as to whether or not the Commission should have been provided the FMND for which the Addendum was tiered off of. for the Project at 1196 Columbus. I checked with Austin in the the City Attorney's office and he confirmed that the Commission should be familiar with the FMND. The FMND was not provided in your packet with the Addendum, so I have inserted a link below to the document. The document can also be accessed through PIM under 2014-002849ENV.

<https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=f026fc4cc52a804cf6ed2eb76ac015dfbaec04e5599e4a9f910026ff651de64c&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

Please let me know if you have any trouble accessing the document.

Regards,  
Linda

**Linda Ajello Hoagland, AICP Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7320 | [www.sfplanning.org](http://www.sfplanning.org)  
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Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Westhoff, Alex \(CPC\)](#); [Merlone, Audrey \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Landis Nasser  
**Date:** Monday, July 25, 2022 4:46:38 PM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Landis Nasser.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Tammy Brown.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Bill Hagman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Johnny Delaplane.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kate Roberts.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - McKenzie Ward.eml](#)

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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:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Westhoff, Alex \(CPC\)](#); [Merlone, Audrey \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Jeffrey meisel  
**Date:** Monday, July 25, 2022 12:22:35 PM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Jeffrey meisel.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jared Litwin.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ashley Hicks.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - JOhn Vars.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Craig Nejedly.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Linnette Edwards.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Adam Gelling.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Allegra Jones.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Vincent Maloney.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kelly Novell.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Monique Wood.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kimberly Best.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Austin Lowe.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Marisa Kolokotronis.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jemma Lester.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Keith Wainschel.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Brian Swier.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Suzanne Strong.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - JACOB Cohl.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Nina Didkovsky.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Dirk Alton.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Tim Simpson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stacey Howell.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Melanie Chadderdon.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Scott Chadderdon.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Seanna Vail.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - John McMahon.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Missy Silver.eml](#)  
[I support keeping the historic Castro theater a THEATER ... with seats and a sloped floor.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Braden Seely.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Max Houston.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michele Foudy.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Richard Farman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Alden Parker.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sotiris Kolokotronis.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gavin Kelly.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Todd Susman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - mike schwartz.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Emma Gimon.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Shavon Salkar.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Dan Dock.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Fake Name.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mathieu Reeves.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kevin Runde.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sam Watts.eml](#)  
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[Re- Support for the Castro Theatre Renovation Plans - Peter Conolly.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - John McCutcheon.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - pamelamorros.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gaynell Rogers.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kenneth Vick.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stephan Henze.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Samantha Oneil.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - isaac Lui.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Davidson Bidwell-Waite.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Savio D'Souza.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Beverly Flint.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michael Courtney.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Johnnie Thompson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Margaret Casey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ian Hunter.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Cindy Shamban.eml](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** [Giacomucci, Monica \(CPC\)](#)  
**To:** [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Revisions to 2976 Mission CPC Motion  
**Date:** Tuesday, July 26, 2022 10:01:17 AM  
**Attachments:** [Revised Draft Motion - 2976 Mission \(ID 1317821\) \(ID 1320162\).pdf](#)

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Good morning, Commissioners,

City Attorney staff have requested minor edits to the language in the UDU findings for the Draft Motion for 2976 Mission Street (2017-013784CUA), which will be heard at this Thursday's Planning Commission hearing. Specifically, on pages 13 and 14 of the Draft Motion, CAO staff have requested that we use the term "arguing" instead of "contesting," as the existing language reads as a double-negative. I've attached a revised Draft Motion here, and I will read this into the record on Thursday.

No other revisions have been requested. As always, please contact me if you have any questions about this revision or about the project.

Thanks,  
Monica

Please note that I will be off from work from August 5 through September 5.

**Monica Giacomucci, Senior Preservation Planner**  
**Southeast Quadrant Team, Current Planning Division**  
**(she/her/hers)**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: JULY 28, 2022**

**Record No.:** 2017-013784CUA  
**Project Address:** 2976 MISSION STREET  
**Zoning:** Mission NCT (Mission Street Neighborhood Commercial Transit) Zoning District  
45-X and 65-B Height and Bulk Districts  
Fringe Financial Service Restricted Use District  
Mission Street Formula Retail Restaurant Subdistrict  
Mission Alcoholic Beverage Special Use District  
**Block/Lot:** 6529/007A  
**Project Sponsor:** Jonathan Pearlman  
Elevation Architects  
1159 Green Street  
San Francisco, CA 94109  
**Property Owner:** El Mission Investment LLC  
315 Fernando Avenue  
Palo Alto, CA 94306  
**Staff Contact:** Monica Giacomucci – (628) 652-7414  
monica.giacomucci@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 317, AND 754 TO ALLOW THE DEMOLITION OF AN EXISTING 3,490 SQUARE-FOOT, TWO-STORY BUILDING WITH ONE DWELLING UNIT, TWO UNAUTHORIZED DWELLING UNITS, AND TWO COMMERCIAL UNITS, AND TO CONSTRUCT A NEW 12,117 GROSS SQUARE-FOOT, SIX-STORY BUILDING WITH ONE 1,600 GROSS SQUARE FOOT COMMERCIAL SPACE AND EIGHT DWELLING UNITS (ONE 1-BEDROOM AND SEVEN TWO-BEDROOMS) WITH NO OFF-STREET PARKING SPACES, EIGHT CLASS 1 BICYCLE PARKING SPACES, AND TWO CLASS 2 BICYCLE PARKING SPACES, LOCATED AT 2976 MISSION STREET, BLOCK 6529 LOT 007A WITHIN THE MISSION NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND THE 45-X AND 65-B HEIGHT AND BULK DISTRICTS, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.



## PREAMBLE

On October 26, 2017, Jonathan Pearlman of Elevation Architects (hereinafter "Project Sponsor") filed Application No. 2017-013784CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing two-story mixed-use building containing one residential unit, two unauthorized dwelling units, and two commercial units, and to construct a new six-story, 65-ft tall, mixed-use building with eight dwelling units and one commercial unit (hereinafter "Project") at 2976 Mission Street, Block 6529 Lot 007A (hereinafter "Project Site").

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods 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 Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 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 a 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 July 13, 2022, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final 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 Eastern Neighborhoods Final 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 Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On July 28, 2022, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-013784CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-013784CUA 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. 2017-013784CUA, 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 an existing two-story mixed-use building containing one residential unit, two unauthorized dwelling units (UDUs), and two ground-floor commercial spaces and new construction of a six-story, 65-foot tall, approximately 12,117 gross square foot mixed-use building with eight dwelling units, one 1,600 gross square foot ground floor commercial space, eight Class 1 bicycle parking spaces, and two Class 2 bicycle parking spaces. The proposed Project includes a dwelling unit mix consisting of one 1-bedroom unit and seven 2-bedroom units. The Project includes 1,125 square feet of common usable open space at second- and fifth-floor decks, as well as private open spaces ranging from 105 to 120 square feet at the second, third, and fifth floors via decks and terraces.
- 3. Site Description and Present Use.** The Project is located on a through-lot which has 27'6" of frontage along both Mission and Osage Streets. The Project Site contains one existing two-story building which has a second-floor residential unit and two ground floor commercial units, as well as a one-story garage. Additionally, evidence of two UDUs was uncovered through review of Rent Board records and voter rolls, with one ground-floor UDU (known as "2978 Mission") as the subject of a tenant petition and breach-of-lease eviction in 2009, and a second-story UDU (known as "2980B Mission") subject to an eviction of unknown/undocumented circumstances in 1997. Based on all available evidence, neither of the UDUs have been occupied since their respective tenant evictions.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Mission NCT Zoning District in the Mission Area Plan. The immediate context primarily consists of two- to three-story mixed-use buildings with ground-floor, neighborhood-serving retail uses and residential units on upper floors. The Mission Nursery Children's Center is a one-story school building located three properties north of the Project Site on a large lot, and is the only non-residential, non-retail property on this block. Along Osage Street, the context primarily consists of one- to three-story residential buildings or accessory garages. The Project Site is located less than two blocks from the 24<sup>th</sup> Street BART station and the 24<sup>th</sup> Street Neighborhood Commercial District, which provides a similar variety of neighborhood-serving retail uses. Other zoning districts in the vicinity of the project site include: P (Public) and RTO-M (Residential Transit-Oriented Mission). The Project Site is located within three Special Use Districts: the Fringe Financial Service Restricted Use District; the Mission Street Formula Retail Restaurant Subdistrict; and the Mission Alcoholic Beverage Special Use District. However, the proposal does not include any land uses that are restricted by the above-noted Special Use Districts.
- 5. Public Outreach and Comments.** The Department has not received any correspondence from members of the public regarding the proposed Project.
- 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.** Planning Code Section 754 states that retail and residential uses are principally permitted within the Mission Street NCT Zoning District. Subsection 754(c)(2) prohibits the merger of existing ground floor commercial spaces that would result in a ground floor space measuring more than 1,500 gross square feet for projects submitted to the Planning Department after July 31, 2018.

*The Project would construct a new, six-story mixed-use building with a 1,600 square-foot ground floor retail use and eight residential units on the second through sixth floors. Although the proposed Project includes a ground floor commercial space measuring more than 1,500 gross square feet, the Project Sponsor submitted an application for review by the Planning Department on October 26, 2017. The prohibition on commercial mergers applies to those projects submitted after July 31, 2018. Therefore, the Project complies with Planning Code Section 754.*

- B. **Residential Density.** The Mission Street NCT Zoning District utilizes form-based density, which regulates residential density by the maximum permitted building volume rather than as a ratio of units to lot area.

*The Project would construct eight residential units and one commercial unit within a six-story building which meets all of the dimensional requirements of the Planning Code, including but not limited to height and required rear yard. Therefore, the Project complies with the residential density controls of Planning Code Section 754.*

- C. **Required Rear Yard.** Planning Code Section 134 requires properties in the Mission Street NCT to maintain a rear yard area equivalent to 25% of the lot depth on the lowest story containing a dwelling unit and at each succeeding story of the building. On a through-lot, the Project Sponsor may select the frontage from which to measure the lot's depth for the purposes of determining the required rear yard.

*The Project Sponsor has selected Mission Street as the lot frontage for the purposes of identifying the required rear yard area. The Project does not propose any dwelling units on the ground floor. Therefore, the 25% rear yard requirement applies to the second story, which is the first story containing a dwelling unit, through the sixth story. The Project provides a rear yard area of approximately 29'4", which is equivalent to 25% of the overall lot depth of 117'6", at the rear of the lot along Osage Street. Therefore, the Project complies with the rear yard requirements of Planning Code Section 134.*

- D. **Usable Open Space.** Planning Code Section 135 requires 80 square feet of usable private open space per dwelling unit or 100 square feet of common usable open space per unit in the Mission Street NCT Zoning District. Private open space must measure at least six feet in every horizontal direction.

*The Project is required to provide a minimum of 640 square feet of private open space, a minimum of 800 square feet of common open space, or a combination thereof. The Project proposes private open spaces for three of the eight units in the following manner: a 120 square-foot private terrace adjacent to the required rear yard area for Unit 2 at the second floor; a private open space of 105 square feet for Unit 3 at a second-floor deck facing Mission Street; and a 105 square-foot private open space for Unit 8 at a sixth-floor deck facing onto the required rear yard area. Each of these private open spaces measure at least six feet in every horizontal direction. All proposed units, including the five remaining dwelling units which do not have an associated private open space, will share two common open spaces: one*

*measuring 585 square feet at a second-floor rear deck; and one measuring 540 square feet at a fifth-floor rear-facing deck for a total of 1,125 square feet of common usable open space. Therefore, the Project exceeds the requirements of Planning Code Section 135.*

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that in each dwelling unit, the windows of at least one room of 120-square-foot minimum dimensions must face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a Code-complying rear yard, or 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.

*Five of the eight proposed units face onto Mission Street, which qualifies as a public street at least 20 feet in width. The remaining three units face onto the code-compliant required rear yard area. Therefore, the Project complies with Planning Code Section 140.*

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within Neighborhood Commercial Districts, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space has approximately 27'6" of frontage on Mission Street, with the entire frontage appropriately fenestrated and devoted to commercial or active accessory residential space. The proposed windows are clear and unobstructed. Therefore, the Project complies with the street frontage requirements of Planning Code Section 145.1.*

- G. **Shadow.** Planning Code Sections 147 and 295 restrict net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

*The Project would not cast any net new shadow on properties owned by the Department of Recreation and Parks according to a shadow fan prepared and analyzed by Planning Department Staff. Therefore, a hearing before the Recreation and Parks Commission is not required.*

- H. **Bicycle Parking.** Planning Code Section 155.2 requires at one Class 1 space for every Dwelling Unit. Class 1 spaces must be located with direct access for bicycles without requiring use of stairs. The location of such spaces shall allow bicycle users to ride to the entrance of the space or the entrance of the lobby leading to the space. Bicycle parking may be located one level above or below grade when the lot has a small or unusual configuration or other unique limitations, and any hallways used to access bicycle parking must be a minimum of five feet wide. A minimum of one Class 2 space is required for every 20 dwelling units, and a minimum of two spaces are required for Retail Sales and Services uses, with 1 space per 2,500 square feet of floor area.

*The Project proposes eight Class 1 bicycle parking spaces to be located in two ground-floor storage rooms with safe and convenient access to building entries on both the Mission Street and Osage Street frontages. Two Class 2 parking spaces will be provided at the Mission Street frontage within the public right-of-way. Therefore, the project complies with Planning Code Section 155.2.*

- I. **Dwelling Unit Mix.** Planning Code Section 207.6 outlines the required minimum dwelling unit mix for properties located within Neighborhood Commercial Transit Zoning Districts. For all new development in all NCT districts, no less than 40% of the total number of proposed dwelling units must contain at least two bedrooms, or no less than 30% of the total number of proposed dwelling units must contain at least three bedrooms, or no less than 35% of the total number of proposed dwelling units must contain at least two or three bedrooms with at least 10% of the total number of proposed dwelling units containing three bedrooms.

*The Project proposes eight residential units, with seven units containing two bedrooms. Therefore, the project provides nearly 88% of its units with a minimum of two bedrooms. The Project complies with the dwelling unit mix requirements of Planning Code Section 207.6.*

- J. **Height and Bulk.** Planning Code Sections 250 and 252 provide for height and bulk districts within the City and County of San Francisco. The Project is located within the 65-B and 45-X Height and Bulk Districts, which allow for a maximum height of 65 and 45 feet, respectively. An additional five feet in height is permitted for projects with active ground floor uses. Because the Project is partially within an 'B' Bulk District, any portion of a building above 50 feet in height may not exceed 110 feet in maximum depth or 125 feet in diagonal dimension. Bulk controls do not apply to 'X' Bulk districts.

*The Project is located on a lot that straddles two Height and Bulk Districts: 65-B for the approximate half of the lot facing onto Mission Street, and 45-X for the approximate half of the lot facing onto Osage Street. The Project would construct a new mixed-use development that rises to 65 feet, plus an additional 9'8" stair and elevator penthouse for maintenance access to the unoccupied rooftop. Therefore, the Project complies with Planning Code Sections 250 and 252.*

- K. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in a new commercial use exceeding 800 gross square feet.

*The Project includes a newly-constructed commercial retail space measuring approximately 1,600 gross square feet. Therefore, this portion of the Project is subject to the Transportation Sustainability Fee pursuant to Planning Code Section 411A.*

- L. **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 approximately 10,517 gross square feet of new residential use associated with the new construction of eight dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.*

- M. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program.

*The Project would construct fewer than 10 residential units. Therefore, the Inclusionary Affordable Housing Program does not apply to the proposal.*

- N. **Eastern Neighborhoods Infrastructure Impact Fee.** Planning Code Section 423 is applicable to any development project in the Eastern Neighborhoods Program Area that results in at least one new residential unit and new construction of a non-residential use.

*The Project includes approximately 12,117 gross square feet of commercial and residential use. This square footage shall be subject to the Eastern Neighborhoods Infrastructure Impact Fee, as outlined in Planning Code Section 423.*

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 use and size of the proposed Project is compatible with the immediate neighborhood, which is characterized by mixed-use buildings with retail stores located at the ground floor, and one to three additional stories containing residential units above. Although the Project rises taller than the two- to four-story buildings that predominate in the immediate area, the height of the proposed building was contemplated in this location through establishment of the 65-B Height and Bulk District along Mission Street. The ground floor commercial space will replace two existing commercial spaces, one of which is vacant and the other of which has an expiring lease which has not been renewed by the tenant. This Project is uniquely suited to provide a generously-sized, 1,600 square foot commercial space due to its application submittal date; future projects are limited to a maximum 1,500 square foot commercial space by the provisions of the Mission NCT in Planning Code Section 754(c)(2). The resulting commercial space will provide an opportunity for tenants seeking slightly a larger storefront, but is only 100 square feet larger than what is currently permitted by the Planning Code.*

*The Project will likewise replace a four-bedroom, single-family dwelling unit and two unauthorized dwelling units with an unknown number of bedrooms with eight well-designed dwelling units meeting current life and safety codes. The residential units proposed in the Project are appropriately sized for the neighborhood, with seven of the proposed eight units containing two bedrooms. Therefore, the Project*

*is necessary and desirable given the quality and design of the new building, the family-appropriate size of residential units, and the overall increase in the number of residential units and bedrooms. The entirety of the new building is within located within the buildable area of the Project Site, and the proposal will not require any variances or modifications. The Project is necessary and desirable because it will replace a single-family residential unit and two unauthorized units located in an aging building with a new building that maximizes the permitted density of the lot.*

- 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 proposed Project will rise to the 65-B height limit permitted along Mission Street and will conform to the lot's split 45-X height limit at the rear. Likewise, the Project provides a code-compliant rear yard approximately 28 feet in depth at all required floors, and far exceeds the overall amount of usable open space required for an eight-unit residential building. Although the Project would rise taller than the two- to four-story buildings which predominate in this area of the Mission Street corridor, the Project is fully code-compliant and fits within the height and envelope restrictions anticipated by the Planning Code, Mission Area Plan, and Urban Design Guidelines.*

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

*The Planning Code does not require off-street parking for any project, and no off-street loading spaces are required for a 1,600 square-foot commercial space. The proposed commercial tenant and eight residential units are unlikely to cause significant traffic impacts, nor negatively affect access to on-street parking or loading. The Project Site is located on a block of Mission Street that is well-served by a variety of local and regional public transit options, including the 24th Street-Mission BART Station located just two blocks north.*

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

*As the Project would construct a small retail space and residential dwelling units, it is unlikely to have the potential to produce noxious or offensive 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 provides private outdoor spaces for three of the proposed units and two generously-sized decks which are attractively screened for privacy. The Project is not required to provide any off-street parking or loading, and service areas are internal to the building. As such, the building is appropriately treated to protect and screen such areas from view.*



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

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

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The proposed Project is consistent with the stated purpose of the Mission Street NCT Zoning District, in that it will provide a commercial storefront and produce family-sized dwelling units on-site. Although the proposed storefront is 100 square feet larger than what is currently permitted by the Mission NCT, the Project provides an attractive opportunity for a tenant seeking slightly more commercial space along the corridor, while still being compatible with the overall size of other retailers along Mission Street.*

**8. Residential Demolition Findings.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met pursuant to Section 317(g)(6):

- a) Whether the property is free of a history of serious, continuing code violations;

*A review of the Department of Building Inspection and the Planning Department databases showed one open enforcement case related to a vacant commercial storefront. This case has been placed on hold by the Department of Building Inspection in the spring of 2022, as the Project Sponsor has diligently pursued building permits associated with the Project which would abate the vacancy complaint.*

- b) Whether the housing has been maintained in a decent, safe, and sanitary condition;

*The existing building appears to be in decent, safe, and sanitary condition with an original construction date of circa 1889.*

- c) Whether the property is an "historical resource" under CEQA;

*The Project Site was surveyed in 2010 as part of the South Mission Historic Resource Survey and was determined ineligible for listing on the California Register of Historical Resources.*

- d) Whether the removal of the resource will have a substantial adverse impact under CEQA;

*As noted, the existing building was previously determined not to be a historical resource and its removal will not have any substantial adverse impacts under CEQA.*

- e) Whether the Project converts rental housing to other forms of tenure or occupancy;

*The Project does not convert rental housing to other forms of tenure.*

- f) Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

*The Planning Department cannot definitively determine whether or not the single-family residential unit with two Unauthorized Dwelling Units is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The subject property, including the legal second-floor dwelling unit, was constructed circa 1889 according to Planning Department records, but it is not known when the two unauthorized dwelling units were added. It can be assumed that the existing units are subject to both eviction and price controls under the Rent Ordinance. Because the Project was submitted before the effective date of January 1, 2020, unit replacement and/or relocation provisions to California Senate Bill 330 (Housing Crisis Act of 2019) do not apply to the single-family residential unit and the two unauthorized dwelling units.*

- g) Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

*Although the Project proposes the demolition of a four-bedroom residential unit and two unauthorized units, there will be a net gain of five units (and seven legal units) at the project site. The Project would be consistent with the density and development pattern, as it will provide one 1-bedroom dwelling unit and seven 2 bedroom units within a neighborhood that is comprised of mostly two- and three-story mixed-use buildings containing one to three dwelling units.*

- h) Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

*The Project conserves neighborhood character by preserving the existing front building wall, which retains many architectural details dating from the building's 1889 construction date. The Project Sponsor's choice to retain the historic façade likewise contributes to the Project's overall compatibility with the prevailing scale along the streetwall, as it continues the pattern of two-story building facades before stepping back at the third through sixth stories. Preservation of the front façade also provides compatibility with the design and materials of buildings along Mission Street, while the Project overall improves cultural and economic diversity by constructing a new building with seven family-sized dwelling units and one 1-bedroom unit, maximizing the density of the site.*

- i) Whether the Project protects the relative affordability of existing housing;

*The Project removes three dwelling units (two of which are unauthorized and have been vacant since 1997 and 2009, respectively), which are generally considered more affordable than more recently constructed units. The Project results in eight units that are compliant with current building codes and provides more generously-sized units for a wider range of possible future tenants, therefore contributing positively to the City's housing stock.*

- j) Whether the Project increases the number of permanently affordable units as governed by Section 415;

*The Project is neither subject to the provisions of Planning Code Section 415, as the Project proposes fewer than ten units, nor to California Government Code section 66300 (Housing Crisis Act), as it was submitted before January 1, 2020. The Project does not increase the number of permanently affordable units at the Project Site.*

- k) Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

*The Project would develop a parcel within an established neighborhood at a dwelling unit density consistent with the requirements of the Mission NCT Zoning District.*

- l) Whether the project increases the number of family-sized units on-site;

*The Project will create seven family-sized dwelling units, each containing two bedrooms and generously-sized common living spaces, as well as one 1-bedroom dwelling unit. The resulting project offers a net increase of five dwelling units (or seven legal units).*

- m) Whether the Project creates new supportive housing;

*The Project does not create supportive housing.*

- n) Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

*On balance, the overall scale, design, and materials of the proposed building are consistent with the block face, and the Project utilizes traditional building materials and a contemporary design while taking into consideration the existing adjacent lots and buildings and the site's through-lot configuration. The Project enhances neighborhood character and is thoughtfully designed to fit within the context of the Mission Street commercial district and to comply with the Urban Design Guidelines.*

- o) Whether the Project increases the number of on-site dwelling units;

*The Project will provide a net gain of five units (or seven legal dwelling units) at the site.*

- p) Whether the Project increases the number of on-site bedrooms.

*The number of bedrooms located within the unauthorized dwelling units on the site is not known, but they are assumed to have been studio units based on Rent Board records. The existing legal unit contains four bedrooms. Assuming one sleeping area per unauthorized dwelling unit, the Project therefore proposes a net increase of at least 9 bedrooms, or a net increase of 11 code-compliant bedrooms within legal dwelling units.*

- q) Whether or not the replacement project would maximize density on the subject lot; and,

*The Project proposes eight units and maximizes the density on the property. Planning Code Section 754 does not restrict density as a ratio of units to lot area; rather, density is limited by the dimensional*

*constraints of the Planning Code, including but not limited to height, bulk, rear yard, and dwelling unit mix. The Project maximizes the density of the lot without requesting any variances, waivers, or modifications to Planning Code requirements.*

- r) If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new dwelling units of a similar size and with the same number of bedrooms.

*The existing building contains both a single-family dwelling unit and two unauthorized dwelling units constructed prior to 1979, and can be assumed to be subject to both price controls and eviction controls under the Rent Ordinance. However, the single-family dwelling has been vacant for approximately seven years, and the Unauthorized Dwelling Units have been vacant since 1997 and 2009, respectively. All three units will be removed as part of the project, but they will not be subject to replacement and relocation provisions under the Housing Crisis Act, because the project was submitted in October of 2017, well before the Housing Crisis Act's effective date of January 1, 2020. The Project proposes one 1-bedroom unit measuring 675 square feet, as well as seven two-bedroom units ranging from 660 square feet to 845 square feet. The existing four-bedroom single-family unit on-site measures approximately 1,115 square feet. Although proposed units are smaller than the existing, they also contain fewer bedrooms while still providing ample habitable space and thoughtful space planning, making them suitable for a wide range of possible tenants. The Project results in seven additional family-sized units containing two bedrooms or more and an increase of at least 9 bedrooms on the site.*

**9. Removal of Unauthorized Dwelling Units.** Pursuant to Planning Code Section 317(g)(7), the Planning Commission shall consider the following criteria in the review of applications for removal of Unauthorized Units:

- a. Whether the costs to legalize the Unauthorized Unit or Units under the Planning, Building, and other applicable Codes is reasonable based on how such cost compares to the average cost of legalization per unit derived from the cost of projects on the Planning Department's Master List of Additional Dwelling Units Approved required by Section 207.3(k) of this Code;

*The current average cost of legalization per unit is \$70,000 according to the Master List of Additional Dwelling Units. The Project Sponsor is not ~~contesting-arguing~~ that upgrades to the two Unauthorized Units related to applicable City Codes is financially infeasible. However, the Project's overall feasibility is contingent on the demolition of the existing low-density building (single-family home with two unauthorized dwelling units) to allow construction of a high-density building containing eight family-sized residential units. The Project is fully Planning Code-compliant and will likewise be required to achieve full compliance with the Building Code. The new building will provide eight safe and fully Code-compliant units.*

- b. Whether it is financially feasible to legalize the Unauthorized Unit or Units. Such determination will be based on the costs to legalize the Unauthorized Unit(s) under the Planning, Building, and other applicable Codes in comparison to the added value that legalizing said Units would provide to the subject property. The gain in the value of the subject property shall be based on the current value of the property with the Unauthorized Unit(s) compared to the value of the property if the Unauthorized

Unit(s) is/are legalized. The calculation of the gain in value shall be conducted and approved by a California licensed property appraiser. Legalization would be deemed financially feasible if gain in the value of the subject property is equal to or greater than the cost to legalize the Unauthorized Unit.

*The Project Sponsor is not ~~contesting~~ arguing that the legalization of the Unauthorized Unit is financially infeasible. The overall feasibility of the Project is contingent on demolition of the existing single-family dwelling and two unauthorized dwelling units to significantly densify the Project Site with a net increase of 5 units. The existing property contains a total of three residential units, and the Project proposes eight new generously-sized units with modern systems and amenities. The net increase of five dwelling units would be practically infeasible to provide within the existing structure without approval of a demolition.*

- c. If no City funds are available to assist the property owner with the cost of legalization, whether the cost would constitute a financial hardship.

*To date, the Planning Department has not found the existence of any City funding sources or programs to assist the property owner with the cost of legalization. The Project Sponsor is not ~~contesting~~ arguing that the cost of legalization of the Unauthorized Units is financially infeasible, however, costs to improve the property and legalize the two Unauthorized Units would not achieve the Project's goals of increasing density thereby making the proposed Project infeasible, resulting in lost property value.*

- 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 1.10

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 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

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 11.6

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, childcare, 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.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

**MISSION AREA PLAN**

Land Use

Objectives and Policies

**OBJECTIVE 1.2**

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

Policy 1.2.1

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

**OBJECTIVE 2.3**

**ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.**

Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

*The Project, located within a zoning district that utilizes form-based density, maximizes the number of family-sized units that could be constructed on the lot without seeking any variances, modifications, or waivers. The Project will provide eight new dwelling units and a generous commercial space in a historically mixed-use area of the Mission neighborhood. The Project is also in proximity to ample City- and region-serving public transportation options, including several Muni bus lines and the 24th Street-Mission BART station.*

*The Project includes a new 1,600 square-foot commercial space on Mission Street where there are currently two vacant commercial spaces. Although the Project would provide one commercial space where there are currently two smaller spaces, the proposed commercial space is larger (1,600 square feet) than what is now permitted (1,500 square feet) for merged commercial spaces in the Mission Street NCT Zoning District. This new storefront will represent a rare opportunity for future commercial tenants seeking a slightly larger space, thereby supporting retail uses on one of the City's most unique and historically robust commercial corridors. In addition, the Project provides the maximum number of family-sized dwelling units possible at the Project Site without requesting variances or other modifications of Planning Code requirements. Overall, the Project features appropriate land uses which were anticipated by and encouraged for this location in the Mission Area Plan.*

*Likewise, the Project introduces a complimentary architectural vocabulary that is sensitive to the existing scale and neighborhood fabric along Mission Street. Although the subject property has not been identified as a historic resource, the Project Sponsor has voluntarily opted to preserve the two-story front façade, retaining high-quality architectural details original to the building and neighborhood. The new six-story*

*building rises to the prevailing 65-foot height limit, exceeding it only for elevator and stair penthouses that allow maintenance access to the non-occupied rooftop. While the property is not located within the boundaries of the Calle 24 Latino Cultural District, the Project Sponsor has worked with Calle 24 to refine and contextualize the design to meet community needs, including welcoming storefront treatments, high-quality building materials, space dedicated to a future mural on the south façade, and a suite of architectural elements on both the Mission and Osage facades with references to the existing building's historic craftsmanship. The Project provides for a high-quality, thoughtfully designed exterior, designed to complement and enhance the existing storefront character found throughout the adjacent Calle 24 Latino Cultural District. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

**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 currently contains one vacant commercial space, which has not had a retail tenant since late 2017, and one operating restaurant with a lease set to expire this year. The Project will provide one 1,600 square foot commercial unit available for a neighborhood-serving retailer, and likewise provides eight new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patronize 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 currently contains one four-bedroom single-family residential unit which has been vacant for approximately seven years, as well as two Unauthorized Dwelling Units. According to Rent Board records, a ground floor UDU (addressed as 2978 Mission) became vacant in 2009 and has not been occupied since that time. No records related to the second UDU (addressed as 2980B Mission), located at the rear of the second floor of the subject property, exist after 1997. The Project would provide eight new dwelling units, which are generously sized and finished to meet modern life safety codes, resulting in an overall increase in the neighborhood's stock of safe and habitable units. In addition, the Project would add a new commercial space at the ground floor, which contributes to neighborhood character by filling one current commercial vacancy and an impending vacancy on the vibrant Mission Street commercial corridor. The Project is thoughtfully designed 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 Site does not contain any affordable housing. The building currently contains one legal residential unit, vacant since for at least seven years, and two Unauthorized Dwelling Units which have been vacant since approximately 2009 and 1997, respectively. The Project would provide eight market-rate residential units. The Inclusionary Affordable Housing requirements of Planning Code Section 415 do not apply to projects of this size.*



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

*The Project Site is served by nearby public transportation options. The Project is located along a Muni bus corridor served by two of the City's most frequently-running bus lines (14-Mission and 49-Van Ness/Mission), and is within walking distance of the BART Station at 24th and Mission Streets. In addition, the Project is within one block of the Cesar Chavez Street bus route (12-Folsom/Pacific). Future residents would be afforded proximity to a rich array of transit options connecting them to other San Francisco neighborhoods and the greater Bay Area. The Project also provides sufficient bicycle parking for residents and commercial patrons.*

- 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, nor does it displace any industrial or service uses. The Project would provide eight new dwelling units, which could be occupied by individuals who patronize or own nearby industrial and service entities, thereby supporting these land uses and helping to protect them from displacement.*

- 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.

*The Project Site does not contain any City Landmarks or historic buildings; it was found ineligible for listing on the California Register of Historical Resources through the Inner Mission North historic resources survey. However, the Project Sponsor has opted to preserve the building's façade, which dates from circa 1889, voluntarily to maintain the building's connection to the neighborhood.*

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

*Planning staff analyzed the Project's potential to cast shadow on nearby parks, and found that there would be no net new shadow on any property owned or administered by the Department of Recreation and Parks.*

- 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. 2017-013784CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 7, 2022, 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 Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 28, 2022.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: July 28, 2022

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow demolition of a single-family dwelling and two unauthorized dwelling units located at 2976 Mission Street, Lot 007A in Block 6529, pursuant to Planning Code Section(s) **303, 317, and 754** within the **Mission Street NCT** Zoning District and a **65-B and 45-X** Height and Bulk District; in general conformance with plans, dated **April 7, 2022**, and stamped “EXHIBIT B” included in the docket for Record No. **2017-013784CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 28, 2022** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 28, 2022** 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 628.652.7414, [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 628.652.7414, [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. 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 shall require the following location(s) for transformer vault(s) for this project: sidewalk and building frontage on Mission Street. 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)*

- 11. 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)*

## Parking and Traffic

- 12. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **10** bicycle parking spaces (**8** Class 1 spaces for the residential portion of the Project and **2** Class 1 or 2 spaces for the commercial 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)*

- 13. 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

- 14. 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 628.652.7414, [www.sfplanning.org](http://www.sfplanning.org)*

- 15. 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 628.652.7414, [www.sfplanning.org](http://www.sfplanning.org)*

- 16. 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 628.652.7414, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 17. 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)*

- 18. 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)*

- 19. 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

- 20. 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)*

- 21. 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)*

**From:** [Jonin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Merlone, Audrey \(CPC\)](#); [Westhoff, Alex \(CPC\)](#)  
**Subject:** FW: Support for the Castro Theatre Renovation Plans - justin freels  
**Date:** Tuesday, July 26, 2022 12:22:56 PM

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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:** justin freels <noreply@formresponse.com>  
**Date:** Tuesday, July 26, 2022 at 11:47 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - justin freels

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



Jul 26, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

**It's critical for a venue to be a flexible space in order to survive in our current market.** This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **“We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops.”**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** justin freels

**Zip:** 94903

**Date/Time:** Jul 26, 2022 at 11:47:38 AM

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Housing Action Coalition  
**Date:** Tuesday, July 26, 2022 3:48:21 PM  
**Attachments:** [HAC Planning Commission Letter - July 26 2022.pdf](#)  
[ChanPeskin Amendment CEQA Chart July 26.pdf](#)  
[HAC - Board of Supervisors Files Refd - July 26 2022.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:** Deborah Schneider <[deborah@housingactioncoalition.org](mailto:deborah@housingactioncoalition.org)>  
**Date:** Tuesday, July 26, 2022 at 3:38 PM  
**To:** Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>, Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@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)>, Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, Ruiz, Gabriella (CPC) <[gabriella.ruiz@sfgov.org](mailto:gabriella.ruiz@sfgov.org)>  
**Cc:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>, Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>, Ng, Wilson (BOS) <[wilson.l.ng@sfgov.org](mailto:wilson.l.ng@sfgov.org)>, Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>, Gibson, Lisa (CPC) <[lisa.gibson@sfgov.org](mailto:lisa.gibson@sfgov.org)>  
**Subject:** Housing Action Coalition

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

Dear Planning Commissioners,

Attached please find the Housing Action Coalition's letter of appeal and related attachments.

Thank you,

Deborah

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**Deborah Schneider** | Pronouns: She/Her  
Communications Director | Housing Action Coalition  
50 Otis Street, San Francisco, CA 94103  
Office: (415) 541-9001 | Cell: (415) 637-3686



[deborah@housingactioncoalition.org](mailto:deborah@housingactioncoalition.org) | [housingactioncoalition.org](http://housingactioncoalition.org)

**Affordable Housing Production Act (BOS File No. 220631-4) – Environmental Impacts**

This table summarizes foreseeable indirect impacts on the environment that may result from the Affordable Housing Production Act (AHPA).

<b>Impact Type</b>	<b>How It Is Now</b>	<b>If AHPA Is Adopted</b>	<b>Housing Element EIR Finding</b>	<b>Foreseeable Impacts on the Environment</b>
<b>Historic Resources</b>	<ul style="list-style-type: none"> <li>Per the Housing Element EIR, impacts to potential and designated historic resources are reviewed on a project-level basis under various regulations, such as CEQA, Planning Code<sup>1</sup> Arts. 10 and 11, and Sec. of the Interior Standards. <u>See EIR, p. V.E-47.</u><sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>The AHPA makes projects touching <i>designated</i> national, state, and City historic resources ineligible for streamlining.</li> <li>However, projects concerning <i>eligible</i> historic resources, or Cat. III and IV Buildings under Art. 11 will be allowed.</li> <li>Projects will not be evaluated or reviewed for direct or indirect impacts to historic resources.</li> </ul>	<ul style="list-style-type: none"> <li>The EIR recognizes the need to preserve historic resources through <b>project-level</b> review.</li> <li>The EIR finds potential impacts would be offset by compliance with preservation regulations.</li> <li>The Housing Element impact to historic resources is found less-than-significant <i>because historic resource is most appropriate at the project level, and future projects would not be exempt from review of impacts to historic resources.</i> <u>Pg. V.E-48-49.</u></li> </ul>	The EIR assumed that historic impacts would be reviewed at the project level, and that new development would not be exempt from review. The AHPA creates new impacts because it would exempt projects from historic review that could have direct impacts on certain historic resources or result in indirect historic impacts.
<b>Shadow</b>	<ul style="list-style-type: none"> <li>Section 295 requires shadow review for projects over 40 feet.</li> <li>Such projects are prohibited from casting new shadow on Parks and Recreation property unless the Planning Commission finds that the shadow is insignificant or not adverse. Input from Parks and Recreation is required in the review.</li> <li>Shadows are also reviewed during CEQA review.</li> </ul>	<ul style="list-style-type: none"> <li>AHPA projects would be ministerial and subject only to objective standards. Planning Commission approval will not be required for the issuance of building permits.</li> <li>AHPA projects will not be subject to Section 295 or CEQA review, meaning shadow impacts will not be reviewed.</li> </ul>	<ul style="list-style-type: none"> <li>The EIR states that Shadow impacts will be evaluated on a <b>project-by-project</b> basis; the Housing Element is too general to consider shadow impacts. <u>Pg. V.J-29.</u></li> <li>It found that parks are “shadow-sensitive”, and that all open space under Parks and Recreation is protected by Section 295. <u>Pgs. V.J-3 &amp; V.J-6.</u></li> <li>Impact WS-2 finds that shadow impacts will be less-than-significant <i>because</i> new residential development would be required to comply with Section 295 and other regulations. <u>Pg. V.J-26.</u></li> </ul>	The EIR found that shadow impacts would be less-than-significant on the basis that development would undergo shadow review at the project level. The AHPA results in new impacts because AHPA projects will not undergo Section 295 or CEQA shadow review, and shadows may be allowed that would have been previously disapproved.
<b>Land Use and Land Use Planning (LULUP)</b>	<ul style="list-style-type: none"> <li>Chapter 35 of the SF Administrative Code regulates new Residential Uses in PDR Districts to ensure compatibility with existing PDR Uses.</li> <li>Chapter 35 is implemented through design review and other approval processes to ensure compatibility and protect residential and industrial uses.</li> </ul>	<ul style="list-style-type: none"> <li>AHPA projects are ministerially reviewed and will not be subject to the compatibility requirements of Chapter 35.</li> <li>Design review of AHPA projects can only consider aesthetic aspects, while Chapter 35 is primarily implemented through review of functional design aspects.</li> </ul>	<ul style="list-style-type: none"> <li>The EIR provides that new development will not impact existing land uses because development will comply with land use regulations, including Chapter 35. <u>Pg. V.B-50.</u></li> <li>The EIR finds a less-than-significant impacts with respect to LULUP <i>because</i> compliance with land use regulations, including Chapter 35, will reduce incompatibility between residential and existing land uses. <u>Pg. V.B-50, 59-60.</u></li> </ul> <p>This finding is reiterated in Addendum 1 for the 2014 update. <u>Addendum 1, pp. 12-14.</u></p>	The EIR found that LULUP impacts would be less-than-significant because new development would be subject to land use regulations, including review under Ch. 35 for the compatibility of new residential uses. The AHPA results in new impacts by exempting AHPA project from Ch. 35 review and allowing uses that may not be fully compatible.

<sup>1</sup> All Code citations are to the San Francisco Planning Code unless otherwise indicated.

<sup>2</sup> All page citations are to the 2004 and 2009 San Francisco Housing Element EIR unless otherwise indicated.



Addendum 2 – Accessory Dwelling Units:

BOS File No. 150365 –

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=2262375&GUID=E170831A-75A3-434A-A0DA-A4054CFBEF93&Options=ID|Text|&Search=150365>

BOS File No. 150585 –

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=2329930&GUID=744485A1-9441-4107-ACE5-A572C0B09215&Options=ID|Text|&Search=150585>

Addendum 3 – Affordable Housing Bonus Programs:

BOS File No. 150969 –

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=2474234&GUID=C3463948-D066-4AA3-B27B-8887AE979436&Options=ID|Text|&Search=150969>

Addendum 4 – Construction of Accessory Dwelling Units:

BOS File No. 160252 –

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=2609799&GUID=CD0C3FE5-2D56-4E5B-85CB-505932611161&Options=ID|Text|&Search=160252>

BOS File No. 160657 –

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=2739832&GUID=5B77577A-FDF1-43FA-86DF-ADACCE135D93&Options=ID|Text|&Search=160657>

Addendum 5 – Non-Discretionary Review of 100 % Affordable Housing and Teacher Housing Projects:

BOS File No. 190437 –

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=3929687&GUID=01381811-ADD9-47B5-B1E8-F1DFD2E60167&Options=ID|Text|&Search=190437>

Addendum 6 – 100% Affordable Housing and Educator Housing Streamlining Program:

BOS File No. 200213 –

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=4345538&GUID=384D2733-9397-4FBF-B53F-BDE27FB1B7EA&Options=ID|Text|&Search=200213>

Addendum 7 – Dwelling Unit Density Exception for Corner Lots in Residential Districts:

BOS File No. 210564 –

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=4960277&GUID=150EFEF3-F0F7-41FF-8715-A1B40AD515BB&Options=ID|Text|&Search=210564>

Addendum 8 – Cars to Casas:

BOS File No. 211092 –

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=5191195&GUID=7728F801-B610-4176-8F90-F310C83B0BEC&Options=ID|Text|&Search=211092>



July 26, 2022

**Delivered Via Email**

**President Rachel Tanner**  
**Planning Commission**  
[Rachel.Tanner@sfgov.org](mailto:Rachel.Tanner@sfgov.org)

**Re: Appeal Pursuant to Administrative Code Section 31.07**  
**Affordable Housing Production Act – BOS File No. 220631**

Dear President Tanner & Commissioners:

On behalf of the Housing Action Coalition (“HAC”), a member-supported nonprofit that advocates for building more homes at all levels of affordability, I write to directly appeal the Environmental Review Officer’s (“ERO”) failure to provide notice to the Planning Commission and public before adding to the list of nonphysical and ministerial projects excluded from the California Environmental Quality Act (“CEQA”). Because the Administrative Code does not specify the appeal procedure or fee, I request that you inform us promptly of any fees or other requirements applicable to this appeal and confirm the hearing date. **The Chan/Peskin Measure cannot be put before voters without adequate environmental review.**

**1. No listed category of nonphysical/ministerial exemption covers the Chan/Peskin Measure.**

At present, there is no category listed that covers a ballot measure like the Affordable Housing Production Act (“Chan/Peskin Measure”) put forward by the Board of Supervisors to increase the pace and overall amount of qualified new construction with expedited, ministerial approvals that wipe away many local and state historic and environmental protections, along with the application of any subjective zoning standards. These protections currently apply under the 100% Affordable and Educator Housing Programs. They would not only be eliminated for these two existing programs, but would make eligible a third and potentially larger group of market -rate projects with 8% more affordable housing than otherwise required. By making available to development sites that would be far costlier and time-consuming

**2. Due Process, Notice, and Opportunity to be Heard Is Not Subordinate to Administrative Convenience or Political Expedience.**

The duty to notify the Planning Commission and public before adding to the list is mandatory under San Francisco Administrative Code Section 31.07(a):

The Environmental Review Officer shall maintain a listing of types of nonphysical and ministerial projects excluded from CEQA. Such listing shall be modified over time as the status of types of projects may change under applicable laws, ordinances, rules and regulations. ... Any person who may consider any modification to be incorrect may appeal such modification to the Planning Commission within twenty (20) days of the





date of the Planning Commission agenda on which notice of such modification was posted.

This serves to inform the Planning Commission and provides any member of the public the right to appeal erroneous or overbroad listings to the Planning Commission. Instead of properly noticing a new category that would encompass the Chan/Peskin Measure, the environmental clearance for the Chan/Peskin Measure simply states:

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2), because it would not result in a direct or indirect physical change in the environment.

(Planning Department Determination dated July 14, 2022, for Board of Supervisors hearing on July 19, 2022.) As we explained in our letter to the Board of Supervisors, these conclusory statements are not supported by evidence and conflict directly with California Supreme Court precedent and the plain language of CEQA. The ERO cannot ignore a mandatory duty to inform the public and eliminate what we understand to be the sole administrative method to challenge overbroad and blatantly erroneous determinations of projects subject to CEQA review.

### **3. The Chan Peskin Measure Will Have Potentially Significant Impacts Not Previously Described in the Housing Element DEIR or Subsequent Addenda.**

The classification of the Chan/Peskin Measure as “not a project subject to CEQA” because “it will not have a direct or reasonably foreseeable indirect impact on the environment” is inconsistent with CEQA, dismisses the Chan/Peskin Measure as essentially procedural.

As a Board-sponsored ballot measure, controlling law requires the City to consider whether the Chan/Peskin Measure should be reviewed for environmental impacts under the California Environmental Quality Act (Pub. Res. Code Secs. 21000 *et seq.*; “CEQA”). On June 14, 2022, the Planning Department determined that the Chan/Peskin Measure was not a “project” under CEQA, and thus not subject to environmental review. By memorandum dated July 21, 2022, the ERO repeated this conclusion and then hedged that bet by concluding that even if the Chan/Peskin Measure were considered a project, the proposed Measure would not require further environmental review. As described in the July 19, 2022, HAC letter to the Board of Supervisors, both conclusions are incorrect under controlling law. Environmental review under CEQA is required, because, among other things, the Chan/Peskin removes barriers to the demolition and adverse alteration of historic resource. The chart attached to this document sets forth some but not necessarily all of the potential new impacts associated with substantive changes in the measure.

The approach to the Chan/Peskin measure is strikingly inconsistent with the Planning Department’s determination that other programs, for the creation of and subsequent changes to, various discretionary local affordable housing incentive program and other changes in policies, ordinances, and programs adopted pursuant to the 2004 and 2009 Housing Element Final Environmental Impact Report<sup>1</sup> (“Prior EIR”), including:

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<sup>1</sup> Plan. Department Case No. 2007.1275E



- A) Addendum 8: Cars to Casas, Board of Supervisors File No. 211092
- B) Addendum 7: Dwelling Unit Density Exception for Corner Lots in Residential Districts
- C) Addendum 6: Amendments to the 100% Affordable Housing and Educator Housing & Educator Streamlining Program
- D) Addendum 5: Non-Discretionary Review of 100% Affordable Housing and Teacher Housing Projects, Board of Supervisors File No. 190437
- E) Addendum 4: Construction of ADUS, Board of Supervisors File Nos. 160252 and 160657
- F) Addendum 3: Affordable Housing Bonus Program, Board of Supervisors File No. 150969
- G) Addendum 2: Accessory Dwelling Units, Board of Supervisors File No. 150365, 150585

All of the above materials are available on the [Planning Department's Environmental Review website](#) and are included by reference as if attached hereto in their entirety, as are the Board of Supervisors files attached to this letter.

In each of these cases, the Planning Department determined the proposed ordinances (some of which were not enacted), were projects subject to CEQA, but determined that they were not subject to further environmental review as their impact were adequately covered by the Prior EIR and, prepared an addendum for each one providing substantial evidence for each of its conclusions. For example, Addendum 3 included 43 pages of analysis to demonstrate consistency with the Prior EIR.

The Planning Department's assertion that they could have done an addendum is beside the point. A throw-away paragraph is not an addendum. When it is determined that subsequent review is not necessary, a brief explanation should be included in an addendum, the project's findings, or elsewhere in record. (14 CCR 15164(e)). To determine whether subsequent review is required, an agency must make a fact-based evaluation of the relevant factors under Public Resources Code Sec. 21166, including:

- a. **Substantial changes to project** which will require major revisions to EIR or Neg. Dec. due to the involvement of new significant environmental effects or an increase in severity of a previously identified impact.
- b. **Substantial change in circumstances** under which the project is undertaken that will require major revisions to EIR or Neg. Dec. due to the involvement of new significant environmental effects or an increase in severity of a previously identified impact.
- c. **New information**, not available with reasonable diligence, showing unidentified significant impact, previously identified impact that is more severe, or previous mitigations would be infeasible.

That has not been done. There is no consideration given to the pending Housing Element Update or the substantive changes identified in our July 19<sup>th</sup>, some of which would cause potentially significant impacts. Instead, the ERO is treating substantive changes that strip environmental considerations out of decision-making as purely procedural. They are



substantive, and as set out in the **Attached Chart** have the potential to cause significant impacts.

The statement that the ordinance does not raise height limits, expand buildable area, or otherwise change zoning controls or affect development capacity is not correct. The Chan/Peskin initiative (a) alters and/or eliminate subjective Planning Code standards that protect broad categories of historic resources, including listed historic buildings in the Planning Code, (b) eliminate current subjective standards that exist to prevent environmental impacts, and (c) create a new category of market-rate housing with increased affordability that falls under these reduced standards. (See **Attached Chart**.) If zoning changes such as these are no longer considered “projects” then that is a major change ERO has failed to modify the listing of types of nonphysical and ministerial projects excluded from CEQA, as required by Section 31.07(a), to include the Chan/Peskin Measure and other like measures in this category. As such, the ERO has violated Section 31.07(a).

We are not aware of any other provision of the Administrative Code (or the Municipal Code generally) that provides an opportunity to appeal the ERO’s CEQA determinations concerning the Chan/Peskin Measure. Please immediately advise us if any other such appeal provision exists. Otherwise, Section 31.07(a) is the only means by which we may file the subject appeal and exercise our procedural due process rights under the California and U.S. Constitutions. We will supplement this appeal letter with additional materials once an appeal hearing date is set.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Corey Smith", is placed over a light gray rectangular background.

**Corey Smith, Executive Director**  
Housing Action Coalition (HAC)

Enclosures

cc: Angela Calvillo, Clerk of the Board  
Supervisor Connie Chan  
Supervisor Catherine Stefani  
Supervisor Aaron Peskin  
Supervisor Gordon Mar  
Supervisor Dean Preston  
Supervisor Matt Dorsey  
Supervisor Myrna Melgar  
Supervisor Rafael Mandelman  
Supervisor Hillary Ronen  
Supervisor Ahsha Safai



50 Otis Street  
San Francisco, CA 94103  
(415) 541.9001  
[info@housingactioncoalition.org](mailto:info@housingactioncoalition.org)  
[housingactioncoalition.org](http://housingactioncoalition.org)

Planning Commission  
Jonas P. Ionin, Director of Commission Affairs

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support 2022-001032PCA [Board File No. 220130]  
**Date:** Thursday, July 21, 2022 9:37:22 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7343 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Carolyn Kenady <[carolynkenady@gmail.com](mailto:carolynkenady@gmail.com)>  
**Sent:** Thursday, July 21, 2022 9:36 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Support 2022-001032PCA [Board File No. 220130]

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

To the Planning Commissioners: I am unable to give public comment during today's meeting. I want to register my support for 2022-001032PCA [Board File No. 220130]. Tenants comprise 64% of our City's residents. They should have a voice in the planning process including appeal of Planning Commission decisions to the Board of Supervisors.

Please vote in favor of this proposed legislative change to the appeal process. Thank you!  
Carolyn

Carolyn Kenady  
[carolynkenady@gmail.com](mailto:carolynkenady@gmail.com)  
408-218-3115  
<http://www.linkedin.com/in/ckenady>

**From:** [Office of Cannabis \(ADM\)](#)  
**To:** [Bridget Maley](#)  
**Cc:** [Stefani, Catherine \(BOS\)](#); [Donovan, Dominica \(BOS\)](#); [Office of Cannabis \(ADM\)](#); [CPC-Commissions Secretary](#); [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Agnihotri, Kalyani \(CPC\)](#)  
**Subject:** RE: 2030 Union Street Cannabis Retail Establishment  
**Date:** Thursday, July 21, 2022 9:35:42 AM

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Dear Bridget,

Thank you for your note. Your feedback has been recorded.

Warmly,

SF Office of Cannabis

---

**From:** Bridget Maley <bridget.maley@gmail.com>  
**Sent:** Tuesday, July 12, 2022 1:24 PM  
**To:** Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Donovan, Dominica (BOS) <dominica.donovan@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ruiz, Gabriella (CPC) <gabriella.ruiz@sfgov.org>  
**Subject:** 2030 Union Street Cannabis Retail Establishment

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

To Whom it May Concern:  
Re: 2021-012952 CUA

I am opposed to the establishment of another Cannabis Retail Store in Cow Hollow at 2030 Union Street between Buchanan and Webster Streets. According to the City of San Francisco's Office of Cannabis there are NINE cannabis retail operations approved or in the works for the area between Van Ness and the Presidio and Chestnut and Union Streets and an additional ONE operating illegally (1782 Union) that has taken months for the city to shut down. This is TOO MANY.

Concerns include:

- 1) Crime – It is known that Cannabis businesses accept cash making them easy targets for crime, including potentially violent crime.

- 2) Good Neighbor Policy – Includes nothing about security plans for the business and when pressed to share the security plan and include it in the Good Neighbor Policy the applicant refused.
- 3) Distance between businesses – The mandated 600 feet between businesses is not enough and this business will only have one full block (Union Between Buchanan and Laguna) between it and an already operating cannabis enterprise at 1861 Union.
- 4) Cumulative impacts - These businesses should NOT be considered and approved in isolation of each other. NINE of these enterprises in our neighborhood, and one operating illegally, is too many and the impact on public safety should be understood prior to approving this or any other of these businesses.
- 5) Displacing existing businesses – The proposed project at 2030 Union Street displaces an existing, viable business that provides services (barber shop) to the neighborhood.
- 6) Inadequate neighborhood outreach – This project sponsor held a neighborhood meeting on December 23, 2021, then tried to claim this was adequate neighborhood outreach. Working with Supervisor Stefani's office, the Planning Commission hearing that was originally scheduled for May 26, 2022, was delayed until the applicant held another neighborhood meeting on June 22, 2022.

As an almost thirty year resident of the Marina and Cow Hollow, I oppose this project and others like it in our neighborhood.

Sincerely,  
Bridget Maley  
Resident 1700 Block Green Street and Office Tenant 2000 Block Union

--

Bridget Maley  
[bridget.maley@gmail.com](mailto:bridget.maley@gmail.com)

**From:** [Office of Cannabis \(ADM\)](#)  
**To:** [maureen@ddmhww.com](mailto:maureen@ddmhww.com)  
**Cc:** [Agnihotri, Kalyani \(CPC\)](#); [Stefani, Catherine \(BOS\)](#); [Office of Cannabis \(ADM\)](#); [Donovan, Dominica \(BOS\)](#); [CPC-Commissions Secretary](#); [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#)  
**Subject:** RE: Opposition to yet ANOTHER Cannabis business in the neighborhood  
**Date:** Thursday, July 21, 2022 9:34:23 AM

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Dear Maureen,

Thank you for your note. Your feedback has been recorded.

Warmly,

SF Office of Cannabis

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**From:** maureen@ddmhww.com <maureen@ddmhww.com>  
**Sent:** Tuesday, July 12, 2022 2:07 PM  
**To:** Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Office of Cannabis (ADM) <officeofcannabis@sfgov.org>; Donovan, Dominica (BOS) <dominica.donovan@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Ruiz, Gabriella (CPC) <gabriella.ruiz@sfgov.org>  
**Subject:** Opposition to yet ANOTHER Cannabis business in the neighborhood

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

Project Planner at SF Planning Dept = Kalyani Agnihotri - [kalyani.agnihotri@sfgov.org](mailto:kalyani.agnihotri@sfgov.org)  
Supervisor Stefani = [catherine.stefani@sfgov.org](mailto:catherine.stefani@sfgov.org)  
Supervisor Stefani aide = Dominica Donovan - [dominica.donovan@sfgov.org](mailto:dominica.donovan@sfgov.org)  
Office of Cannabis - [officeofcannabis@sfgov.org](mailto:officeofcannabis@sfgov.org)  
Planning Commission Secretary – [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
Rachael Tanner, Commission President – [rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)  
Kathrin Moore, Commission Vice President – [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)  
Sue Diamond, Commissioner – [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)  
Frank S. Fung, Commissioner – [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)  
Joel Koppel, Commissioner – [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)  
Theresa Imperial, Commissioner – [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)  
Gabriella Ruiz, Commissioner – [gabriella.ruiz@sfgov.org](mailto:gabriella.ruiz@sfgov.org)

To ALL Who It Concerns:

I am opposed to the establishment of **YET ANOTHER** Cannabis Retail Store in Cow Hollow at 2030 Union Street between Buchanan and Webster Streets. According to the City of San Francisco's Office of Cannabis there are **NINE** cannabis retail operations approved



or in the works for the area between Van Ness and the Presidio and Chestnut and Union Streets and an additional ONE operating illegally (1782 Union) that has taken months for the city to shut down. This is **WAY TOO MANY**. This is a mixed neighborhood of professionals, retirees and families. There are multiple pre-schools, elementary schools, middle schools, young kids, impressionable tweens and teens, seniors, places of worship. We need neighborhood resources like stores, supermarkets, pharmacies, NOT storefronts which provide cannabis and like products to people from outside the neighborhood who are hanging out in front of these stores disrupting foot traffic and partaking of their purchased products along the same sidewalks as residents of the neighborhood.

We have many concerns, not the least of which is the sheer number of these businesses that have opened (legally or illegally) in the neighborhood or are slated to open. Concerns about this specific business at 2030 Union Street between Buchanan and Webster Streets include:

Crime – It is known that Cannabis businesses accept cash making them easy targets for crime, including potentially violent crime. There's a reason guards are positioned at the front door of these businesses.

Good Neighbor Policy – Includes nothing about security plans for the business and when pressed to share the security plan and include it in the Good Neighbor Policy the applicant refused.

Distance between businesses – The mandated 600 feet between businesses is not enough and this business will only have one full block (Union Between Buchanan and Laguna) between it and an already operating cannabis business at 1861 Union.

Cumulative impacts - These businesses should NOT be considered and approved in isolation of each other. **NINE** of these enterprises in our neighborhood, and one operating illegally, is too many and the impact on public safety should be thoroughly understood prior to approving this or any other of these businesses.

Displacing existing businesses – The proposed project at 2030 Union Street displaces an existing, viable business that provides services (barber shop) to the neighborhood.

Inadequate neighborhood outreach – This project sponsor held a neighborhood meeting on December 23, 2021, then tried to claim this was adequate neighborhood outreach. Very few people attended this meeting intentionally called 2 days before Christmas when there would be poor attendance. Working with Supervisor Stefani's office, the Planning Commission hearing that was originally scheduled for May 26, 2022, was delayed until the applicant was required to hold another neighborhood meeting on June 22, 2022.

I oppose this project and others like it in this neighborhood. How much is too much? Nine is already ridiculous and there do not appear to be any constraints in place to prevent many more from trying to establish a foothold in this neighborhood.

Sincerely,  
Maureen Holt  
maureen@ddmhww.com

**From:** [Giacomucci, Monica \(CPC\)](#)  
**To:** [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Revisions to 2976 Mission CPC Motion  
**Date:** Tuesday, July 26, 2022 10:01:18 AM  
**Attachments:** [Revised Draft Motion - 2976 Mission \(ID 1317821\) \(ID 1320162\).pdf](#)

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Good morning, Commissioners,

City Attorney staff have requested minor edits to the language in the UDU findings for the Draft Motion for 2976 Mission Street (2017-013784CUA), which will be heard at this Thursday's Planning Commission hearing. Specifically, on pages 13 and 14 of the Draft Motion, CAO staff have requested that we use the term "arguing" instead of "contesting," as the existing language reads as a double-negative. I've attached a revised Draft Motion here, and I will read this into the record on Thursday.

No other revisions have been requested. As always, please contact me if you have any questions about this revision or about the project.

Thanks,  
Monica

Please note that I will be off from work from August 5 through September 5.

**Monica Giacomucci, Senior Preservation Planner**  
**Southeast Quadrant Team, Current Planning Division**  
**(she/her/hers)**  
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# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: JULY 28, 2022**

**Record No.:** 2017-013784CUA  
**Project Address:** 2976 MISSION STREET  
**Zoning:** Mission NCT (Mission Street Neighborhood Commercial Transit) Zoning District  
45-X and 65-B Height and Bulk Districts  
Fringe Financial Service Restricted Use District  
Mission Street Formula Retail Restaurant Subdistrict  
Mission Alcoholic Beverage Special Use District  
**Block/Lot:** 6529/007A  
**Project Sponsor:** Jonathan Pearlman  
Elevation Architects  
1159 Green Street  
San Francisco, CA 94109  
**Property Owner:** El Mission Investment LLC  
315 Fernando Avenue  
Palo Alto, CA 94306  
**Staff Contact:** Monica Giacomucci – (628) 652-7414  
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 317, AND 754 TO ALLOW THE DEMOLITION OF AN EXISTING 3,490 SQUARE-FOOT, TWO-STORY BUILDING WITH ONE DWELLING UNIT, TWO UNAUTHORIZED DWELLING UNITS, AND TWO COMMERCIAL UNITS, AND TO CONSTRUCT A NEW 12,117 GROSS SQUARE-FOOT, SIX-STORY BUILDING WITH ONE 1,600 GROSS SQUARE FOOT COMMERCIAL SPACE AND EIGHT DWELLING UNITS (ONE 1-BEDROOM AND SEVEN TWO-BEDROOMS) WITH NO OFF-STREET PARKING SPACES, EIGHT CLASS 1 BICYCLE PARKING SPACES, AND TWO CLASS 2 BICYCLE PARKING SPACES, LOCATED AT 2976 MISSION STREET, BLOCK 6529 LOT 007A WITHIN THE MISSION NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND THE 45-X AND 65-B HEIGHT AND BULK DISTRICTS, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On October 26, 2017, Jonathan Pearlman of Elevation Architects (hereinafter "Project Sponsor") filed Application No. 2017-013784CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish an existing two-story mixed-use building containing one residential unit, two unauthorized dwelling units, and two commercial units, and to construct a new six-story, 65-ft tall, mixed-use building with eight dwelling units and one commercial unit (hereinafter "Project") at 2976 Mission Street, Block 6529 Lot 007A (hereinafter "Project Site").

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods 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 Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 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 a 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 July 13, 2022, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final 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 Eastern Neighborhoods Final 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 Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On July 28, 2022, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-013784CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-013784CUA 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. 2017-013784CUA, 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 an existing two-story mixed-use building containing one residential unit, two unauthorized dwelling units (UDUs), and two ground-floor commercial spaces and new construction of a six-story, 65-foot tall, approximately 12,117 gross square foot mixed-use building with eight dwelling units, one 1,600 gross square foot ground floor commercial space, eight Class 1 bicycle parking spaces, and two Class 2 bicycle parking spaces. The proposed Project includes a dwelling unit mix consisting of one 1-bedroom unit and seven 2-bedroom units. The Project includes 1,125 square feet of common usable open space at second- and fifth-floor decks, as well as private open spaces ranging from 105 to 120 square feet at the second, third, and fifth floors via decks and terraces.
- 3. Site Description and Present Use.** The Project is located on a through-lot which has 27'6" of frontage along both Mission and Osage Streets. The Project Site contains one existing two-story building which has a second-floor residential unit and two ground floor commercial units, as well as a one-story garage. Additionally, evidence of two UDUs was uncovered through review of Rent Board records and voter rolls, with one ground-floor UDU (known as "2978 Mission") as the subject of a tenant petition and breach-of-lease eviction in 2009, and a second-story UDU (known as "2980B Mission") subject to an eviction of unknown/undocumented circumstances in 1997. Based on all available evidence, neither of the UDUs have been occupied since their respective tenant evictions.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Mission NCT Zoning District in the Mission Area Plan. The immediate context primarily consists of two- to three-story mixed-use buildings with ground-floor, neighborhood-serving retail uses and residential units on upper floors. The Mission Nursery Children's Center is a one-story school building located three properties north of the Project Site on a large lot, and is the only non-residential, non-retail property on this block. Along Osage Street, the context primarily consists of one- to three-story residential buildings or accessory garages. The Project Site is located less than two blocks from the 24<sup>th</sup> Street BART station and the 24<sup>th</sup> Street Neighborhood Commercial District, which provides a similar variety of neighborhood-serving retail uses. Other zoning districts in the vicinity of the project site include: P (Public) and RTO-M (Residential Transit-Oriented Mission). The Project Site is located within three Special Use Districts: the Fringe Financial Service Restricted Use District; the Mission Street Formula Retail Restaurant Subdistrict; and the Mission Alcoholic Beverage Special Use District. However, the proposal does not include any land uses that are restricted by the above-noted Special Use Districts.
- 5. Public Outreach and Comments.** The Department has not received any correspondence from members of the public regarding the proposed Project.
- 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.** Planning Code Section 754 states that retail and residential uses are principally permitted within the Mission Street NCT Zoning District. Subsection 754(c)(2) prohibits the merger of existing ground floor commercial spaces that would result in a ground floor space measuring more than 1,500 gross square feet for projects submitted to the Planning Department after July 31, 2018.

*The Project would construct a new, six-story mixed-use building with a 1,600 square-foot ground floor retail use and eight residential units on the second through sixth floors. Although the proposed Project includes a ground floor commercial space measuring more than 1,500 gross square feet, the Project Sponsor submitted an application for review by the Planning Department on October 26, 2017. The prohibition on commercial mergers applies to those projects submitted after July 31, 2018. Therefore, the Project complies with Planning Code Section 754.*

- B. **Residential Density.** The Mission Street NCT Zoning District utilizes form-based density, which regulates residential density by the maximum permitted building volume rather than as a ratio of units to lot area.

*The Project would construct eight residential units and one commercial unit within a six-story building which meets all of the dimensional requirements of the Planning Code, including but not limited to height and required rear yard. Therefore, the Project complies with the residential density controls of Planning Code Section 754.*

- C. **Required Rear Yard.** Planning Code Section 134 requires properties in the Mission Street NCT to maintain a rear yard area equivalent to 25% of the lot depth on the lowest story containing a dwelling unit and at each succeeding story of the building. On a through-lot, the Project Sponsor may select the frontage from which to measure the lot's depth for the purposes of determining the required rear yard.

*The Project Sponsor has selected Mission Street as the lot frontage for the purposes of identifying the required rear yard area. The Project does not propose any dwelling units on the ground floor. Therefore, the 25% rear yard requirement applies to the second story, which is the first story containing a dwelling unit, through the sixth story. The Project provides a rear yard area of approximately 29'4", which is equivalent to 25% of the overall lot depth of 117'6", at the rear of the lot along Osage Street. Therefore, the Project complies with the rear yard requirements of Planning Code Section 134.*

- D. **Usable Open Space.** Planning Code Section 135 requires 80 square feet of usable private open space per dwelling unit or 100 square feet of common usable open space per unit in the Mission Street NCT Zoning District. Private open space must measure at least six feet in every horizontal direction.

*The Project is required to provide a minimum of 640 square feet of private open space, a minimum of 800 square feet of common open space, or a combination thereof. The Project proposes private open spaces for three of the eight units in the following manner: a 120 square-foot private terrace adjacent to the required rear yard area for Unit 2 at the second floor; a private open space of 105 square feet for Unit 3 at a second-floor deck facing Mission Street; and a 105 square-foot private open space for Unit 8 at a sixth-floor deck facing onto the required rear yard area. Each of these private open spaces measure at least six feet in every horizontal direction. All proposed units, including the five remaining dwelling units which do not have an associated private open space, will share two common open spaces: one*

*measuring 585 square feet at a second-floor rear deck; and one measuring 540 square feet at a fifth-floor rear-facing deck for a total of 1,125 square feet of common usable open space. Therefore, the Project exceeds the requirements of Planning Code Section 135.*

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that in each dwelling unit, the windows of at least one room of 120-square-foot minimum dimensions must face directly onto a public street, public alley at least 20 feet in width, side yard at least 25 feet in width, a Code-complying rear yard, or 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.

*Five of the eight proposed units face onto Mission Street, which qualifies as a public street at least 20 feet in width. The remaining three units face onto the code-compliant required rear yard area. Therefore, the Project complies with Planning Code Section 140.*

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within Neighborhood Commercial Districts, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space has approximately 27'6" of frontage on Mission Street, with the entire frontage appropriately fenestrated and devoted to commercial or active accessory residential space. The proposed windows are clear and unobstructed. Therefore, the Project complies with the street frontage requirements of Planning Code Section 145.1.*

- G. **Shadow.** Planning Code Sections 147 and 295 restrict net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

*The Project would not cast any net new shadow on properties owned by the Department of Recreation and Parks according to a shadow fan prepared and analyzed by Planning Department Staff. Therefore, a hearing before the Recreation and Parks Commission is not required.*



- H. **Bicycle Parking.** Planning Code Section 155.2 requires at one Class 1 space for every Dwelling Unit. Class 1 spaces must be located with direct access for bicycles without requiring use of stairs. The location of such spaces shall allow bicycle users to ride to the entrance of the space or the entrance of the lobby leading to the space. Bicycle parking may be located one level above or below grade when the lot has a small or unusual configuration or other unique limitations, and any hallways used to access bicycle parking must be a minimum of five feet wide. A minimum of one Class 2 space is required for every 20 dwelling units, and a minimum of two spaces are required for Retail Sales and Services uses, with 1 space per 2,500 square feet of floor area.

*The Project proposes eight Class 1 bicycle parking spaces to be located in two ground-floor storage rooms with safe and convenient access to building entries on both the Mission Street and Osage Street frontages. Two Class 2 parking spaces will be provided at the Mission Street frontage within the public right-of-way. Therefore, the project complies with Planning Code Section 155.2.*

- I. **Dwelling Unit Mix.** Planning Code Section 207.6 outlines the required minimum dwelling unit mix for properties located within Neighborhood Commercial Transit Zoning Districts. For all new development in all NCT districts, no less than 40% of the total number of proposed dwelling units must contain at least two bedrooms, or no less than 30% of the total number of proposed dwelling units must contain at least three bedrooms, or no less than 35% of the total number of proposed dwelling units must contain at least two or three bedrooms with at least 10% of the total number of proposed dwelling units containing three bedrooms.

*The Project proposes eight residential units, with seven units containing two bedrooms. Therefore, the project provides nearly 88% of its units with a minimum of two bedrooms. The Project complies with the dwelling unit mix requirements of Planning Code Section 207.6.*

- J. **Height and Bulk.** Planning Code Sections 250 and 252 provide for height and bulk districts within the City and County of San Francisco. The Project is located within the 65-B and 45-X Height and Bulk Districts, which allow for a maximum height of 65 and 45 feet, respectively. An additional five feet in height is permitted for projects with active ground floor uses. Because the Project is partially within an 'B' Bulk District, any portion of a building above 50 feet in height may not exceed 110 feet in maximum depth or 125 feet in diagonal dimension. Bulk controls do not apply to 'X' Bulk districts.

*The Project is located on a lot that straddles two Height and Bulk Districts: 65-B for the approximate half of the lot facing onto Mission Street, and 45-X for the approximate half of the lot facing onto Osage Street. The Project would construct a new mixed-use development that rises to 65 feet, plus an additional 9'8" stair and elevator penthouse for maintenance access to the unoccupied rooftop. Therefore, the Project complies with Planning Code Sections 250 and 252.*

- K. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in a new commercial use exceeding 800 gross square feet.

*The Project includes a newly-constructed commercial retail space measuring approximately 1,600 gross square feet. Therefore, this portion of the Project is subject to the Transportation Sustainability Fee pursuant to Planning Code Section 411A.*

- L. **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 approximately 10,517 gross square feet of new residential use associated with the new construction of eight dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.*

- M. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program.

*The Project would construct fewer than 10 residential units. Therefore, the Inclusionary Affordable Housing Program does not apply to the proposal.*

- N. **Eastern Neighborhoods Infrastructure Impact Fee.** Planning Code Section 423 is applicable to any development project in the Eastern Neighborhoods Program Area that results in at least one new residential unit and new construction of a non-residential use.

*The Project includes approximately 12,117 gross square feet of commercial and residential use. This square footage shall be subject to the Eastern Neighborhoods Infrastructure Impact Fee, as outlined in Planning Code Section 423.*

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 use and size of the proposed Project is compatible with the immediate neighborhood, which is characterized by mixed-use buildings with retail stores located at the ground floor, and one to three additional stories containing residential units above. Although the Project rises taller than the two- to four-story buildings that predominate in the immediate area, the height of the proposed building was contemplated in this location through establishment of the 65-B Height and Bulk District along Mission Street. The ground floor commercial space will replace two existing commercial spaces, one of which is vacant and the other of which has an expiring lease which has not been renewed by the tenant. This Project is uniquely suited to provide a generously-sized, 1,600 square foot commercial space due to its application submittal date; future projects are limited to a maximum 1,500 square foot commercial space by the provisions of the Mission NCT in Planning Code Section 754(c)(2). The resulting commercial space will provide an opportunity for tenants seeking slightly a larger storefront, but is only 100 square feet larger than what is currently permitted by the Planning Code.*

*The Project will likewise replace a four-bedroom, single-family dwelling unit and two unauthorized dwelling units with an unknown number of bedrooms with eight well-designed dwelling units meeting current life and safety codes. The residential units proposed in the Project are appropriately sized for the neighborhood, with seven of the proposed eight units containing two bedrooms. Therefore, the Project*

*is necessary and desirable given the quality and design of the new building, the family-appropriate size of residential units, and the overall increase in the number of residential units and bedrooms. The entirety of the new building is within located within the buildable area of the Project Site, and the proposal will not require any variances or modifications. The Project is necessary and desirable because it will replace a single-family residential unit and two unauthorized units located in an aging building with a new building that maximizes the permitted density of the lot.*

- 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 proposed Project will rise to the 65-B height limit permitted along Mission Street and will conform to the lot's split 45-X height limit at the rear. Likewise, the Project provides a code-compliant rear yard approximately 28 feet in depth at all required floors, and far exceeds the overall amount of usable open space required for an eight-unit residential building. Although the Project would rise taller than the two- to four-story buildings which predominate in this area of the Mission Street corridor, the Project is fully code-compliant and fits within the height and envelope restrictions anticipated by the Planning Code, Mission Area Plan, and Urban Design Guidelines.*

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

*The Planning Code does not require off-street parking for any project, and no off-street loading spaces are required for a 1,600 square-foot commercial space. The proposed commercial tenant and eight residential units are unlikely to cause significant traffic impacts, nor negatively affect access to on-street parking or loading. The Project Site is located on a block of Mission Street that is well-served by a variety of local and regional public transit options, including the 24th Street-Mission BART Station located just two blocks north.*

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

*As the Project would construct a small retail space and residential dwelling units, it is unlikely to have the potential to produce noxious or offensive 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 provides private outdoor spaces for three of the proposed units and two generously-sized decks which are attractively screened for privacy. The Project is not required to provide any off-street parking or loading, and service areas are internal to the building. As such, the building is appropriately treated to protect and screen such areas from view.*

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

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

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The proposed Project is consistent with the stated purpose of the Mission Street NCT Zoning District, in that it will provide a commercial storefront and produce family-sized dwelling units on-site. Although the proposed storefront is 100 square feet larger than what is currently permitted by the Mission NCT, the Project provides an attractive opportunity for a tenant seeking slightly more commercial space along the corridor, while still being compatible with the overall size of other retailers along Mission Street.*

**8. Residential Demolition Findings.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met pursuant to Section 317(g)(6):

- a) Whether the property is free of a history of serious, continuing code violations;

*A review of the Department of Building Inspection and the Planning Department databases showed one open enforcement case related to a vacant commercial storefront. This case has been placed on hold by the Department of Building Inspection in the spring of 2022, as the Project Sponsor has diligently pursued building permits associated with the Project which would abate the vacancy complaint.*

- b) Whether the housing has been maintained in a decent, safe, and sanitary condition;

*The existing building appears to be in decent, safe, and sanitary condition with an original construction date of circa 1889.*

- c) Whether the property is an "historical resource" under CEQA;

*The Project Site was surveyed in 2010 as part of the South Mission Historic Resource Survey and was determined ineligible for listing on the California Register of Historical Resources.*

- d) Whether the removal of the resource will have a substantial adverse impact under CEQA;

*As noted, the existing building was previously determined not to be a historical resource and its removal will not have any substantial adverse impacts under CEQA.*

- e) Whether the Project converts rental housing to other forms of tenure or occupancy;

*The Project does not convert rental housing to other forms of tenure.*

- f) Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

*The Planning Department cannot definitively determine whether or not the single-family residential unit with two Unauthorized Dwelling Units is subject to the Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The subject property, including the legal second-floor dwelling unit, was constructed circa 1889 according to Planning Department records, but it is not known when the two unauthorized dwelling units were added. It can be assumed that the existing units are subject to both eviction and price controls under the Rent Ordinance. Because the Project was submitted before the effective date of January 1, 2020, unit replacement and/or relocation provisions to California Senate Bill 330 (Housing Crisis Act of 2019) do not apply to the single-family residential unit and the two unauthorized dwelling units.*

- g) Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

*Although the Project proposes the demolition of a four-bedroom residential unit and two unauthorized units, there will be a net gain of five units (and seven legal units) at the project site. The Project would be consistent with the density and development pattern, as it will provide one 1-bedroom dwelling unit and seven 2 bedroom units within a neighborhood that is comprised of mostly two- and three-story mixed-use buildings containing one to three dwelling units.*

- h) Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

*The Project conserves neighborhood character by preserving the existing front building wall, which retains many architectural details dating from the building's 1889 construction date. The Project Sponsor's choice to retain the historic façade likewise contributes to the Project's overall compatibility with the prevailing scale along the streetwall, as it continues the pattern of two-story building facades before stepping back at the third through sixth stories. Preservation of the front façade also provides compatibility with the design and materials of buildings along Mission Street, while the Project overall improves cultural and economic diversity by constructing a new building with seven family-sized dwelling units and one 1-bedroom unit, maximizing the density of the site.*

- i) Whether the Project protects the relative affordability of existing housing;

*The Project removes three dwelling units (two of which are unauthorized and have been vacant since 1997 and 2009, respectively), which are generally considered more affordable than more recently constructed units. The Project results in eight units that are compliant with current building codes and provides more generously-sized units for a wider range of possible future tenants, therefore contributing positively to the City's housing stock.*

- j) Whether the Project increases the number of permanently affordable units as governed by Section 415;

*The Project is neither subject to the provisions of Planning Code Section 415, as the Project proposes fewer than ten units, nor to California Government Code section 66300 (Housing Crisis Act), as it was submitted before January 1, 2020. The Project does not increase the number of permanently affordable units at the Project Site.*

- k) Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

*The Project would develop a parcel within an established neighborhood at a dwelling unit density consistent with the requirements of the Mission NCT Zoning District.*

- l) Whether the project increases the number of family-sized units on-site;

*The Project will create seven family-sized dwelling units, each containing two bedrooms and generously-sized common living spaces, as well as one 1-bedroom dwelling unit. The resulting project offers a net increase of five dwelling units (or seven legal units).*

- m) Whether the Project creates new supportive housing;

*The Project does not create supportive housing.*

- n) Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

*On balance, the overall scale, design, and materials of the proposed building are consistent with the block face, and the Project utilizes traditional building materials and a contemporary design while taking into consideration the existing adjacent lots and buildings and the site's through-lot configuration. The Project enhances neighborhood character and is thoughtfully designed to fit within the context of the Mission Street commercial district and to comply with the Urban Design Guidelines.*

- o) Whether the Project increases the number of on-site dwelling units;

*The Project will provide a net gain of five units (or seven legal dwelling units) at the site.*

- p) Whether the Project increases the number of on-site bedrooms.

*The number of bedrooms located within the unauthorized dwelling units on the site is not known, but they are assumed to have been studio units based on Rent Board records. The existing legal unit contains four bedrooms. Assuming one sleeping area per unauthorized dwelling unit, the Project therefore proposes a net increase of at least 9 bedrooms, or a net increase of 11 code-compliant bedrooms within legal dwelling units.*

- q) Whether or not the replacement project would maximize density on the subject lot; and,

*The Project proposes eight units and maximizes the density on the property. Planning Code Section 754 does not restrict density as a ratio of units to lot area; rather, density is limited by the dimensional*

*constraints of the Planning Code, including but not limited to height, bulk, rear yard, and dwelling unit mix. The Project maximizes the density of the lot without requesting any variances, waivers, or modifications to Planning Code requirements.*

- r) If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new dwelling units of a similar size and with the same number of bedrooms.

*The existing building contains both a single-family dwelling unit and two unauthorized dwelling units constructed prior to 1979, and can be assumed to be subject to both price controls and eviction controls under the Rent Ordinance. However, the single-family dwelling has been vacant for approximately seven years, and the Unauthorized Dwelling Units have been vacant since 1997 and 2009, respectively. All three units will be removed as part of the project, but they will not be subject to replacement and relocation provisions under the Housing Crisis Act, because the project was submitted in October of 2017, well before the Housing Crisis Act's effective date of January 1, 2020. The Project proposes one 1-bedroom unit measuring 675 square feet, as well as seven two-bedroom units ranging from 660 square feet to 845 square feet. The existing four-bedroom single-family unit on-site measures approximately 1,115 square feet. Although proposed units are smaller than the existing, they also contain fewer bedrooms while still providing ample habitable space and thoughtful space planning, making them suitable for a wide range of possible tenants. The Project results in seven additional family-sized units containing two bedrooms or more and an increase of at least 9 bedrooms on the site.*

**9. Removal of Unauthorized Dwelling Units.** Pursuant to Planning Code Section 317(g)(7), the Planning Commission shall consider the following criteria in the review of applications for removal of Unauthorized Units:

- a. Whether the costs to legalize the Unauthorized Unit or Units under the Planning, Building, and other applicable Codes is reasonable based on how such cost compares to the average cost of legalization per unit derived from the cost of projects on the Planning Department's Master List of Additional Dwelling Units Approved required by Section 207.3(k) of this Code;

*The current average cost of legalization per unit is \$70,000 according to the Master List of Additional Dwelling Units. The Project Sponsor is not ~~contesting-arguing~~ that upgrades to the two Unauthorized Units related to applicable City Codes is financially infeasible. However, the Project's overall feasibility is contingent on the demolition of the existing low-density building (single-family home with two unauthorized dwelling units) to allow construction of a high-density building containing eight family-sized residential units. The Project is fully Planning Code-compliant and will likewise be required to achieve full compliance with the Building Code. The new building will provide eight safe and fully Code-compliant units.*

- b. Whether it is financially feasible to legalize the Unauthorized Unit or Units. Such determination will be based on the costs to legalize the Unauthorized Unit(s) under the Planning, Building, and other applicable Codes in comparison to the added value that legalizing said Units would provide to the subject property. The gain in the value of the subject property shall be based on the current value of the property with the Unauthorized Unit(s) compared to the value of the property if the Unauthorized

Unit(s) is/are legalized. The calculation of the gain in value shall be conducted and approved by a California licensed property appraiser. Legalization would be deemed financially feasible if gain in the value of the subject property is equal to or greater than the cost to legalize the Unauthorized Unit.

*The Project Sponsor is not ~~contesting~~ arguing that the legalization of the Unauthorized Unit is financially infeasible. The overall feasibility of the Project is contingent on demolition of the existing single-family dwelling and two unauthorized dwelling units to significantly densify the Project Site with a net increase of 5 units. The existing property contains a total of three residential units, and the Project proposes eight new generously-sized units with modern systems and amenities. The net increase of five dwelling units would be practically infeasible to provide within the existing structure without approval of a demolition.*

- c. If no City funds are available to assist the property owner with the cost of legalization, whether the cost would constitute a financial hardship.

*To date, the Planning Department has not found the existence of any City funding sources or programs to assist the property owner with the cost of legalization. The Project Sponsor is not ~~contesting~~ arguing that the cost of legalization of the Unauthorized Units is financially infeasible, however, costs to improve the property and legalize the two Unauthorized Units would not achieve the Project's goals of increasing density thereby making the proposed Project infeasible, resulting in lost property value.*

- 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 1.10

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 4.4



Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

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 11.6

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, childcare, 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.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

**MISSION AREA PLAN**

Land Use

Objectives and Policies

**OBJECTIVE 1.2**

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

Policy 1.2.1

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

**OBJECTIVE 2.3**

**ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.**

Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

*The Project, located within a zoning district that utilizes form-based density, maximizes the number of family-sized units that could be constructed on the lot without seeking any variances, modifications, or waivers. The Project will provide eight new dwelling units and a generous commercial space in a historically mixed-use area of the Mission neighborhood. The Project is also in proximity to ample City- and region-serving public transportation options, including several Muni bus lines and the 24th Street-Mission BART station.*

*The Project includes a new 1,600 square-foot commercial space on Mission Street where there are currently two vacant commercial spaces. Although the Project would provide one commercial space where there are currently two smaller spaces, the proposed commercial space is larger (1,600 square feet) than what is now permitted (1,500 square feet) for merged commercial spaces in the Mission Street NCT Zoning District. This new storefront will represent a rare opportunity for future commercial tenants seeking a slightly larger space, thereby supporting retail uses on one of the City's most unique and historically robust commercial corridors. In addition, the Project provides the maximum number of family-sized dwelling units possible at the Project Site without requesting variances or other modifications of Planning Code requirements. Overall, the Project features appropriate land uses which were anticipated by and encouraged for this location in the Mission Area Plan.*

*Likewise, the Project introduces a complimentary architectural vocabulary that is sensitive to the existing scale and neighborhood fabric along Mission Street. Although the subject property has not been identified as a historic resource, the Project Sponsor has voluntarily opted to preserve the two-story front façade, retaining high-quality architectural details original to the building and neighborhood. The new six-story*

*building rises to the prevailing 65-foot height limit, exceeding it only for elevator and stair penthouses that allow maintenance access to the non-occupied rooftop. While the property is not located within the boundaries of the Calle 24 Latino Cultural District, the Project Sponsor has worked with Calle 24 to refine and contextualize the design to meet community needs, including welcoming storefront treatments, high-quality building materials, space dedicated to a future mural on the south façade, and a suite of architectural elements on both the Mission and Osage facades with references to the existing building's historic craftsmanship. The Project provides for a high-quality, thoughtfully designed exterior, designed to complement and enhance the existing storefront character found throughout the adjacent Calle 24 Latino Cultural District. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

**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 currently contains one vacant commercial space, which has not had a retail tenant since late 2017, and one operating restaurant with a lease set to expire this year. The Project will provide one 1,600 square foot commercial unit available for a neighborhood-serving retailer, and likewise provides eight new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patronize 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 currently contains one four-bedroom single-family residential unit which has been vacant for approximately seven years, as well as two Unauthorized Dwelling Units. According to Rent Board records, a ground floor UDU (addressed as 2978 Mission) became vacant in 2009 and has not been occupied since that time. No records related to the second UDU (addressed as 2980B Mission), located at the rear of the second floor of the subject property, exist after 1997. The Project would provide eight new dwelling units, which are generously sized and finished to meet modern life safety codes, resulting in an overall increase in the neighborhood's stock of safe and habitable units. In addition, the Project would add a new commercial space at the ground floor, which contributes to neighborhood character by filling one current commercial vacancy and an impending vacancy on the vibrant Mission Street commercial corridor. The Project is thoughtfully designed 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 Site does not contain any affordable housing. The building currently contains one legal residential unit, vacant since for at least seven years, and two Unauthorized Dwelling Units which have been vacant since approximately 2009 and 1997, respectively. The Project would provide eight market-rate residential units. The Inclusionary Affordable Housing requirements of Planning Code Section 415 do not apply to projects of this size.*

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

*The Project Site is served by nearby public transportation options. The Project is located along a Muni bus corridor served by two of the City's most frequently-running bus lines (14-Mission and 49-Van Ness/Mission), and is within walking distance of the BART Station at 24th and Mission Streets. In addition, the Project is within one block of the Cesar Chavez Street bus route (12-Folsom/Pacific). Future residents would be afforded proximity to a rich array of transit options connecting them to other San Francisco neighborhoods and the greater Bay Area. The Project also provides sufficient bicycle parking for residents and commercial patrons.*

- 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, nor does it displace any industrial or service uses. The Project would provide eight new dwelling units, which could be occupied by individuals who patronize or own nearby industrial and service entities, thereby supporting these land uses and helping to protect them from displacement.*

- 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.

*The Project Site does not contain any City Landmarks or historic buildings; it was found ineligible for listing on the California Register of Historical Resources through the Inner Mission North historic resources survey. However, the Project Sponsor has opted to preserve the building's façade, which dates from circa 1889, voluntarily to maintain the building's connection to the neighborhood.*

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

*Planning staff analyzed the Project's potential to cast shadow on nearby parks, and found that there would be no net new shadow on any property owned or administered by the Department of Recreation and Parks.*

- 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. 2017-013784CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 7, 2022, 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 Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 28, 2022.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: July 28, 2022

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow demolition of a single-family dwelling and two unauthorized dwelling units located at 2976 Mission Street, Lot 007A in Block 6529, pursuant to Planning Code Section(s) **303, 317, and 754** within the **Mission Street NCT** Zoning District and a **65-B and 45-X** Height and Bulk District; in general conformance with plans, dated **April 7, 2022**, and stamped “EXHIBIT B” included in the docket for Record No. **2017-013784CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 28, 2022** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 28, 2022** 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 628.652.7414, [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 628.652.7414, [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. 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 shall require the following location(s) for transformer vault(s) for this project: sidewalk and building frontage on Mission Street. 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.sfpublishworks.org](http://www.sfpublishworks.org)*

- 11. 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)*

## Parking and Traffic

- 12. Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 10 bicycle parking spaces (8 Class 1 spaces for the residential portion of the Project and 2 Class 1 or 2 spaces for the commercial 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)*

- 13. 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

- 14. 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 628.652.7414, [www.sfplanning.org](http://www.sfplanning.org)*

- 15. 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 628.652.7414, [www.sfplanning.org](http://www.sfplanning.org)*

- 16. 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 628.652.7414, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 17. 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)*

- 18. 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)*

- 19. 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

- 20. 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)*

- 21. 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)*

**From:** [Ajello Hoagland, Linda \(CPC\)](#)  
**To:** [Diamond, Susan \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [Asbagh, Claudine \(CPC\)](#); [Pollak, Josh \(CPC\)](#)  
**Subject:** 1196 Columbus Avenue - FMND and Addendum to FMND  
**Date:** Monday, July 25, 2022 5:28:46 PM

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Good Afternoon Commissioners,

A question was raised as to whether or not the Commission should have been provided the FMND for which the Addendum was tiered off of. for the Project at 1196 Columbus. I checked with Austin in the the City Attorney's office and he confirmed that the Commission should be familiar with the FMND. The FMND was not provided in your packet with the Addendum, so I have inserted a link below to the document. The document can also be accessed through PIM under 2014-002849ENV.

<https://citypln-m-extnl.sfgov.org/SharedLinks.aspx?accesskey=f026fc4cc52a804cf6ed2eb76ac015dfbaec04e5599e4a9f910026ff651de64c&VaultGUID=A4A7DACD-B0DC-4322-BD29-F6F07103C6E0>

Please let me know if you have any trouble accessing the document.

Regards,  
Linda

**Linda Ajello Hoagland, AICP Senior Planner**  
**Northeast Team, Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7320 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for July 28, 2022  
**Date:** Friday, July 22, 2022 3:50:19 PM  
**Attachments:** [20220728\\_cal.pdf](#)  
[20220728\\_cal.docx](#)  
[CPC Hearing Results 2022.docx](#)  
[Advance Calendar - 20220728.xlsx](#)

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Commissioners,  
Attached are your Calendars for July 28, 2022.

Please note, that the office allocation for the Potrero Power Station is dependent on the EIR certified in September 2020. If you were not seated as a Commissioner at that time, you must review the EIR and be prepared to acknowledge on record that you have.

Thank you for your attention to this matter, in advance.

Cheers,

**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 ADVANCE CALENDAR

1:26 PM 8/2/2022



**To:** Planning Commission  
**From:** Jonas P. Ionin , Director of Commission Affairs  
**Re:** Advance Calendar  
*All items and dates are tentative and subject to change.*

## July 28, 2022

Case No.			Planner
2021-004987DRP	<b>2760 Divisadero Street</b> <i>Public-Initiated DR</i>	fr: 1/27; 2/24; 4/14; 5, to: 10/6	Winslow
2019-017272ENV	<b>PG&amp;E Power Asset Acquisition Project</b> <i>Appeal of PMND</i>	fr: 3/31 to: Indefinite	Moore
2022-001892CUA	<b>98 Mission Street</b> <i>accessory office use (private gym for an existing tenant) at the ground floor</i>	CONSENT	Vimr
2022-000313CUA	<b>2027 Chestnut St</b> <i>Expand existing formula retail (Pacific Catch) to adjacent vacant storefront to accommodate seatin</i>	CONSENT	Agnihotri
2022-004718CUA	<b>2209 Chestnut St</b> <i>Establish Formula Retail store (Malin + Goetz) in vacant retail space</i>	CONSENT	Agnihotri
2018-015785GPRGPA	<b>Transbay Block 4 - 200</b> <i>Adoption</i>		Snyder
2017-011878PHA-09PFA-03	<b>Potrero Power Station (420 23rd St)</b> <i>phasing amendment and an adjustment to their previous office allocation</i>		Giacomucci
2017-013784CUA	<b>2976 Mission Street</b> <i>demolish the existing construct a six-story, mixed use building</i>		Giacomucci
2021-005342ENX	<b>925 Bryant Street</b> <i>State Density Bonus project with 218 group housing units</i>	fr: 6/2	Feeney
2020-006679CRV	<b>1196 Columbus Ave</b> <i>SB330/State Density Bonus Project 56 group housing rooms</i>		Hoagland
2020-010283CUA	<b>2308 Vicente Street</b> <i>Demolish existing 1-story church, subdivide to two parcels and construct two 3-unit buildings</i>		Jimenez
2021-002487DRP-02	<b>3624 Scott Street</b> <i>Public-Initiated DR</i>		Winslow

## August 4, 2022 - CANCELED

Case No.			Planner
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## August 11, 2022 - CANCELED

Case No.			Planner
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## August 18, 2022 - CANCELED

Case No.			Planner
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## August 25, 2022 - CLOSED

Case No.			Planner
2021-013037CUA	<b>140 2nd Street</b> <i>rooftop micro WTS site</i>	CONSENT	Wendt
2022-003902PCA	<b>Neighborhood Commercial and Mixed Use Districts (Board File 22</b>	fr: 5/26; 6/30; 7/14	Starr

# CPC ADVANCE CALENDAR

1:26 PM 8/2/2022

2022-005505PCA	<i>Planning Code Amendment</i> <b>Tenderloin Neon Special Use District</b> <i>Planning Code Amendment</i>		Flores
	<b>Tenderloin</b>		Chion
2020-004398PRJ	<i>Informational</i> <b>SFO Shoreline Protection Program</b> <i>Informational</i>		Li
2018-004217GPA	<b>Safety Element</b>		Ngo
	<i>General Plan Amendment - Adoption</i>		
2021-010332IMP	<b>375 Laguna Honda</b> <i>IMP</i>		Ajello
2020-005514PRJ	<b>1010V Mission Street</b> <i>nine-story residential building with 57 SRO units on a vacant lot</i>		Salgado
2016-010626CUA	<b>6227 3rd Street</b> <i>CUA for UDU removal by merger</i>		Samonsky
2021-012569DRM	<b>1 La Avanzada Street</b> <i>Recladding of Sutro Tower horizontal elements</i>	fr: 6/2; 7/14	Horn
2016-000302DRP	<b>460 Vallejo Street</b> <i>Public-Initiated DR</i>	fr: 9/30; 11/18; 1/13; :	Winslow
2020-005176DRP	<b>45 Bernard Street</b> <i>Public-Initiated DR</i>	fr: 5/26, 7/21	Winslow

## September 1, 2022

Case No.	Tanner - OUT		Planner
2022-004159CUA	<b>3334 Sacramento Street</b> <i>legalize an approximately 900 sf Personal Service use</i>	CB3P	Gunther
2019-022830AHB	<b>3055 Clement St</b> <i>HOME-SF project</i>	fr: 6/23; 7/14	May
2021-002738CUA	<b>485 Duncan Street</b> <i>Demolition of a SFH and new construction of Two-family Dwelling</i>		Horn
2021-000182DRP	<b>140 20th Avenue</b> <i>Public-Initiated DR</i>		Winslow
2021-000997DRP	<b>801 Corbett Avenue</b> <i>Public-Initiated DR</i>		Winslow
2021-007934DRP	<b>3682-3686 16th Street</b> <i>Public-Initiated DR</i>		Winslow

## September 8, 2022

Case No.			Planner
	<b>Progress on the Equity Resolution</b> <i>Informational</i>		Chion
2019-022404ENXCUASHD	<b>1458 San Bruno Av</b> <i>State Density Bonus for seven story residential building containing 232 dwelling units</i>		Samonsky
2021-008991CUA	<b>200 Rhode Island Street</b> <i>Conditional Use Authorization to allow 2 stories of office use in Article 10 Landmark Building</i>		Westhoff
2021-011698CUA	<b>424 Texas Street</b> <i>demolition of a single-family home</i>		Samonsky
2018-008802MAP	<b>68 Nantucket Ave</b> <i>rezoning of two parcels from P to RH-1</i>		Pantoja
2021-000659DRP	<b>485 Day Street</b> <i>Public-Initiated DR</i>		Winslow



# CPC ADVANCE CALENDAR

1:26 PM 8/2/2022

2021-007319DRP      **1 Castendada Avenue**      Winslow  
*Public-Initiated DR*

**September 15, 2022**  
 Case No.      Planner

**Sunset Forward / Cultural Districts**      Chion  
*Informational*

2019-015384CUA      **731 Treat Ave**      Westhoff  
*Demolition of two-unit property, and construction of new four story three unit bldg and one ADU*

2021-000607DRP      **525 Leavenworth Street**      Winslow  
*Public-Initiated DR*

2020-007991DRP      **445 Liberty Street**      Winslow  
*Public-Initiated DR*

2021-005053DRP      **1334 12th Avenue**      Winslow  
*Public-Initiated DR*

**September 22, 2022**  
 Case No.      PICNIC      Planner

**September 29, 2022 - CANCELED**  
 Case No.      Planner

**October 6, 2022**  
 Case No.      Planner

2021-012562PRJ      **77 Beale and 50 Main Streets**      Vimr  
*Informational*

2021-004987DRP      **2760 Divisadero Street**      fr: 1/27; 2/24; 4/14; 5,      Winslow  
*Public-Initiated DR*

2022-000267DRP      **3059 25th Street**      Winslow  
*Public-Initiated DR*

2020-010011DRP      **3753 21st Street**      Winslow  
*Public-Initiated DR*

**October 13, 2022**  
 Case No.      Planner

2020-009836DRP      **133 Grand View Ave**      Winslow  
*Public-Initiated DR*

**October 20, 2022**  
 Case No.      Planner

**Housing Element**      Chion  
*Informational*

**October 27, 2022 - CANCELED**  
 Case No.      Planner

**November 3, 2022**  
 Case No.      Planner

2019-020057ENXOFA-02      **424 Brannan Street**      Westhoff  
*LPA to construct two autonomous seven-story office buildings with ground floor retail*

**November 10, 2022**

# CPC ADVANCE CALENDAR

1:26 PM 8/2/2022

Case No.		Planner
	<b>November 17, 2022</b>	
Case No.		Planner
	<b>November 24, 2022 - CANCELED</b>	
Case No.		Planner
	<b>December 1, 2022</b>	
Case No.		Planner
	<b>December 8, 2022</b>	
Case No.		Planner
	<b>December 15, 2022</b>	
Case No.		Planner
	<b>December 22, 2022 - CANCELED</b>	
Case No.		Planner
	<b>December 29, 2022 - CANCELED</b>	
Case No.		Planner
	<b>January 5, 2023</b>	
Case No.		Planner
	<b>January 12, 2023</b>	
Case No.		Planner
	<b>January 19, 2023</b>	
Case No.		Planner
	<b>Housing Element EIR</b>	White
	<i>Certification</i>	
	<b>Housing Element 2022 Update</b>	Caltagirone
	<i>Adoption</i>	
	<b>January 26, 2023</b>	
Case No.		Planner

# CPC ADVANCE CALENDAR

1:26 PM 8/2/2022

Case No.	<b>February 2, 2023</b>	Planner
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Case No.	<b>February 9, 2023</b>	Planner
2021-012028ENV	<b>3251 20th Avenue</b> <i>Stonestown Galleria</i>	Craciun

Case No.	<b>February 16, 2023</b>	Planner
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Case No.	<b>February 23, 2023</b>	Planner
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Case No.	<b>March 2, 2023</b>	Planner
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Case No.	<b>March 9, 2023</b>	Planner
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Case No.	<b>March 16, 2023</b>	Planner
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Case No.	<b>March 23, 2023</b>	Planner
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Case No.	<b>March 30, 2023</b>	Planner
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# CPC Hearing Results 2022

To: Staff  
 From: Jonas P. Ionin, Director of Commission Affairs  
 Re: Hearing Results

**NEXT MOTION/RESOLUTION No: 21148**

**NEXT DISCRETIONARY REVIEW ACTION No: 792**

DRA = Discretionary Review Action; M = Motion; R = Resolution

## July 21, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2020-005176DRP	<b>45 Bernard Street</b>	Winslow	Continued to August 25, 2022	<b>+7 -0</b>
	2021-007672DRP	<b>237 Juanita Way</b>	Winslow	Withdrawn	
R-21144	2022-001032PCA	<b>Conditional Use Appeals (BF 220130)</b>	Merlone	Approved with Staff Modifications	<b>+6 -1</b> (Fung against)
R-21145	2021-012246PCA	<b>Planning Code – Single, Two and Three-Family Home Bonus Program (BF 211234)</b>	Merlone	Approved with Staff Modifications	<b>+4 -3</b> (Ruiz, Imperial, Moore against)
R-21146	2022-004725PCA	<b>Temporary Safe Overnight Parking and Cannabis Retail Uses [BF 220542]</b>	Flores	Approved	<b>+7 -0</b>
R-21147	2018-004217GPA	<b>2022 Safety and Resilience Element Update</b>	Ngo	Initiated and Scheduled a hearing on or after August 25, 2022	<b>+7 -0</b>

## July 14, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2021-012569DRM	<b>1 La Avanzada Street</b>	Horn	Continued to August 25, 2022	<b>+7 -0</b>
	2019-022830AHB	<b>3055 Clement Street</b>	May	Continued to September 1, 2022	<b>+7 -0</b>
	2022-003902PCA	<b>Neighborhood Commercial and Mixed-Use Districts (Board File No. 220340)</b>	Starr	Continued to August 25, 2022	<b>+7 -0</b>
	2021-006295DRP	<b>766 Duncan Street</b>	Winslow	Withdrawn	
M-21135	2021-012857CUA	<b>2110 Chestnut Street</b>	May	Approved with Conditions	<b>+7 -0</b>
M-21136	2022-002780CUA	<b>3908 24<sup>th</sup> Street</b>	Sacchi	Approved with Conditions	<b>+7 -0</b>
M-21137	2021-008697CUA	<b>4400 17<sup>th</sup> Street</b>	Pantoja	Approved with Conditions	<b>+7 -0</b>
		<b>Draft Minutes for June 23, 2022</b>	Ionin	Adopted	<b>+7 -0</b>

		<b>Draft Minutes for June 30, 2022</b>	Ionin	Adopted	<b>+7 -0</b>
R-21138	2018-008588CWP	<b>Southeast Station Study: Final Report and Recommendations</b>	Johnson	Adopted a Resolution Endorsing, Urging and Prioritizing	<b>+7 -0</b>
M-21139	2009.0159ENV-03	<b>1500-1540 Market Street (One Oak)</b>	Foster	Adopted Findings and a Statement of Overriding Considerations	<b>+4 -3</b> (Ruiz, Imperial, Moore against)
M-21140	2021-007611SHD	<b>1500-1540 Market Street (One Oak)</b>	Foster	Adopted Shadow Findings	<b>+4 -3</b> (Ruiz, Imperial, Moore against)
M-21141	2021-007611DNX	<b>1500-1540 Market Street (One Oak)</b>	Foster	Approved with Conditions	<b>+4 -3</b> (Ruiz, Imperial, Moore against)
	2021-007611VAR	<b>1500-1540 Market Street (One Oak)</b>	Foster	Acting ZA closed the PH, and indicated an intent to Grant	
M-21142	2021-012952CUA	<b>2030 Union Street</b>	Agnihotri	Approved with Conditions	<b>+7 -0</b>
M-21143	2021-008851CUA	<b>728 Geary Street</b>	Guy	Approved with Conditions	<b>+7 -0</b>
DRA-791	2020-002325DRP-02	<b>11 Burnett Ave N (313 Burnett) / 407 Burnett (333 Burnett)</b>	Winslow	Took DR and Approved with Staff Modifications	<b>+7 -0</b>

### June 30, 2022 Regular Hearing Results: LAURA LYNCH Acting Sec

Action No.	Case No.		Planner	Action	Vote
	2022-003902PCA	<b>Neighborhood Commercial and Mixed-Use Districts (Board File No. 220340)</b>	Starr	Continued to July 14, 2022	<b>+7 -0</b>
	2021-000544DRP	<b>48 Peralta Avenue</b>	Winslow	Withdrawn	<b>+7 -0</b>
		<b>Draft Minutes for June 16, 2022</b>	Lynch	Adopted	<b>+7 -0</b>
R-21134	2021-009977CRV	<b>Remote Hearings</b>	Lynch	Adopted	<b>+7 -0</b>
	2018-0020720TH	<b>Transportation Network Companies (TNCS) and Land Use Planning Study</b>	Tran	Reviewed and Commented	
	2009.0159ENV-03	<b>1500-1540 Market Street (One Oak)</b>	Foster	Closed Public Hearing and Continued to July 14, 2022	<b>+7 -0</b>
	2021-007611SHD	<b>1500-1540 Market Street (One Oak)</b>	Foster	Closed Public Hearing and Continued to July 14, 2022	<b>+7 -0</b>
	2021-007611DNX	<b>1500-1540 Market Street (One Oak)</b>	Foster	Closed Public Hearing and Continued to July 14, 2022	<b>+7 -0</b>
	2021-007611VAR	<b>1500-1540 Market Street (One Oak)</b>	Foster	ZA Closed Public Hearing and Continued to July 14, 2022	
DRA-789	2021-011412DRP	<b>1301-1305 18<sup>th</sup> Street</b>	Winslow	No DR	<b>+7 -0</b>
DRA-790	2021-005907DRP-03	<b>79-81 Homestead Street</b>	Winslow	No DR	<b>+7 -0</b>

### June 23, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
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	2019-022830AHB	<b>3055 Clement Street</b>	May	Continued to July 14, 2022	+6 -0 (Moore absent)
	2021-001219DRM	<b>1228 Funston Avenue</b>	Winslow	Continued Indefinitely	+6 -0 (Moore absent)
	2021-009580DRP	<b>2836 Pierce Street</b>	Winslow	Withdrawn	
	2021-003635DRP	<b>470 08<sup>th</sup> Avenue</b>	Winslow	Withdrawn	
M-21131	2021-002971CUA	<b>4176 Cesar Chavez Street</b>	Pantoja	Approved with Conditions	+6 -0 (Moore absent)
	2021-002971VAR	<b>4176 Cesar Chavez Street</b>	Pantoja	Acting ZA closed the PH and indicated an intent to Grant	
M-21132	2022-000030CUA	<b>243-255 West Portal Avenue</b>	Pantoja	Approved with Conditions	+6 -0 (Moore absent)
	2022-000030VAR	<b>243-255 West Portal Avenue</b>	Pantoja	Acting ZA closed the PH and indicated an intent to Grant	
		<b>Draft Minutes for June 9, 2022</b>	Ionin	Adopted	+6 -0 (Moore absent)
		<b>Development Trends and Projections</b>	Switzky	Reviewed and Commented	
	2016-013156SRV	<b>San Francisco Citywide Cultural Resources Survey Overview (SF Survey)</b>	Boudreaux	Reviewed and Commented	
R-21133	2018-015785GPA	<b>Transbay Block 4 – 200 Main Street</b>	Snyder	Initiated and Scheduled a PH on or after July 28, 2022, as amended by Staff.	+6 -0 (Moore absent)

### June 16, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2009.0159ENV-03	<b>1500-1540 Market Street (One Oak)</b>	Foster	Continued to June 30, 2022	+7 -0
	2021-007611SHD	<b>1500-1540 Market Street (One Oak)</b>	Foster	Continued to June 30, 2022	+7 -0
	2021-007611DNX	<b>1500-1540 Market Street (One Oak)</b>	Foster	Continued to June 30, 2022	+7 -0
	2021-007611VAR	<b>1500-1540 Market Street (One Oak)</b>	Foster	ZA Continued to June 30, 2022	
	2020-007806CUA	<b>1314 Page Street</b>	May	Continued Indefinitely	+7 -0
M-21126	2021-010017AHB	<b>5250 Third Street</b>	Feeney	Approved with Conditions as amended by Staff; and a condition for a green wall on the west retaining wall, and a finding recognizing 70% BMR units at 80%-140% AMI.	+6 -1 (Koppel against)
M-21127	2020-006544CUA	<b>1721 15<sup>th</sup> Street</b>	Samonsky	Approved with Conditions	+6 -1 (Koppel against)
M-21128	2005.0759ENX-02	<b>725-765 Harrison Street</b>	Liang	Approved with Conditions	+7 -0
M-21129	2005.07590FA-02	<b>725-765 Harrison Street</b>	Liang	Approved with Conditions	+7 -0
M-21130	2005.0759CUA-02	<b>725-765 Harrison Street</b>	Liang	Approved with Conditions	+7 -0
	2005.0759VAR-03	<b>725-765 Harrison Street</b>	Liang	N/A	

DRA-788	2021-009914DRM	2823 18 <sup>th</sup> Street	Liang	Took DR and Approved	+7-0
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### June 9, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2021-005907DRP	<b>79-81 Homestead Street</b>	Winslow	Continued to June 30, 2022	+7-0
		<b>Draft Minutes for May 19, 2022</b>	lonin	Adopted	+7-0
		<b>Draft Minutes for May 26, 2022</b>	lonin	Adopted	+7-0
R-21123	2021-009977CRV	<b>Remote Hearings</b>	lonin	Adopted	+7-0
	2022-002926PCA	<b>Affordable Housing Code Enforcement [Board File No. 220262]</b>	Merlone	Reviewed and Commented	
M-21124	2019-023083CUA	<b>2955 Mission Street</b>	Giacomucci	Approved with Conditions, including: recognizing elements of the MOU as a Findings; and encouraging the Sponsor to review the design of the ground floor nested bedroom unit.	+7-0
M-21125	2021-001866CUA	<b>246-250 Alma Street</b>	Dito	Approved with Conditions as amended to include holding issuance of the BPA for merger, until such time the BPA for the ADU has been issued.	+4-3 (Ruiz, Imperial, Moore against)
DRA-787	2020-009808DRP	<b>45 Cragmont Avenue</b>	Winslow	No DR	+7-0
	2019-016230ENV	<b>Housing Element 2022 Update Environmental Impact Report (EIR)</b>	White	Reviewed and Commented	

### May 26, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2022-003902PCA	<b>Neighborhood Commercial and Mixed-Use Districts (Board File No. 220340)</b>	Starr	Continued to June 30, 2022	+7-0
	2021-012952CUA	<b>2030 Union Street</b>	Agnihotri	Continued to July 14, 2022	+7-0
	2020-005176DRP	<b>45 Bernard Street</b>	Winslow	Continued to July 21, 2022	+7-0
	2016-000302DRP	<b>460 Vallejo Street</b>	Winslow	Continued to August 25, 2022	+7-0
		<b>Draft Minutes for May 12, 2022</b>	lonin	Adopted	+7-0
R-21122	2022-002926PCA	<b>Affordable Housing Code Enforcement [Board File No. 220262]</b>	Merlone	Approved	+5-2 (Imperial, Moore against)
DRA-786	2021-001778DRP	<b>1603 Treat Avenue</b>	Winslow	No DR	+6-1 (Ruiz against)



**May 19, 2022 Regular Hearing Results: Rich Sucre Acting Sec**

Action No.	Case No.		Planner	Action	Vote
	2021-004987DRP	<b>2760 Divisadero Street</b>	Winslow	Continued to July 28, 2022	<b>+7 -0</b>
	2019-022830AHB	<b>3055 Clement Street</b>	May	Continued Indefinitely	<b>+7 -0</b>
M-21118	2021-002045CUA	<b>170 South Van Ness Avenue</b>	Wu	Approved with Conditions	<b>+7 -0</b>
M-21119	2021-013003CUA	<b>3931 Alemany Boulevard</b>	Pantoja	Approved with Conditions	<b>+7 -0</b>
M-21120	2017-001961SHD	<b>350 Ocean Avenue</b>	Pantoja	Approved with Conditions	<b>+7 -0</b>
M-21121	2017-001961CUA	<b>350 Ocean Avenue</b>	Pantoja	Approved with Conditions	<b>+7 -0</b>
DRA-785	2021-004022DRP	<b>2230 Washington Street</b>	Winslow	Took DR and Approved with Modifications agreed upon by both parties.	<b>+6 -1</b> (Moore against)
	2017-013615DRP	<b>46 Homestead Street</b>	Winslow	Withdrawn	

**May 12, 2022 Regular Hearing Results: Rich Sucre Acting Sec**

Action No.	Case No.		Planner	Action	Vote
R-21113	2022-003219PCA	<b>Fire-Damaged Liquor Stores in North Beach Neighborhood Commercial District [Board File No. 220342]</b>	Starr	Approved	<b>+7 -0</b>
M-21114	2021-004891CUA	<b>285 Winston Drive</b>	Sacchi	Approved with Conditions	<b>+7 -0</b>
M-21115	2021-005709CUA	<b>2241 Market Street</b>	Karimzadegan	Approved with Conditions	<b>+7 -0</b>
M-21116	2021-011365CUA	<b>2257 Irving Street</b>	Jimenez	Approved with Conditions	<b>+7 -0</b>
		<b>Draft Minutes for April 21, 2022</b>	Ionin	Adopted	<b>+7 -0</b>
		<b>Draft Minutes for April 28, 2022</b>	Ionin	Adopted	<b>+7 -0</b>
	2018-008588CWP	<b>Southeast Rail Station Study</b>	Johnson	Reviewed & Commented	
M-21117	2021-011722CUA	<b>3251-3253 Steiner Street</b>	Agnihotri	After being pulled off Consent; Approved with Conditions	<b>+4 -3</b> (Ruiz, Imperial, Moore against)
	2021-011722VAR	<b>3251-3253 Steiner Street</b>	Agnihotri	ZA closed the PH and granted the requested Variance	
DRA-783	2021-005020DRP	<b>98 Mullen Avenue</b>	Winslow	No DR	<b>+7 -0</b>
	2021-005020VAR	<b>98 Mullen Avenue</b>	Giacomucci	ZA closed the PH and granted the requested Variance	
DRA-784	2019-021205DRP-02	<b>617 Elizabeth Street</b>	Winslow	After a Motion to Continue failed +3 -4 (Tanner, Diamond, Fung, Koppel against); DR Taken to incorporate staff recommendations and reduce the pop-out depth	<b>+4 -3</b> (Ruiz, Imperial, Moore against)

**April 28, 2022 Regular Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
	2021-006098CUA	<b>1358 South Van Ness Avenue</b>	Christensen	Continued Indefinitely	<b>+7 -0</b>
	2016-000302DRP	<b>460 Vallejo Street</b>	Winslow	Continued to May 26, 2022	<b>+7 -0</b>
M-21105 M-21112	2016-004823CUAENX-02	<b>744 Harrison Street</b>	Samonsky	Approved with Conditions	<b>+7 -0</b>
		<b>Draft Minutes for April 14, 2022</b>	Ionin	Adopted	<b>+7 -0</b>
R-21106	2021-009977CRV	<b>Remote Hearings</b>	Ionin	Adopted	<b>+7 -0</b>
M-21107	2022-001116CUA	<b>1548 California Street</b>	Botn	Approved with Conditions	<b>+7 -0</b>
R-21108	2022-000447CRV	<b>SB-9 Objective Design Standards</b>	Greenan	Adopted	<b>+4 -3</b> (Diamond, Moore, Tanner against)
	2018-004047CWP-02	<b>2021 Housing Inventory Report and Housing Balance Report No. 14</b>	Pappas	Reviewed and Commented	
M-21109	2020-000118CUA	<b>1660 Shafter Avenue</b>	Feeney	Approved with Conditions	<b>+7 -0</b>
M-21110	2020-004414CUA	<b>618-630 Octavia Street</b>	Enchill	Approved with Conditions as amended to include a community laundry or individual hookups.	<b>+4 -3</b> (Ruiz, Imperial, Moore against)
M-21111	2021-010898CUA	<b>1017 Divisadero Street</b>	Ajello	Approved with Conditions	<b>+7 -0</b>
DRA-782	2021-009729DRP	<b>43 Norfolk Street</b>	Christensen	No DR	<b>+7 -0</b>

**April 21, 2022 Regular Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
	2019-022830AHB	<b>3055 Clement Street</b>	May	Continued to May 19, 2022	<b>+6 -0</b> (Tanner absent)
M-21102	2022-000233CUA	<b>2122 Fillmore Street</b>	Wilborn	Approved with Conditions	<b>+7 -0</b>
		<b>Draft Minutes for April 7, 2022</b>	Ionin	Adopted	<b>+7 -0</b>
		<b>Shared Spaces Program</b>	Abad	Reviewed and Commented	
	2019-020031CUAVAR	<b>2861-2899 San Bruno Ave and 90-98 Woolsey Street</b>	Durandet	Reviewed and Commented	
M-21103	2020-008133CUA	<b>228 Vicksburg Street</b>	Horn	Approved with Conditions as amended to include a reference to Gov. Code Section 66300 for units 2 & 3, in the event they are sold, to be deed restricted at 80% AML.	<b>+6 -1</b> (Moore against)
	2021-011722CUA	<b>3251-3253 Steiner Street</b>	Agnihotri	After hearing and closing public comment; Adopted a Motion of Intent to Approve with Conditions and Continued to May 12, 2022.	<b>+5 -2</b> (Imperial, Moore against)
	2021-011722VAR	<b>3251-3253 Steiner Street</b>	Agnihotri	ZA Closed the public hearing and Continued to May 12, 2022	
M-21104	2021-007323CUA	<b>2205-2207 Lombard Street</b>	Ajello	Approved with Conditions as amended to include that the Sponsor continue working with	<b>+5 -2</b> (Imperial, Moore against)

				Staff on an appropriate design solution for the garage door after removal of the curb cut.	
DRA-781	2021-002528DRP	<b>110 El Camino Del Mar</b>	Winslow	No DR	+6 -0 (Fung absent)

**April 14, 2022 Regular Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
	2019-023083CUA	<b>2955 Mission Street</b>	Giacomucci	Continued to June 2, 2022	+6 -0 (Moore absent)
	2020-004414CUA	<b>618-630 Octavia Street</b>	Enchill	Continued to April 28, 2022	+6 -0 (Moore absent)
	2017-001961SHD	<b>350 Ocean Avenue</b>	Pantoja	Continued to May 19, 2022	+6 -0 (Moore absent)
	2017-001961CUA	<b>350 Ocean Avenue</b>	Pantoja	Continued to May 19, 2022	+6 -0 (Moore absent)
	2021-004987DRP	<b>2760 Divisadero Street</b>	Winslow	Continued to May 19, 2022	+6 -0 (Moore absent)
	2021-001219DRM	<b>1228 Funston Avenue</b>	Winslow	Continued to June 23, 2022	+6 -0 (Moore absent)
	2021-011283DRP	<b>813 Carolina Street</b>	Winslow	Withdrawn	
M-21098	2020-006377CUA	<b>4687 Mission Street</b>	Jimenez	After a Motion to Approve the Consent Calendar was rescinded; Approved with Conditions	+6 -0 (Moore absent)
		<b>Draft Minutes for March 31, 2022</b>	Ionin	Adopted	+6 -0 (Moore absent)
R-21099	2022-000549PCA	<b>Electric Vehicle Charging Locations [BF 220036]</b>	Starr	Approved with Staff Modifications and the Mayor's recommendation to require CU's in specific NC Districts.	+4 -2 (Ruiz, Imperial against; Moore absent)
M-21100	2021-007053CUA	<b>144 Laidley Street</b>	Pantoja	After a Motion to Continue with direction to increase the ADU's to 800 sq ft failed +3 -3 (Diamond, Fung, Koppel against); Approved with Conditions	+4 -2 (Ruiz, Imperial against; Moore absent)
M-21101	2021-011370CUA	<b>33 Banbury Drive</b>	Horn	After a Motion to Approve the Consent Calendar was rescinded and being pulled off of Consent; Approved with Conditions as Amended by Staff	+6 -0 (Moore absent)

**April 7, 2022 Regular Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
	2020-004414CUA	<b>618-630 Octavia Street</b>	Enchill	Continued to April 14, 2022	+7 -0
	2020-007806CUA	<b>1314 Page Street</b>	May	Continued to June 16, 2022	+7 -0
	2021-004133DRP	<b>118 Robinhood Drive</b>	Winslow	Withdrawn	
	2019-015439DRP	<b>1937 17<sup>th</sup> Avenue</b>	Winslow	Withdrawn	
	2021-011722CUA	<b>3251-3253 Steiner Street</b>	Agnihotri	Continued to April 21, 2022	+7 -0
	2021-011722VAR	<b>3251-3253 Steiner Street</b>	Agnihotri	ZA Continued to April 21, 2022	
	2021-007323CUA	<b>2205-2207 Lombard Street</b>	Ajello	Continued to April 21, 2022	+7 -0
		<b>Draft Minutes for March 24, 2022</b>	Ionin	Adopted	+7 -0

R-21096	2021-009977CRV	<b>Remote Hearings</b>	Ionin	Adopted	<b>+7 -0</b>
	2019-016230CWP	<b>Housing Element 2022</b>	Haddadan	Reviewed and Commented	
R-21097	2022-002129PCA	<b>Adult Sex Venues [Board File No. 220264]</b>	Merlone	Approved with Modifications	<b>+7 -0</b>
DRA-780	2020-010586DRP-02	<b>1485 20<sup>th</sup> Avenue</b>	Winslow	No DR	<b>+7 -0</b>

### March 31, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2019-015439DRP	<b>1937 17<sup>th</sup> Avenue</b>	Winslow	Continued to April 7, 2022	<b>+6 -0</b>
	2020-008133CUA	<b>228 Vicksburg Street</b>	Horn	Continued to April 21, 2022	<b>+6 -0</b>
	2021-002528DRP	<b>110 El Camino Del Mar</b>	Winslow	Continued to April 21, 2022	<b>+6 -0</b>
	2016-000302DRP	<b>460 Vallejo Street</b>	Winslow	Continued to April 28, 2022	<b>+6 -0</b>
	2019-017272ENV	<b>PG&amp;E Power Asset Acquisition Project</b>	Moore	Continued to July 28, 2022	<b>+6 -0</b>
	2020-006377CUA	<b>4687 Mission Street</b>	Campbell	Continued to April 14, 2022	<b>+6 -0</b>
	2021-010898CUA	<b>1017 Divisadero Street</b>	Ajello	Continued Indefinitely	<b>+6 -0</b>
	2019-014146ENV	<b>520 John Muir Drive (Lake Merced West)</b>	Moore	Reviewed and Commented	
	2019-012820AHB	<b>4742 Mission Street</b>	Hoagland	Reviewed and Commented	
M-21095	2021-003326CUA	<b>491 23rd Avenue</b>	Gunther	Approved with Conditions	<b>+4 -2</b> (Imperial, Moore against)

### March 24, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2019-022830AHB	<b>3055 Clement Street</b>	May	Continued to April 21, 2022	<b>+5 -0</b> (Diamond absent)
	2021-002957DRP	<b>1503 Dolores Street</b>	Winslow	Withdrawn	
M-21087	2015-009460CUA-03	<b>830 Eddy Street</b>	Kran	Approved with Conditions	<b>+5 -0</b> (Diamond absent)
DRA-777	2021-004191DRP	<b>3737 Jackson Street</b>	Winslow	Took DR and Approved with Modifications	<b>+5 -0</b> (Diamond absent)
		<b>Draft Minutes for February 24, 2022</b>	Ionin	Adopted	<b>+5 -0</b> (Diamond absent)
		<b>Draft Minutes for March 3, 2022</b>	Ionin	Adopted	<b>+5 -0</b> (Diamond absent)
	2022-000549PCA	<b>Electric Vehicle Charging Locations [BF 220036]</b>	Starr	After hearing and closing public comment; Continued to April 14, 2022	<b>+4 -2</b> (Diamond, Tanner against)
R-21088	2022-000546PCAMAP	<b>Elimination of the Industrial Protection Zone SUD</b>	Shaw	After a Motion to Approve without Staff Modifications failed +2 -4; Approved with Staff Modifications	<b>+4 -2</b> (Imperial, Moore against)
	2019-023037ENV	<b>Waterfront Plan</b>	George	Reviewed and Commented	
M-21089	2021-007709ENX	<b>1298 Howard Street</b>	Westhoff	Approved with Conditions	<b>+6 -0</b>
M-21090	2019-022850ENV	<b>1101-1123 Sutter Street</b>	Lewis	Certified	<b>+5 -0</b> (Fung absent)
M-21091	2019-022850ENV	<b>1101-1123 Sutter Street</b>	Guy	Adopted Findings	<b>+6 -0</b>

M-21092	2019-022850CUA	<b>1101-1123 Sutter Street</b>	Guy	Approved with Conditions as amended by Staff and read into the record.	<b>+6 -0</b>
M-21093	2018-009081ENV	<b>2055 Chestnut Street</b>	George	Upheld the PND	<b>+6 -0</b>
M-21094	2018-009081CUA	<b>2055 Chestnut Street</b>	Dito	Approved with Conditions as amended by Staff and read into the record; setback the roofdeck; and provide the Department a six month monitoring report from the date of operation.	<b>+5 -1 (Moore against)</b>
DRA-778	2021-001899DRP	<b>315 Rutledge Street</b>	Winslow	No DR	<b>+6 -0</b>
DRA-779	2020-009321DRP-02	<b>2132 16<sup>th</sup> Avenue</b>	Winslow	No DR	<b>+6 -0</b>

### March 3, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2019-022850ENV	<b>1101-1123 Sutter Street</b>	Lewis	Continued to March 10, 2022	<b>+6 -0</b>
	2019-022850CUA	<b>1101-1123 Sutter Street</b>	Guy	Continued to March 10, 2022	<b>+6 -0</b>
	2022-000457CWP	<b>Updates to the Planning Commission Policy: Procedures for In-Kind Agreements</b>	Langlois	Continued Indefinitely	<b>+6 -0</b>
	2021-001049DRP	<b>1548-1550 Leavenworth Street</b>	Winslow	Continued Indefinitely	<b>+6 -0</b>
M-21085	2021-009977CRV	<b>Remote Hearings</b>	Ionin	Adopted	<b>+6 -0</b>
M-21086	2014-001272DVA-03	<b>Pier 70 Development</b>	Christensen	Approved	<b>+6 -0</b>
DRA-775	2021-001932DRP	<b>649 28<sup>th</sup> Street</b>	Winslow	No DR	<b>+6 -0</b>
DRA-776	2021-003638DRP	<b>450 Myra Way</b>	Winslow	No DR	<b>+6 -0</b>

### February 24, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2018-009081ENV	<b>2055 Chestnut Street</b>	George	Continued to March 24, 2022	<b>+6 -0</b>
	2019-015439DRP	<b>1937 17<sup>th</sup> Avenue</b>	Winslow	Continued to March 31, 2022	<b>+6 -0</b>
	2016-005365CUA	<b>230 Anza Street</b>	Young	Withdrawn	<b>+6 -0</b>
	2020-006377CUA	<b>4687 Mission Street</b>	Campbell	Continued to March 31, 2022	<b>+6 -0</b>
	2021-004987DRP	<b>2760 Divisadero Street</b>	Winslow	Continued to April 14, 2022	<b>+6 -0</b>
M-21084	2021-009988CUA	<b>360 Spear Street</b>	Wu	Approved with Conditions	<b>+6 -0</b>
M-21080	2019-014735SHD	<b>600 McAllister Street</b>	Hoagland	Adopted Findings	<b>+6 -0</b>
		<b>Draft Minutes for February 3, 2022</b>	Ionin	Adopted	<b>+6 -0</b>
		<b>Draft Minutes for February 10, 2022</b>	Ionin	Adopted	<b>+6 -0</b>
M-21081	2018-014727SHD	<b>921 O'Farrell Street</b>	Hoagland	Adopted Findings	<b>+5 -0 (Diamond absent)</b>
M-21082	2018-014727AHB	<b>921 O'Farrell Street</b>	Hoagland	Approved with Conditions	<b>+5 -0 (Diamond absent)</b>

	2017-001961SHD	<b>350 Ocean Avenue</b>	Pantoja	After hearing and closing public comment; Continued to April 14, 2022	+3 -2 (Fung, Tanner against; Diamond absent)
	2017-001961CUA	<b>350 Ocean Avenue</b>	Pantoja	After hearing and closing public comment; Continued to April 14, 2022	+3 -2 (Fung, Tanner against; Diamond absent)
M-21083	2021-008810CUA	<b>1520 Lyon Street</b>	Agnihotri	Approved with Conditions	+6 -0
DRA-773	2021-004075DRP	<b>2454-2456 Francisco Street</b>	Winslow	Took DR and Approved with Modifications agreed upon by both parties.	+6 -0

### February 10, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2020-008133CUA	<b>228 Vicksburg Street</b>	Horn	Continued to March 31, 2022	+6 -0
	2022-000457CWP	<b>Updates To The Planning Commission Policy: Procedures For In-Kind Agreements</b>	Langlois	Continued to March 3, 2022	+6 -0
M-21068	2021-006587CUA	<b>1507 Sloat Boulevard</b>	Balba	Approved with Conditions	+6 -0
M-21069	2021-006392CUA	<b>2109 Fillmore Street</b>	Wu	Approved with Conditions	+6 -0
		<b>Draft Minutes for January 27, 2022</b>	Ionin	Adopted	+6 -0
M-21079	2021-011414CRV	<b>Fy 2022-2024 Proposed Department Budget</b>	Landis	Adopted	+6 -0
M-21070	2021-008505CUA	<b>838 Grant Avenue</b>	Foster	Approved with Conditions	+6 -0
	2018-014048CWP	<b>Group Housing: Learning From Collective Living</b>	Grob	Reviewed and Commented	
R-21071	2022-000674PCA	<b>Group Housing Definition [BF 211299]</b>	Flores	Approved with recommendations to include: <ul style="list-style-type: none"> <li>1. Staff Modifications;</li> <li>2. Exempt organizations like Family House from the common space requirements;</li> <li>3. Allow academic institutions to provide limited cooking facilities;</li> <li>4. Define metrics for communal kitchens;</li> <li>5. For the Department to consider establishing a Working Group to further discuss Group Housing intent, best practices, and future legislation.</li> </ul>	+6 -0
R-21072	2021-011415PCAMAP	<b>Group Housing Special Use District [BF 211300]</b>	Flores	Approved with recommendations to include: <ul style="list-style-type: none"> <li>1. Staff Modifications;</li> <li>2. Exclude the single-room occupancy aspect from this</li> </ul>	+6 -0

				specific legislation with the intent to continue discussions in the future.	
R-21073	2021-012237PCA	<b>Planning Code - Single, Two and Three-Family Home Bonus Program [Board File No. 211234]</b>	Merlone	Disapproved	+5 -1 (Koppel against)
R-21074	2021-012246PCA	<b>Planning, Administrative Codes - Dwelling Unit Density Exception in Residential Districts and Rent Control of Bonus Dwelling Units [Board File No. 211202]</b>	Merlone	Disapproved	+5 -1 (Koppel against)
M-21075	2021-002530CUA	<b>2740 Mcallister Street</b>	Dito	Approved with Conditions	+6 -0
M-21076	2021-007919CUA	<b>2000 Post Street</b>	Dito	Approved with Conditions	+6 -0
M-21077	2019-014735CUA	<b>600 Mcallister Street</b>	Hoagland	Approved with Conditions	+6 -0
M-21078	2021-007350CUA	<b>4033 Judah Street</b>	Balba	Approved with Conditions	+6 -0
DRA-772	2021-007074DRP	<b>1660 North Point Street</b>	Winslow	Took DR and Approved with Modifications increasing the width of the side property line planter from one to two feet.	+6 -0
DRA-774	2021-005702DRP-02	<b>1843-1845 Church Street</b>	Winslow	No DR	+6 -0

### February 3, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2021-012237PCA	<b>Planning Code – Single, Two and Three-Family Home Bonus Program [Board File No. 211234]</b>	Merlone	Continued to February 10, 2022	+7 -0
	2021-012246PCA	<b>Planning, Administrative Codes – Dwelling Unit Density Exception in Residential Districts and Rent Control of Bonus Dwelling Units [Board File No. 211202]</b>	Merlone	Continued to February 10, 2022	+7 -0
	2021-008505CUA	<b>838 Grant Avenue</b>	Foster	Continued to February 10, 2022	+7 -0
	2019-017009DRP	<b>616 Belvedere Street</b>	Winslow	Withdrawn	
M-21064	2021-009937CUA	<b>453 O’Farrell Street</b>	Vimr	Approved with Conditions	+7 -0
		<b>Draft Minutes for January 20, 2022 –</b>	lonin	Adopted	+7 -0

		<b>Joint with Health hearing</b>			
		<b>Draft Minutes for January 20, 2022 – Regular hearing</b>	lonin	Adopted	<b>+7 -0</b>
R-21065	2021-009977CRV	<b>Remote Hearings</b>	lonin	Adopted	<b>+7 -0</b>
R-21066	2021-012566PCA	<b>Massage Establishment Zoning Controls [BF 211263]</b>	Flores	Approved with Modifications	<b>+7 -0</b>
M-21067	2020-007481CUA	<b>5367 Diamond Heights Boulevard 91900 Diamond Street)</b>	Pantoja	Approved with Conditions	<b>+7 -0</b>
DRA-771	2020-003208DRP	<b>706 Vermont Street</b>	Barata	Took DR and Approved with Staff Modifications	<b>+7 -0</b>

**January 27, 2022 Regular Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
	2021-004987DRP	<b>2760 Divisadero Street</b>	Winslow	Continued to February 24, 2022	<b>+7 -0</b>
	2022-000457CWP	<b>Updates to the Planning Commission Policy: Procedures for In-Kind Agreements</b>	Hong	Continued to February 10, 2022	<b>+7 -0</b>
	2021-001544DRP-03	<b>877 Carolina Street</b>	Winslow	Withdrawn	
M-21062	2021-008984CUA	<b>627 Cortland Avenue</b>	Giacomucci	Approved with Conditions	<b>+6 -0 (Diamond recused)</b>
		<b>Draft Minutes for January 13, 2022</b>	lonin	Adopted	<b>+7 -0</b>
	2021-011414CRV	<b>FY 2022-2024 Proposed Department Budget and Work Program</b>	Landis	Reviewed and Commented	
	2019-016230CWP	<b>Housing Element 2022 Update</b>	Haddadan	Reviewed and Commented	
	2018-016522CWP	<b>Senate Bill 9 California Housing Opportunity and more Efficiency (HOME) Act</b>	Hicks	Reviewed and Commented	
R-21063	2022-000447CRV	<b>Objective Design Guidelines (SB 9)</b>	Greenan	Adopted Standards as proposed for massing, permeability and landscaping; pushing out the architectural standards until further refined; establishing an 800 square foot minimum for the second unit; requiring a four-foot setback on all interior lot lines; and no roof decks on rear units.	<b>+7 -0</b>

**January 20, 2022 Joint Hearing Results:**

Action No.	Case No.		Planner	Action	Vote
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	2016-004775MCM	<b>California Pacific Medical Center (CPMC) Annual Compliance Statements</b>	Purl	Reviewed and Commented	
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### January 20, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2020-007481CUA	<b>5367 Diamond Heights Boulevard (1900 Diamond Street)</b>	Pantoja	Continued to February 3, 2022	<b>+7 -0</b>
	2021-008810CUA	<b>1520 Lyon Street</b>	Agnihotri	Continued to February 24, 2022	<b>+7 -0</b>
		<b>Draft Minutes for January 6, 2022</b>	Ionin	Adopted	<b>+7 -0</b>
		<b>Election of Officers</b>	Ionin	Tanner – President; Moore - Vice	<b>+7 -0</b>
M-21060	2021-005183CUA	<b>2040 Chestnut Street</b>	Jimenez	Approved with Conditions	<b>+6 -1 (Moore against)</b>
M-21061	2017-007946CUA	<b>64-66 Deming Street</b>	Campbell	Approved with Conditions	<b>+7 -0</b>
DRA-770	2019-022419DRP	<b>312 Utah Street</b>	Winslow	Took DR and Approved with Staff Modifications	<b>+7 -0</b>

### January 13, 2022 Regular Hearing Results:

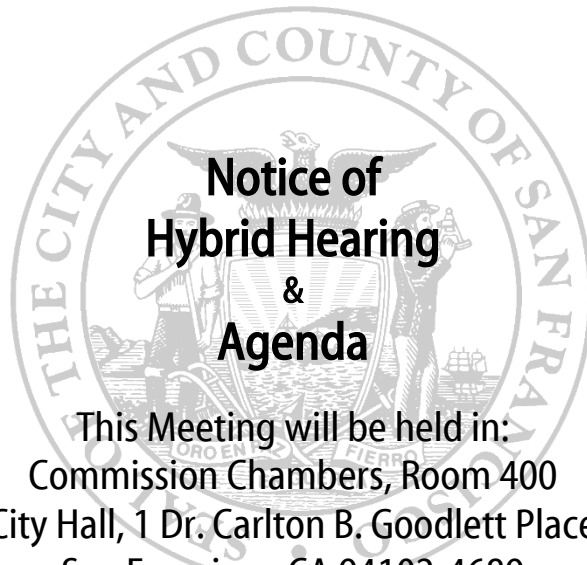
Action No.	Case No.		Planner	Action	Vote
	2021-008984CUA	<b>627 Cortland Avenue</b>	Giacomucci	Continued to January 27, 2022	<b>+7 -0</b>
	2021-007919CUA	<b>2000 Post Street</b>	Dito	Continued to February 10, 2022	<b>+7 -0</b>
	2019-022830AHB	<b>3055 Clement Street</b>	May	Continued to February 17, 2022	<b>+7 -0</b>
	2021-006098CUA	<b>1358 South Van Ness Avenue</b>	Christensen	Continued to April 28, 2022	<b>+7 -0</b>
	2016-000302DRP	<b>460 Vallejo Street</b>	Winslow	Continued to March 31, 2022	<b>+7 -0</b>
M-21058	2018-013597ENV	<b>Portsmouth Square Improvement Project</b>	Calpin	Certified	<b>+7 -0</b>
M-21059	2021-000313CUA	<b>4221 Geary Boulevard</b>	Ajello	Approved with Conditions	<b>+7 -0</b>

### January 6, 2022 Regular Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2021-008810CUA	<b>1520 Lyon Street</b>	Agnihotri	Continued to January 20, 2022	<b>+7 -0</b>
	2021-002530CUA	<b>2740 Mcallister Street</b>	Dito	Continued to February 10, 2022	<b>+7 -0</b>
		<b>Draft Minutes for December 9, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
		<b>Draft Minutes for December 16, 2021</b>	Ionin	Adopted	<b>+7 -0</b>
R-21057	2021-009977CRV	<b>Remote Hearings</b>	Ionin	Adopted	<b>+7 -0</b>
	2019-020115ENV	<b>SFPUC Ocean Beach Climate Change Adaptation Project</b>	Moore	Reviewed and Commented	
DRA-768	2021-010563DRP	<b>192-196 Laidley Street</b>	Winslow	No DR	<b>+7 -0</b>
DRA-769	2016-008167DRP	<b>65 Normandie Terrace</b>	Winslow	After a Motion to Continue failed +3 -4 (Tanner, Diamond Fung, Koppel against); No DR	<b>+4 -3 (Chan, Imperial, Moore against)</b>



# SAN FRANCISCO PLANNING COMMISSION



## Notice of Hybrid Hearing & Agenda

This Meeting will be held in:  
Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, July 28, 2022**

**1:00 p.m.**

## Regular Meeting

Commissioners:

Rachael Tanner, President  
Kathrin Moore, Vice President  
Sue Diamond, Frank Fung, Theresa Imperial,  
Joel Koppel, Gabriella Ruiz

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 [soft@sfgov.org](mailto:soft@sfgov.org). Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfbos.org/sunshine](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 Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

**RUSSIAN:** Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

This meeting will be held in person at the location listed above. As authorized by California Government Code Section 54953(e) and Mayor Breed's 45<sup>th</sup> Supplement to her February 25, 2020, emergency proclamation, it is possible that some members of the Planning Commission may attend this meeting remotely. In that event, those members will participate and vote by video. Members of the public may attend the meeting to observe and provide public comment at the physical meeting location listed above or online at <https://sfplanning.org/>. Instructions for providing remote public comment are below.

### 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: 2489 253 4904*

*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: Rachael Tanner  
Vice-President: Kathrin Moore  
Commissioners: Sue Diamond, Frank Fung, Theresa Imperial,  
Joel Koppel, Gabriella Ruiz

## 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. 2021-004987DRP (D. WINSLOW: (628) 652-7335)  
2760 DIVISADERO STREET – northeast corner of Green Street; Lot 020 in Assessor's Block 0953 (District 2) – Request for **Discretionary Review** of Building Permit No. 2021.0223.5187 construct an extension of a fourth level rear deck over (e) flat roof including new railings. No added square footage. No changes to building envelope to a four-story one-family residential building within a RH-1 (Residential House, One-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: Do Not Take Discretionary Review and Approve*  
(Continued from Regular hearing on May 19, 2022)  
**(Proposed for Continuance to October 6, 2022)**
  
2. 2019-017272ENV (J. MOORE: (628) 652-7566)  
PG&E POWER ASSET ACQUISITION PROJECT – primarily in the southern portion of San Francisco and along the county border in the northern portions of Brisbane and Daly City (Districts 4,7,10 and 11) – **Appeal of Preliminary Negative Declaration** for the proposed acquisition of Pacific Gas and Electric Company's (PG&E's) distribution assets and substantially all of PG&E's transmission assets that are needed for the city to provide reliability electricity service to customers within San Francisco. As part of the transfer, certain PG&E facilities outside of the city limits must be physically separated from PG&E's electricity grid within the city. The environmental review discusses those components that would require physical changes to the environment, such as new underground power distribution lines and vaults, new equipment at four existing substations, and distribution system separation work, which would be located primarily in the southern portion of San Francisco and along the county border in the northern portions of Brisbane and Daly City. The main distribution line alignment would be approximately 5 miles long and installed primarily under streets and sidewalks from Junipero Serra Boulevard and Holloway Avenue to Brotherhood Way, along Alemany Boulevard and Geneva Avenue to the Martin substation in Brisbane. New equipment would be installed within the existing Martin, Potrero, Plymouth, and Randolph substations.  
(Continued from Items Proposed for Continuance on March 31, 2022)  
**(Proposed for Indefinite Continuance due to preparation of an Environmental Impact Report)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

3. [2022-001892CUA](#) (J. VIMR: (628) 652-7319)  
[98 MISSION STREET](#) – north side between Spear and Steuart Streets; Lot 007 of Assessor's Block 3713 (District 6) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 210.2 and 303, to establish a Non-Retail Sales and Service use (functioning as a private gym amenity for a current office tenant) within an existing, vacant, approximately 5,040 square-foot commercial space on the ground floor of the subject property located within a C-3-O (SD) (Downtown-Office Special Development) Zoning District and 150-X/200-S Height and Bulk Districts. There will be no expansion of the building envelope and the subject storefront is one of many along the building's ground level Spear Street frontage. 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*
4. [2022-000313CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
[2027 CHESTNUT STREET](#) – southwest corner of Fillmore Street; Lot 001 in Assessor's Block 0491 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 711, and 303, to expand an existing Formula Retail restaurant use (d.b.a. Pacific Catch) measuring 856 square feet at 2027 Chestnut Street; to an adjacent, vacant ground-floor retail space, at 2025 Chestnut Street, measuring approximately 688 square feet, resulting in a larger restaurant space measuring 1,544 square feet in a single-story commercial building, within a NC-2 (Neighborhood Commercial, Small Scale) 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*
5. [2022-004718CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
[2209 CHESTNUT STREET](#) – southwest corner of Pierce Street; Lot 001 in Assessor's Block 0489 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 711, and 303, to establish a Formula Retail use (d.b.a. Malin + Goetz), at the ground floor of an existing vacant retail space, approximately 650 square feet, within a NC-2 (Neighborhood Commercial, Small Scale) 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*

## C. COMMISSION MATTERS

6. Consideration of Adoption:
  - [Draft Minutes for July 14, 2022](#)

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.
8. [2021-009977CRV](#) – **Remote Hearings** – Consideration of action to allow teleconferenced meetings and adopting findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution [motion] at a commission meeting within 30 days.

#### D. DEPARTMENT MATTERS

9. Director's Announcements
10. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

#### E. 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.

#### F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

- 11a. [2018-015785MAP](#) (M. SNYDER: (628) 652-7460)  
200 MAIN STREET (AKA TRANSBAY BLOCK 4) [BF NO. 220836] – the block bounded by Howard Street on the north, Main Street on the east, Beale Street on the west, and the alignment of Tehama Street on the south, Lot 010 in Assessor's Block 3739 -- Ordinance amending **Planning Code Height and Bulk Map HT-01** by rezoning the subject lot from a 50/85/450-TB Height Bulk designation to a 513-TB Height and Bulk designation; 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. The action would enable the Transbay Block 4 Project, which would include a 47-story tower (513-feet exclusive of mechanical penthouse) with



6-story townhouse adjunct, a 16-story mid-rise building and a single-story shared podium with shared underground facilities. The Project would include approximately 681 residential units, of which 306 (45%) would be affordable, approximately 8,389 square feet of commercial/retail space, 275 parking spaces, 556 Class 1 bicycle spaces, and 12,584 square feet of open space, of which 4,250 would be publicly accessible. The subject site is currently within a TB DTR (Transbay Downtown Residential) Zoning District, within the Transbay Redevelopment Project Area – Zone 1, and 50/85/450-TB Height District.

*Preliminary Recommendation: Approve*

- 11b. [2018-015785GPA](#) (M. SNYDER: (628) 652-7460)  
200 MAIN STREET (AKA TRANSBAY BLOCK 4) – the block bounded by Howard Street on the north, Main Street on the east, Beale Street on the west and the alignment of Tehama Street on the north, Lot 010 in Assessor’s Block 3739 – Ordinance amending the **General Plan** by amending the Transit Center District Plan (a Sub-Area Plan of the Downtown Plan) Figure 1 – “Proposed Height Limits” by changing the height limit on from 450-feet to 513-feet; amending Figure 1 by changing the height limit on Transbay Block 1 from 50/85/300-feet to 400-feet; and amending Policy 4.36 regarding bicycle routing; 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. The Transbay Block 4 Project would include a 47-story tower (513-feet exclusive of mechanical penthouse) with 6-story townhouse adjunct, a 16-story mid-rise building and a single-story shared podium with shared underground facilities. The Project would include approximately 681 residential units, of which 306 (45%) would be affordable, approximately 8,389 square feet of commercial/retail space, 275 parking spaces, 556 Class 1 bicycle spaces, and 12,584 square feet of open space, of which 4,250 would be publicly accessible. The subject site is currently within a TB DTR (Transbay Downtown Residential) Zoning District, within the Transbay Redevelopment Project Area – Zone 1, and 50/85/450-TB Height District.  
*Preliminary Recommendation: Approve*
- 11c. [2018-015785GPR](#) (M. SNYDER: (628) 652-7460)  
200 MAIN STREET (AKA TRANSBAY BLOCK 4) – the block bounded by Howard Street on the north, Main Street on the east, Beale Street on the west and the alignment of Tehama Street on the north, Lot 010 in Assessor’s Block 3739 – **General Plan Conformity Findings** – Pursuant to Section 4.105 of the Charter Section 2A.53 of the Administrative Code of the City and County of San Francisco, recommending General Plan conformity findings for an amendment to the Redevelopment Plan for the Transbay Project Area that would increase the height for the subject block from 450 feet to 513 feet and allow greater bulk for the subject block by increasing the floor plate limits for the tower portion of the Project from 13,000 square feet to 15,200 square feet for the lower portion of the tower (between heights of 85 feet and 122 feet); and increases the floor plate limit for the mid-rise portion of the Project from 7,500 to 13,500 square feet for portions of the building(s) above 85 feet in height; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings with the eight priority policies of Planning Code Section 101.1. The Transbay Block 4 Project would include a 47-story tower (513-feet exclusive of mechanical penthouse) with 6-story townhouse adjunct, a 16-story mid-rise building and a single-story shared podium with shared underground facilities. The Project would include approximately 681 residential units, of which 306 (45%) would be affordable, approximately 8,389 square feet of commercial/retail space, 275 parking

spaces, 556 Class 1 bicycle spaces, and 12,584 square feet of open space, of which 4,250 would be publicly accessible. The subject site is currently within a TB DTR (Transbay Downtown Residential) Zoning District, within the Transbay Redevelopment Project Area – Zone 1, and 50/85/450-TB Height District.

*Preliminary Recommendation: Adopt*

- 12a. [2017-011878OFA-03](#) (M. GIACOMUCCI: (628) 652-7414)  
[420 23<sup>RD</sup> STREET \(POTRERO POWER STATION: PHASE I\)](#) – north side of 23<sup>rd</sup> Street, west of Illinois Street; Lot 002 in Assessor’s Block 4175 (District 10) - Request for an **Office Allocation** pursuant to Planning Code Sections 321 and 322, to obtain an additional 3,426 square feet of office use. On October 22, 2020, the Planning Commission authorized the development of 403,750 square feet of office use at Block 15 (Station A) under Motion No. 20801. However, upon an updated calculation of the Regional Housing Needs Allocation pursuant to Proposition E, only 400,324 square feet of office use was available in the Office Development Annual Limit at that time. The proposed Office Allocation would confer the 3,426 square feet that were previously unavailable. The property is located within the PPS-MU (Potrero Power Station Mixed Use) Zoning District and 65-PPS/240-PPS Height and Bulk District. The Project has undergone environmental review pursuant to CEQA and Chapter 31 of the San Francisco Administrative Code. On January 30, 2020, the Final Environmental Impact Report (EIR) was certified by the Planning Commission through approval of Motion No. 20635. On September 9, 2020, the Planning Department published an Addendum to the Final EIR for the re-phase plan, finding that the Final EIR remains valid and no additional environmental review is required.  
*Preliminary Recommendation: Approve with Conditions*
- 12b. [2017-011878PHA-09](#) (M. GIACOMUCCI: (628) 652-7414)  
[420 23<sup>RD</sup> STREET \(POTRERO POWER STATION: PHASE I\)](#) – north side of 23<sup>rd</sup> Street, west of Illinois Street; Lot 002 in Assessor’s Block 4175 (District 10) – Request a Planning Commission **Resolution** to make a material change to the Phasing Plan of the Potrero Power Station Development Agreement to remove Section 3.6 of the Phasing Plan, which requires that one of the five commercial blocks within the Potrero Power Station Development be restricted for Life Science uses. The property is located within the PPS-MU (Potrero Power Station Mixed-Use) Zoning District and 65-PPS/240-PPS Height and Bulk District.  
*Preliminary Recommendation: Approve*
13. [2017-013784CUA](#) (M. GIACOMUCCI: (628) 652-7414)  
[2976 MISSION STREET](#) – west side between 25<sup>th</sup> and 26<sup>th</sup> Streets; Lot 007A in Assessor's Block 6529 (District NCT) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 317 to demolish an existing two-story 3,490 square foot mixed-use building containing one residential unit, two Unauthorized Dwelling Units, and two commercial units, and to construct a six-story, 12,117 square foot mixed-use building containing eight residential units (1 one-bedroom and 7 two-bedroom) and one 1,600 square foot commercial space with 10 Class 1 and 2 Class 2 bicycle parking spaces and no vehicular parking spaces, within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 45-X/65-B 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*

14. [2021-005342ENX](#) (C. FEENEY: (628) 652-7313)  
925 BRYANT STREET – southeast corner of Langton Street; Lot 077 of Assessor’s Block 3780 (District 6) – Request for an Eastern Neighborhoods **Large Project Authorization**, pursuant to Planning Code Sections 206.6, 329, and 843, to allow demolition of an existing 36-foot-tall warehouse and parking lot and construction of a seven-story, 75-foot-tall residential building containing 218 Group Housing dwelling units (including 35 units provided on-site as affordable housing units). The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 50% density bonus, thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests two incentives for Rear Yard Setback (Planning Code Sec. 134) and Active Street Frontages (Sec. 145.1(b)(2)), and seven waivers for Usable Open Space (Sec. 135), Dwelling Unit Exposure (Sec. 140), Ground Floor Ceiling Height (Sec. 145.1(c)(4)), Off-Street Freight Loading spaces (Sec. 152.1), Height Limit (Sec. 260), Narrow Street Controls (Sec. 261.1), and Horizontal Mass Reduction (Sec. 270.1), within the UMU (Urban Mixed-Use District) Zoning District and 48-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 Canceled hearing on June 2, 2022)
15. [2020-006679CRV](#) (L. HOAGLAND: (628) 652-7320)  
1196 COLUMBUS AVENUE/2568 AND 2588 JONES STREET – north side of Columbus Avenue, on the east side of the intersection with Jones and Bay Streets; Lot 007 in Assessor’s Block 0043 (District 3) – Request for **Adoption of Findings** Related to State Density Bonus pursuant to Planning Code Section 206.6 to demolish an existing one-story commercial building and construct a new 28,865 gross square foot (gsf), 6-story, 55-foot-tall residential building with 56 group housing rooms, within a Community Business (C-2) Zoning District and 40-X Height and Bulk District. The Project seeks two waivers from the Planning Code for: 1) Rear Yard (Section 134) and 2) Building Height (Section 260). The Project is not seeking any concessions and incentives. 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: Adopt*
16. [2020-010283CUA](#) (J. HORN: (628) 652-7366)  
2306-2310 AND 2312-2316 VICENTE STREET – north side between 34<sup>th</sup> and 35<sup>th</sup> Avenues; Lot 037 in Assessor’s Block 2435 (District 4) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 155(r), 303 and 710, to allow the demolition of an existing one-story, 3,131 square-foot, religious institutional use building and to construct two new 40-foot-tall, four-story, three-family dwellings each to be located on a new lot created through the subdivision of the existing 4,087.5 square foot (54.5’ x 75’) subject property located within a NC-1 (Neighborhood Commercial - Cluster) 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*

## G. 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.

17. [2021-002487DRP-02](#) (D. WINSLOW: (628) 652-7335)  
[3624 SCOTT STREET](#) – east side between Beach Street and Capra Way; Lot 021 in Assessor’s Block 0441A (District 2) – Request for **Discretionary Review** of Building Permit No. 2021.0220.5053 proposes to construct a two-story vertical addition and horizontal side and rear addition to an existing two-story, two-family residence 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*

## 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.

Case Type	Case Suffix	Appeal Period*	Appeal Body
Office Allocation	OFA (B)	15 calendar days	Board of Appeals**
Conditional Use Authorization and Planned Unit Development	CUA (C)	30 calendar days	Board of Supervisors
Building Permit Application (Discretionary Review)	DRP/DRM (D)	15 calendar days	Board of Appeals
EIR Certification	ENV (E)	30 calendar days	Board of Supervisors
Coastal Zone Permit	CTZ (P)	15 calendar days	Board of Appeals
Planning Code Amendments by Application	PCA (T)	30 calendar days	Board of Supervisors
Variance (Zoning Administrator action)	VAR (V)	10 calendar days	Board of Appeals
Large Project Authorization in Eastern Neighborhoods	LPA (X)	15 calendar days	Board of Appeals
Permit Review in C-3 Districts, Downtown Residential Districts	DNX (X)	15-calendar days	Board of Appeals
Zoning Map Change by Application	MAP (Z)	30 calendar days	Board of Supervisors

\* Appeals of Planning Commission decisions on Building Permit Applications (Discretionary Review) must be made within 15 days of the date the building permit is issued/denied by the Department of Building Inspection (not from the date of the Planning Commission hearing). Appeals of Zoning Administrator decisions on Variances must be made within 10 days from the issuance of the decision letter.

\*\*An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.

For more information regarding the Board of Appeals process, please contact the Board of Appeals at (415) 575-6880. For more information regarding the Board of Supervisors process, please contact the Clerk of the Board of Supervisors at (415) 554-5184 or [board.of.supervisors@sfgov.org](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>.



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Westhoff, Alex \(CPC\)](#); [Merlone, Audrey \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Juan Novella  
**Date:** Friday, July 22, 2022 10:58:26 AM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Juan Novella.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Elaine Padian.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Angele Dayer.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Suzanna Lee.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sally Thompson-Hawks.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Adam Rainey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Nicole Miller.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - K Janelle Lee.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Matilde Leonetti.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Matilde Leonetti \[1\].eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jeff Taylor.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Scot Conner.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Felicia Leong.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - William Uhlir.eml](#)

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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](#)

**From:** [Juan Novella](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Juan Novella  
**Date:** Friday, July 22, 2022 10:56:13 AM

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Jul 22, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

**It's critical for a venue to be a flexible space in order to survive in our current market.** This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Juan Novella

**Zip:** 94102

**Date/Time:** Jul 22, 2022 at 10:55:55 AM

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**From:** [Elaine Padian](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Elaine Padian  
**Date:** Friday, July 22, 2022 10:54:10 AM

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Elaine Padian

**Zip:** 94015

**Date/Time:** Jul 22, 2022 at 10:53:58 AM

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**From:** [Angele Dayer](mailto:Angele.Dayer@sfgov.org)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Angele Dayer  
**Date:** Friday, July 22, 2022 10:35:33 AM

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Angele Dayer

**Zip:** 94131

**Date/Time:** Jul 22, 2022 at 10:35:15 AM

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**From:** [Suzanna Lee](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Suzanna Lee  
**Date:** Friday, July 22, 2022 10:33:01 AM

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.



Sincerely,

**Name:** Suzanna Lee

**Zip:** 94803

**Date/Time:** Jul 22, 2022 at 10:32:48 AM

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**From:** [Sally Thompson-Hawks](mailto:Sally.Thompson-Hawks)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sally Thompson-Hawks  
**Date:** Friday, July 22, 2022 9:52:14 AM

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Sally Thompson-Hawks

**Zip:** 94107

**Date/Time:** Jul 22, 2022 at 9:51:55 AM

---

**From:** [Adam Rainey](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Adam Rainey  
**Date:** Friday, July 22, 2022 9:33:32 AM

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Jul 22, 2022

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Sincerely,

**Name:** Adam Rainey

**Zip:** 97203

**Date/Time:** Jul 22, 2022 at 9:33:13 AM

---

**From:** [Nicole Miller](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Nicole Miller  
**Date:** Friday, July 22, 2022 9:32:36 AM

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Nicole Miller

**Zip:** 94530

**Date/Time:** Jul 22, 2022 at 9:32:21 AM

---

**From:** [K Janelle Lee](mailto:K.Janelle.Lee@sfgov.org)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - K Janelle Lee  
**Date:** Friday, July 22, 2022 9:30:31 AM

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.



Sincerely,

**Name:** K Janelle Lee

**Zip:** 94131

**Date/Time:** Jul 22, 2022 at 9:30:13 AM

---

**From:** [Matilde Leonetti](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Matilde Leonetti  
**Date:** Friday, July 22, 2022 9:28:51 AM

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Matilde Leonetti

**Zip:** 94123

**Date/Time:** Jul 22, 2022 at 9:28:33 AM

---

**From:** [Matilde Leonetti](mailto:Matilde.Leonetti@sf.gov)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Matilde Leonetti  
**Date:** Friday, July 22, 2022 9:28:25 AM

---

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Jul 22, 2022

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Sincerely,

**Name:** Matilde Leonetti

**Zip:** 94123

**Date/Time:** Jul 22, 2022 at 9:28:10 AM

---

**From:** [Jeff Taylor](mailto:Jeff.Taylor@sfgov.org)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jeff Taylor  
**Date:** Friday, July 22, 2022 9:08:51 AM

---

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Jeff Taylor

**Zip:** 94619

**Date/Time:** Jul 22, 2022 at 9:08:32 AM

---

**From:** [Scot Conner](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Scot Conner  
**Date:** Friday, July 22, 2022 9:03:20 AM

---

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Jul 22, 2022

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Sincerely,

**Name:** Scot Conner

**Zip:** 94123

**Date/Time:** Jul 22, 2022 at 9:03:05 AM

---

**From:** [Felicia Leong](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Felicia Leong  
**Date:** Friday, July 22, 2022 9:01:54 AM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Felicia Leong

**Zip:** 94121

**Date/Time:** Jul 22, 2022 at 9:01:41 AM

---

**From:** [William Uhlir](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - William Uhlir  
**Date:** Friday, July 22, 2022 8:43:04 AM

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** William Uhlir

**Zip:** 94619

**Date/Time:** Jul 22, 2022 at 8:42:46 AM

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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Robert Adams  
**Date:** Friday, July 22, 2022 8:30:11 AM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Robert Adams.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Robin Brandt.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Vas Kiniris.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rochelle Lacey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Angela DePaul.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stephen Lawrence.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ken Ferraris.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Amy Johnson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Colby Moore.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - alison wong.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Edward Lortz.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Karen Rosenblum.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - John Edwards.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sharon Yee.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mario Ramirez.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Yana Ross.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sandy Valente.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sanjay Gujral.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Erik Quinn.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Louise Pierce.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kyle Dugan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - CARLEY STEIN.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Joan Leppanen-Douglas.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jaclyn Cannici.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - James Lykens.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ryan Orr.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michael Micael.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Linda Cheng.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Doug Breckenridge.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Josu Garmendia.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Barbara Thompson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Christine Azzaro.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Casey Lowdermilk.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Shannon Brumm Brumm.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Olivia D'Adamo.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - dan kasin.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Janice Herradora.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sally Ford.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Hourii Markarian.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Marlo Miller.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Hanj Ratte.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rae Livingston.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Melinda Frenkel.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Joseph Orlando.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Antonio Mezquiriz.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sarah Gudernatch smith.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jasmine Amons.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kara Lawson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Portia DiPasquale.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Paul Espinoza.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Daniel Lozano.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Paul Davenport.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Cindy FASSLER.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Cristal Rangel.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jonathan Tyburski.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Chanda Unmack.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Adrianna Torres.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Krissy Daily.eml](#)

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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](#)

**From:** [Robert Adams](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Robert Adams  
**Date:** Friday, July 22, 2022 8:17:29 AM

---

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Jul 22, 2022

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Sincerely,

**Name:** Robert Adams

**Zip:** 94954

**Date/Time:** Jul 22, 2022 at 8:17:15 AM

---



**From:** [Robin Brandt](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Robin Brandt  
**Date:** Friday, July 22, 2022 8:15:02 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Robin Brandt

**Zip:** 94534

**Date/Time:** Jul 22, 2022 at 8:14:53 AM

---

**From:** [Vas Kiniris](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Vas Kiniris  
**Date:** Friday, July 22, 2022 7:59:56 AM

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Sincerely,

**Name:** Vas Kiniris

**Zip:** 94618

**Date/Time:** Jul 22, 2022 at 7:59:39 AM

---

**From:** [Rochelle Lacey](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Rochelle Lacey  
**Date:** Friday, July 22, 2022 7:41:42 AM

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Sincerely,

**Name:** Rochelle Lacey

**Zip:** 94127

**Date/Time:** Jul 22, 2022 at 7:41:13 AM

---

**From:** [Angela DePaul](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Angela DePaul  
**Date:** Friday, July 22, 2022 7:38:29 AM

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Sincerely,

**Name:** Angela DePaul

**Zip:** 94133

**Date/Time:** Jul 22, 2022 at 7:38:13 AM

---



**From:** [Stephen Lawrence](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Stephen Lawrence  
**Date:** Friday, July 22, 2022 7:29:23 AM

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Jul 22, 2022

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**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

**It's critical for a venue to be a flexible space in order to survive in our current market.** This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Stephen Lawrence

**Zip:** 94110

**Date/Time:** Jul 22, 2022 at 7:29:12 AM

---

**From:** [Ken Ferraris](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Ken Ferraris  
**Date:** Friday, July 22, 2022 7:07:16 AM

---

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Ken Ferraris

**Zip:** 94608

**Date/Time:** Jul 22, 2022 at 7:07:02 AM

---

**From:** [Amy Johnson](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Amy Johnson  
**Date:** Friday, July 22, 2022 6:41:41 AM

---

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Jul 22, 2022

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Sincerely,

**Name:** Amy Johnson

**Zip:** 49525

**Date/Time:** Jul 22, 2022 at 6:41:29 AM

---

**From:** [Colby Moore](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Colby Moore  
**Date:** Friday, July 22, 2022 5:53:16 AM

---

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Jul 22, 2022

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Sincerely,

**Name:** Colby Moore

**Zip:** 94117

**Date/Time:** Jul 22, 2022 at 5:53:05 AM

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**From:** [alison\\_wong](mailto:alison_wong)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - alison wong  
**Date:** Friday, July 22, 2022 5:32:23 AM

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Jul 22, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** alison wong

**Zip:** 94115

**Date/Time:** Jul 22, 2022 at 5:32:03 AM

---

**From:** [Edward Lortz](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Edward Lortz  
**Date:** Friday, July 22, 2022 4:12:10 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Edward Lortz

**Zip:** 94107

**Date/Time:** Jul 22, 2022 at 4:11:57 AM

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**From:** [Karen Rosenblum](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Karen Rosenblum  
**Date:** Friday, July 22, 2022 3:36:18 AM

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Jul 22, 2022

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Sincerely,

**Name:** Karen Rosenblum

**Zip:** 29003

**Date/Time:** Jul 22, 2022 at 3:36:06 AM

---

**From:** [John Edwards](mailto:John.Edwards@sfgov.org)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - John Edwards  
**Date:** Friday, July 22, 2022 1:59:52 AM

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Jul 22, 2022

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Sincerely,

**Name:** John Edwards

**Zip:** 94044

**Date/Time:** Jul 22, 2022 at 1:59:37 AM

---



**From:** [Sharon Yee](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sharon Yee  
**Date:** Thursday, July 21, 2022 11:29:34 PM

---

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Jul 21, 2022

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Sincerely,

**Name:** Sharon Yee

**Zip:** 94116

**Date/Time:** Jul 21, 2022 at 11:29:12 PM

---

**From:** [Mario Ramirez](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Mario Ramirez  
**Date:** Thursday, July 21, 2022 11:23:45 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Mario Ramirez

**Zip:** 94131

**Date/Time:** Jul 21, 2022 at 11:23:18 PM

---

**From:** [Yana Ross](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Yana Ross  
**Date:** Thursday, July 21, 2022 11:19:46 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Yana Ross

**Zip:** 95404

**Date/Time:** Jul 21, 2022 at 11:19:31 PM

---

**From:** [Sandy Valente](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sandy Valente  
**Date:** Thursday, July 21, 2022 11:13:04 PM

---

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Sincerely,

**Name:** Sandy Valente

**Zip:** 94132

**Date/Time:** Jul 21, 2022 at 1:14:33 PM

---



**From:** [Sanjay Gujral](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sanjay Gujral  
**Date:** Thursday, July 21, 2022 11:13:02 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Sanjay Gujral

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 1:13:57 PM

---

**From:** [Erik Quinn](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Erik Quinn  
**Date:** Thursday, July 21, 2022 11:13:02 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Erik Quinn

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 1:09:58 PM

---

**From:** [Louise Pierce](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Louise Pierce  
**Date:** Thursday, July 21, 2022 11:13:01 PM

---

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Louise Pierce

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 1:12:51 PM

---

**From:** [Kyle Dugan](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Kyle Dugan  
**Date:** Thursday, July 21, 2022 11:12:55 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Kyle Dugan

**Zip:** 92688

**Date/Time:** Jul 21, 2022 at 1:08:03 PM

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**From:** [CARLEY STEIN](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - CARLEY STEIN  
**Date:** Thursday, July 21, 2022 11:12:55 PM

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Sincerely,

**Name:** CARLEY STEIN

**Zip:** 28804

**Date/Time:** Jul 21, 2022 at 1:12:41 PM

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**From:** [Joan Leppanen-Douglas](mailto:Joan.Leppanen-Douglas)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Joan Leppanen-Douglas  
**Date:** Thursday, July 21, 2022 11:12:55 PM

---

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Sincerely,

**Name:** Joan Leppanen-Douglas

**Zip:** 94131

**Date/Time:** Jul 21, 2022 at 1:06:53 PM

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**From:** [Jaclyn Cannici](mailto:Jaclyn.Cannici)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jaclyn Cannici  
**Date:** Thursday, July 21, 2022 11:12:55 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Jaclyn Cannici

**Zip:** 94115

**Date/Time:** Jul 21, 2022 at 1:09:28 PM

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**From:** [James Lykens](mailto:James.Lykens@sf.gov)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - James Lykens  
**Date:** Thursday, July 21, 2022 11:12:51 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** James Lykens

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 1:05:38 PM

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**From:** [Ryan Orr](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Ryan Orr  
**Date:** Thursday, July 21, 2022 11:12:50 PM

---

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Jul 21, 2022

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Sincerely,

**Name:** Ryan Orr

**Zip:** 93449

**Date/Time:** Jul 21, 2022 at 1:07:54 PM

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**From:** [Michael Micael](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Michael Micael  
**Date:** Thursday, July 21, 2022 11:12:50 PM

---

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Sincerely,

**Name:** Michael Micael

**Zip:** 94131

**Date/Time:** Jul 21, 2022 at 1:06:47 PM

---

**From:** [Linda Cheng](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Linda Cheng  
**Date:** Thursday, July 21, 2022 11:12:50 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Linda Cheng

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 1:07:54 PM

---

**From:** [Doug Breckenridge](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Doug Breckenridge  
**Date:** Thursday, July 21, 2022 11:12:46 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Doug Breckenridge

**Zip:** 95066

**Date/Time:** Jul 21, 2022 at 1:03:54 PM

---



**From:** [Josu Garmendia](mailto:Jonas.Ionin@sfgov.org)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Josu Garmendia  
**Date:** Thursday, July 21, 2022 11:12:45 PM

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Sincerely,

**Name:** Josu Garmendia

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 1:04:25 PM

---

**From:** [Barbara Thompson](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Barbara Thompson  
**Date:** Thursday, July 21, 2022 11:12:45 PM

---

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Sincerely,

**Name:** Barbara Thompson

**Zip:** 94118

**Date/Time:** Jul 21, 2022 at 1:02:55 PM

---

**From:** [Christine Azzaro](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Christine Azzaro  
**Date:** Thursday, July 21, 2022 11:12:39 PM

---

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Sincerely,

**Name:** Christine Azzaro

**Zip:** 94010

**Date/Time:** Jul 21, 2022 at 1:01:59 PM

---

**From:** [Casey Lowdermilk](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Casey Lowdermilk  
**Date:** Thursday, July 21, 2022 11:12:35 PM

---

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

**It's critical for a venue to be a flexible space in order to survive in our current market.** This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Casey Lowdermilk

**Zip:** 94129

**Date/Time:** Jul 21, 2022 at 1:00:47 PM

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**From:** [Shannon Brumm Brumm](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Shannon Brumm Brumm  
**Date:** Thursday, July 21, 2022 11:12:35 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Shannon Brumm Brumm

**Zip:** 94559

**Date/Time:** Jul 21, 2022 at 1:01:57 PM

---

**From:** [dan.kasin](mailto:dan.kasin)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - dan.kasin  
**Date:** Thursday, July 21, 2022 11:02:04 PM

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Jul 21, 2022

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I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** dan kasin

**Zip:** 95960

**Date/Time:** Jul 21, 2022 at 11:01:52 PM

---

**From:** [Janice Herradora](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Janice Herradora  
**Date:** Thursday, July 21, 2022 10:42:43 PM

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Jul 21, 2022

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Sincerely,

**Name:** Janice Herradora

**Zip:** 94930

**Date/Time:** Jul 21, 2022 at 10:42:27 PM

---

**From:** [Sally Ford](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sally Ford  
**Date:** Thursday, July 21, 2022 10:20:11 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Sally Ford

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 10:19:57 PM

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**From:** [Houri Markarian](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Houri Markarian  
**Date:** Thursday, July 21, 2022 10:13:19 PM

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Jul 21, 2022

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Sincerely,

**Name:** Hourı Markarian

**Zip:** 90740

**Date/Time:** Jul 21, 2022 at 10:13:05 PM

---

**From:** [Marlo Miller](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Marlo Miller  
**Date:** Thursday, July 21, 2022 9:52:07 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Marlo Miller

**Zip:** 94610

**Date/Time:** Jul 21, 2022 at 9:51:51 PM

---

**From:** [Hanj Ratte](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Hanj Ratte  
**Date:** Thursday, July 21, 2022 9:45:00 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Hanj Ratte

**Zip:** 94111

**Date/Time:** Jul 21, 2022 at 9:44:43 PM

---

**From:** [Rae Livingston](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Rae Livingston  
**Date:** Thursday, July 21, 2022 9:11:43 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Rae Livingston

**Zip:** 94901

**Date/Time:** Jul 21, 2022 at 9:11:25 PM

---



**From:** [Melinda Frenkel](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Melinda Frenkel  
**Date:** Thursday, July 21, 2022 8:58:06 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Melinda Frenkel

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 8:57:40 PM

---

**From:** [Joseph Orlando](mailto:Joseph.Orlando)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Joseph Orlando  
**Date:** Thursday, July 21, 2022 8:50:10 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Joseph Orlando

**Zip:** L2N1R5

**Date/Time:** Jul 21, 2022 at 8:49:58 PM

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**From:** [Antonio Mezquiriz](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Antonio Mezquiriz  
**Date:** Thursday, July 21, 2022 7:59:21 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Antonio Mezquiriz

**Zip:** 94110

**Date/Time:** Jul 21, 2022 at 7:59:02 PM

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**From:** [Sarah Gudernatch smith](mailto:Sarah.Gudernatch.smith@sfgov.org)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sarah Gudernatch smith  
**Date:** Thursday, July 21, 2022 7:32:58 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Sarah Gudernatch smith

**Zip:** 94122

**Date/Time:** Jul 21, 2022 at 7:32:40 PM

---



**From:** [Jasmine Amons](mailto:Jasmine.Amons)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jasmine Amons  
**Date:** Thursday, July 21, 2022 7:24:50 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Jasmine Amons

**Zip:** 94602

**Date/Time:** Jul 21, 2022 at 7:24:34 PM

---

**From:** [Kara Lawson](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Kara Lawson  
**Date:** Thursday, July 21, 2022 7:22:02 PM

---

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Kara Lawson

**Zip:** 94610

**Date/Time:** Jul 21, 2022 at 7:21:44 PM

---

**From:** [Portia DiPasquale](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Portia DiPasquale  
**Date:** Thursday, July 21, 2022 7:14:47 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Portia DiPasquale

**Zip:** 94710

**Date/Time:** Jul 21, 2022 at 7:14:27 PM

---

**From:** [Paul Espinoza](mailto:Paul.Espinoza@sfgov.org)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Paul Espinoza  
**Date:** Thursday, July 21, 2022 7:12:07 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Paul Espinoza

**Zip:** 94110

**Date/Time:** Jul 21, 2022 at 7:11:57 PM

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**From:** [Daniel Lozano](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Daniel Lozano  
**Date:** Thursday, July 21, 2022 7:06:22 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Daniel Lozano

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 7:06:10 PM

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**From:** [Paul Davenport](mailto:Paul.Davenport@sf.gov)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Paul Davenport  
**Date:** Thursday, July 21, 2022 7:00:31 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Paul Davenport

**Zip:** 46033

**Date/Time:** Jul 21, 2022 at 7:00:16 PM

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**From:** [Cindy FASSLER](mailto:Cindy.FASSLER@cityofsanfrancisco.gov)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Cindy FASSLER  
**Date:** Thursday, July 21, 2022 6:39:35 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Cindy FASSLER

**Zip:** 94596

**Date/Time:** Jul 21, 2022 at 6:39:20 PM

---

**From:** [Cristal Rangel](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Cristal Rangel  
**Date:** Thursday, July 21, 2022 6:37:02 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Cristal Rangel

**Zip:** 95112

**Date/Time:** Jul 21, 2022 at 6:36:45 PM

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**From:** [Jonathan Tyburski](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jonathan Tyburski  
**Date:** Thursday, July 21, 2022 6:34:34 PM

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Jul 21, 2022

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Sincerely,

**Name:** Jonathan Tyburski

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 6:34:16 PM

---

**From:** [Chanda Unmack](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Chanda Unmack  
**Date:** Thursday, July 21, 2022 6:27:28 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Chanda Unmack

**Zip:** 95050

**Date/Time:** Jul 21, 2022 at 6:27:10 PM

---

**From:** [Adrianna Torres](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Adrianna Torres  
**Date:** Thursday, July 21, 2022 6:17:01 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Adrianna Torres

**Zip:** 95758

**Date/Time:** Jul 21, 2022 at 6:16:43 PM

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**From:** [Jonin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Support for the Castro Theatre Renovation Plans - Xiomara Blanco  
**Date:** Thursday, July 21, 2022 6:00:56 PM

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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:** Xiomara Blanco <noreply@formresponse.com>  
**Date:** Thursday, July 21, 2022 at 5:59 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Xiomara Blanco

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Jul 21, 2022

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Sincerely,

**Name:** Xiomara Blanco

**Zip:** 70130

**Date/Time:** Jul 21, 2022 at 5:58:58 PM

---



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Alfredo Casuso  
**Date:** Thursday, July 21, 2022 6:00:37 PM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Alfredo Casuso.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - David Perry.eml](#)

---

**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:** [Alfredo Casuso](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Alfredo Casuso  
**Date:** Thursday, July 21, 2022 8:14:48 AM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Alfredo Casuso

**Zip:** 92264

**Date/Time:** Jul 21, 2022 at 8:14:28 AM

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**From:** [David Perry](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - David Perry  
**Date:** Thursday, July 21, 2022 8:13:28 AM

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

**It's critical for a venue to be a flexible space in order to survive in our current market.** This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** David Perry

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 8:13:04 AM

---

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Re- Support for the Castro Theatre Renovation Plans - Scott Schaefer  
**Date:** Thursday, July 21, 2022 6:00:19 PM  
**Attachments:** [Re- Support for the Castro Theatre Renovation Plans - Scott Schaefer.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Dennis O'Connor.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rene Serot.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Francis Nelbach.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Joe Serot.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michael Ginsburg.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Scott Johnson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gen Paminiano.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Luis Camacho.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Randia Surmaj.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ryan Ludlow.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jessica Rogers.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Anthony Feudo.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Russell McDonald.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Alfred Melo.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stephen Feener.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Louis Kessler.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Melissa Baer.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Betsy McCarthy.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Cynthia Loosley.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ian McCuaig.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Anthony Leong.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jeanne McCallum.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Bruce Cyr.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Burchell Smith.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stephanie Martin.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Eleanor Stokes.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - SARAH WHYTE.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ellie Stokes.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Maria Aiello.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Molly Engellenner.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kimberly Barclay.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jonathan Kahn.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mark Pitner.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Manuel Cabanas.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Tom Frenkel.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - April Hrach.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Maureen Morris.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - David Zeno.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rob Hardy.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mia Cambi.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Adam Kahn.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Carlos Casuso.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - JoAnne Brenner.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mike Anguera.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Melany Pearce.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Monique Molino.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sara Serot.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Pete Merriman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Allison Atwood.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Alessandra Tudela.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Aaron Cohen.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gina DAdamo.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sam Pederson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Bruce Lowdermilk.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Mark Brackin.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Prescott Wilson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Julie Ebner.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - sarah dempsey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Andres Acosta.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rosalyn Acosta.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sue Zipp.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Miles Kaplan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Connie Chen.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Chris Valente.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Donna Sachet.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Olivia VanDamme.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Audrey Joseph.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kenneth Hughes.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Aurn Zimmer.eml](#)

[Re- Support for the Castro Theatre Renovation Plans - Brian Ota.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Nancy Millar Patton.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Theodore J.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kevin Hayes.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jim Haas.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Nicholas Barrie.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Matthew Kaplan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Chris Gilbert.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - David Hillis.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gwen Kaplan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Triona Bivens.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Marc Duncan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Tania Goulart.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Betty Louie.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Patrick Carroll.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Gabriel Docto.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ania Moniuszko.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stuart McFaul.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kristin Olson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Brad Serot.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sally Lowdermilk.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Eric Barleen.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jim Goddard.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sadie Henderson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kate Smith.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Stacy Cohen.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Bruno Celis.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Barry Marchessault.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Karen Gomez.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Casey Bartlett.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Isaac Conway-Stenzel.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Liz Liles-Brown.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Tim Green.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sasha Diedrich.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kathy Castor.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Susani Clark.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Paige Pederson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Terrance Haney.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Erin Cervelli.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Olivia Goldstein.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Chris Hastings.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Carlos Gomez.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kevin Mulvey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michele Kullmann.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jill DiBartolomeo.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Cannon Gill.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Lauren Godfrey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - David Kluger.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michael Cabanlit.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Rebecca Smyth.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Andrew Mayer.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Maria Ross.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Robyn Stein.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Sofia Duarte.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Josh Greenberg.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ashley Hamilton.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Caprice Carter.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Fred Githler.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Steffanie Goodman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jennifer Engler.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Oanh Phan.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jazz Torres.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jeffrey Hurwitz.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Dan Serot.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Hollis Brock.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Nicholas Halsey.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Hannah Lane.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Chris Neil.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Colleen McCracken.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jonathan Chang.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Bonnie Brown Cali.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Kelly Kitagawa.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Ian Moran.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jonathan Mancipe Mancipe.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Beverly Alkire.eml](#)

[Re- Support for the Castro Theatre Renovation Plans - Hilary Gordon.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jeff Liqouri.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - David Eriksson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Michael Swanson.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jennifer Cerio.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Shawn Heiser.eml](#)  
[Re- Equitable and Inclusive Hiring and Recruitment Policy and Guidelines.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Andrew Chapman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Monica Moran.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Jesse Medina.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Katie St Clair.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Cathleen Alexander.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Robert James.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - david.marqin.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Bruce Wagman.eml](#)  
[Re- Support for the Castro Theatre Renovation Plans - Amanda Van West.eml](#)

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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](#)



**From:** [Rosalyn Acosta](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Rosalyn Acosta  
**Date:** Thursday, July 21, 2022 2:31:13 PM

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

**It's critical for a venue to be a flexible space in order to survive in our current market.** This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Rosalyn Acosta

**Zip:** 94115

**Date/Time:** Jul 21, 2022 at 2:30:56 PM

---

**From:** [Sue Zipp](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sue Zipp  
**Date:** Thursday, July 21, 2022 2:29:18 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Sue Zipp

**Zip:** 94105

**Date/Time:** Jul 21, 2022 at 2:28:54 PM

---

**From:** [Miles Kaplan](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Miles Kaplan  
**Date:** Thursday, July 21, 2022 2:26:18 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Miles Kaplan

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 2:25:39 PM

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**From:** [Connie Chen](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Connie Chen  
**Date:** Thursday, July 21, 2022 2:25:39 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Connie Chen

**Zip:** 94080

**Date/Time:** Jul 21, 2022 at 2:25:19 PM

---



**From:** [Chris Valente](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Chris Valente  
**Date:** Thursday, July 21, 2022 2:23:50 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Chris Valente

**Zip:** 94132

**Date/Time:** Jul 21, 2022 at 2:23:35 PM

---

**From:** [Donna Sachet](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Donna Sachet  
**Date:** Thursday, July 21, 2022 2:23:28 PM

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Jul 21, 2022

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Sincerely,

**Name:** Donna Sachet

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 2:23:15 PM

---

**From:** [Olivia VanDamme](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Olivia VanDamme  
**Date:** Thursday, July 21, 2022 2:22:53 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Olivia VanDamme

**Zip:** 94132

**Date/Time:** Jul 21, 2022 at 2:22:43 PM

---

**From:** [Audrey Joseph](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Audrey Joseph  
**Date:** Thursday, July 21, 2022 2:22:43 PM

---

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Sincerely,

**Name:** Audrey Joseph

**Zip:** 94124

**Date/Time:** Jul 21, 2022 at 2:22:24 PM

---



**From:** [Kenneth Hughes](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Kenneth Hughes  
**Date:** Thursday, July 21, 2022 2:19:57 PM

---

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Sincerely,

**Name:** Kenneth Hughes

**Zip:** 94503

**Date/Time:** Jul 21, 2022 at 2:19:32 PM

---

**From:** [Auryn Zimmer](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Auryn Zimmer  
**Date:** Thursday, July 21, 2022 2:18:07 PM

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Sincerely,

**Name:** Aurn Zimmer

**Zip:** 94131

**Date/Time:** Jul 21, 2022 at 2:17:51 PM

---

**From:** [Brian Ota](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Brian Ota  
**Date:** Thursday, July 21, 2022 2:17:49 PM

---

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Sincerely,

**Name:** Brian Ota

**Zip:** 95118

**Date/Time:** Jul 21, 2022 at 2:17:35 PM

---

**From:** [Nancy Millar Patton](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Nancy Millar Patton  
**Date:** Thursday, July 21, 2022 2:16:31 PM

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Sincerely,

**Name:** Nancy Millar Patton

**Zip:** 94805

**Date/Time:** Jul 21, 2022 at 2:16:16 PM

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**From:** [Theodore J](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Theodore J  
**Date:** Thursday, July 21, 2022 2:15:00 PM

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Sincerely,

**Name:** Theodore J

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 2:14:34 PM

---

**From:** [Kevin Hayes](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Kevin Hayes  
**Date:** Thursday, July 21, 2022 2:13:53 PM

---

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Sincerely,

**Name:** Kevin Hayes

**Zip:** 94103

**Date/Time:** Jul 21, 2022 at 2:13:13 PM

---

**From:** [Jim Haas](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jim Haas  
**Date:** Thursday, July 21, 2022 2:13:38 PM

---

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Sincerely,

**Name:** Jim Haas

**Zip:** 94102

**Date/Time:** Jul 21, 2022 at 2:11:37 PM

---

**From:** [Nicholas Barrie](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Nicholas Barrie  
**Date:** Thursday, July 21, 2022 2:13:35 PM

---

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Sincerely,

**Name:** Nicholas Barrie

**Zip:** 90048

**Date/Time:** Jul 21, 2022 at 2:12:04 PM

---



**From:** [Matthew Kaplan](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Matthew Kaplan  
**Date:** Thursday, July 21, 2022 2:10:14 PM

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Sincerely,

**Name:** Matthew Kaplan

**Zip:** 94107

**Date/Time:** Jul 21, 2022 at 2:10:00 PM

---

**From:** [Chris Gilbert](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Chris Gilbert  
**Date:** Thursday, July 21, 2022 2:09:50 PM

---

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Sincerely,

**Name:** Chris Gilbert

**Zip:** 94707

**Date/Time:** Jul 21, 2022 at 2:09:36 PM

---

**From:** [David Hillis](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - David Hillis  
**Date:** Thursday, July 21, 2022 2:09:04 PM

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Sincerely,

**Name:** David Hillis

**Zip:** 94704

**Date/Time:** Jul 21, 2022 at 2:08:45 PM

---

**From:** [Gwen Kaplan](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Gwen Kaplan  
**Date:** Thursday, July 21, 2022 2:08:40 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Gwen Kaplan

**Zip:** 94131

**Date/Time:** Jul 21, 2022 at 2:08:22 PM

---



**From:** [Triona Bivens](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Triona Bivens  
**Date:** Thursday, July 21, 2022 2:06:08 PM

---

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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Sincerely,

**Name:** Triona Bivens

**Zip:** 95391

**Date/Time:** Jul 21, 2022 at 2:05:51 PM

---

**From:** [Marc Duncan](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Marc Duncan  
**Date:** Thursday, July 21, 2022 2:05:31 PM

---

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Jul 21, 2022

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Sincerely,

**Name:** Marc Duncan

**Zip:** 94553

**Date/Time:** Jul 21, 2022 at 2:05:18 PM

---

**From:** [Tania Goulart](mailto:Tania.Goulart@sfgov.org)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Tania Goulart  
**Date:** Thursday, July 21, 2022 2:03:56 PM

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Jul 21, 2022

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Sincerely,

**Name:** Tania Goulart

**Zip:** 94115

**Date/Time:** Jul 21, 2022 at 2:03:35 PM

---

**From:** [Betty Louie](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Betty Louie  
**Date:** Thursday, July 21, 2022 1:54:48 PM

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Sincerely,

**Name:** Betty Louie

**Zip:** 94121

**Date/Time:** Jul 21, 2022 at 1:54:33 PM

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**From:** [Patrick Carroll](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Patrick Carroll  
**Date:** Thursday, July 21, 2022 1:53:14 PM

---

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Sincerely,

**Name:** Patrick Carroll

**Zip:** 94131

**Date/Time:** Jul 21, 2022 at 1:53:02 PM

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**From:** [Gabriel Docto](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Gabriel Docto  
**Date:** Thursday, July 21, 2022 1:53:02 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Gabriel Docto

**Zip:** 94602

**Date/Time:** Jul 21, 2022 at 1:52:45 PM

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**From:** [Ania Moniuszko](mailto:Ania.Moniuszko@sfgov.org)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Ania Moniuszko  
**Date:** Thursday, July 21, 2022 1:52:36 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Ania Moniuszko

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 1:52:24 PM

---

**From:** [Stuart McFaul](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Stuart McFaul  
**Date:** Thursday, July 21, 2022 1:52:01 PM

---

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Jul 21, 2022

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Sincerely,

**Name:** Stuart McFaul

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 1:51:44 PM

---



**From:** [Kristin Olson](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Kristin Olson  
**Date:** Thursday, July 21, 2022 1:50:34 PM

---

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Sincerely,

**Name:** Kristin Olson

**Zip:** 92649

**Date/Time:** Jul 21, 2022 at 1:50:20 PM

---

**From:** [Brad Serot](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Brad Serot  
**Date:** Thursday, July 21, 2022 1:49:44 PM

---

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Sincerely,

**Name:** Brad Serot

**Zip:** 60093

**Date/Time:** Jul 21, 2022 at 1:49:25 PM

---

**From:** [Sally Lowdermilk](mailto:Sally.Lowdermilk)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sally Lowdermilk  
**Date:** Thursday, July 21, 2022 1:48:14 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Sally Lowdermilk

**Zip:** 85742

**Date/Time:** Jul 21, 2022 at 1:48:00 PM

---

**From:** [Eric Barleen](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Eric Barleen  
**Date:** Thursday, July 21, 2022 1:47:28 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Eric Barleen

**Zip:** 94611

**Date/Time:** Jul 21, 2022 at 1:47:12 PM

---



**From:** [Jim Goddard](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jim Goddard  
**Date:** Thursday, July 21, 2022 1:47:08 PM

---

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Sincerely,

**Name:** Jim Goddard

**Zip:** 94301

**Date/Time:** Jul 21, 2022 at 1:46:43 PM

---

**From:** [Sadie Henderson](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sadie Henderson  
**Date:** Thursday, July 21, 2022 1:45:59 PM

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

**It's critical for a venue to be a flexible space in order to survive in our current market.** This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Sadie Henderson

**Zip:** 94112

**Date/Time:** Jul 21, 2022 at 1:45:48 PM

---

**From:** [Kate Smith](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Kate Smith  
**Date:** Thursday, July 21, 2022 1:45:01 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Kate Smith

**Zip:** 94121

**Date/Time:** Jul 21, 2022 at 1:44:42 PM

---

**From:** [Stacy Cohen](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Stacy Cohen  
**Date:** Thursday, July 21, 2022 1:43:53 PM

---

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Jul 21, 2022

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Sincerely,

**Name:** Stacy Cohen

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 1:43:42 PM

---



**From:** [Bruno Celis](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Bruno Celis  
**Date:** Thursday, July 21, 2022 1:42:54 PM

---

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Jul 21, 2022

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Sincerely,

**Name:** Bruno Celis

**Zip:** 9413-

**Date/Time:** Jul 21, 2022 at 1:42:38 PM

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**From:** [Barry Marchessault](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Barry Marchessault  
**Date:** Thursday, July 21, 2022 1:42:15 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Barry Marchessault

**Zip:** 94066

**Date/Time:** Jul 21, 2022 at 1:42:04 PM

---

**From:** [Karen Gomez](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Karen Gomez  
**Date:** Thursday, July 21, 2022 1:40:28 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Karen Gomez

**Zip:** 90056

**Date/Time:** Jul 21, 2022 at 1:40:14 PM

---

**From:** [Casey Bartlett](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Casey Bartlett  
**Date:** Thursday, July 21, 2022 1:39:25 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Casey Bartlett

**Zip:** 94710

**Date/Time:** Jul 21, 2022 at 1:39:09 PM

---



**From:** [Isaac Conway-Stenzel](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Isaac Conway-Stenzel  
**Date:** Thursday, July 21, 2022 1:37:41 PM

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Jul 21, 2022

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Sincerely,

**Name:** Isaac Conway-Stenzel

**Zip:** 94110

**Date/Time:** Jul 21, 2022 at 1:37:28 PM

---

**From:** [Liz Liles-Brown](mailto:Liz.Liles-Brown)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Liz Liles-Brown  
**Date:** Thursday, July 21, 2022 1:35:59 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Liz Liles-Brown

**Zip:** 95816

**Date/Time:** Jul 21, 2022 at 1:35:50 PM

---

**From:** [Tim Green](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Tim Green  
**Date:** Thursday, July 21, 2022 1:32:35 PM

---

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Sincerely,

**Name:** Tim Green

**Zip:** 94116

**Date/Time:** Jul 21, 2022 at 1:32:21 PM

---

**From:** [Sasha Diedrich](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sasha Diedrich  
**Date:** Thursday, July 21, 2022 1:30:15 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Sasha Diedrich

**Zip:** 94904

**Date/Time:** Jul 21, 2022 at 1:30:04 PM

---



**From:** [Kathy Castor](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Kathy Castor  
**Date:** Thursday, July 21, 2022 1:28:45 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Kathy Castor

**Zip:** 94044

**Date/Time:** Jul 21, 2022 at 1:28:25 PM

---

**From:** [Susani Clark](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Susani Clark  
**Date:** Thursday, July 21, 2022 1:28:19 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Susani Clark

**Zip:** 94708

**Date/Time:** Jul 21, 2022 at 1:28:02 PM

---

**From:** [Paige Pederson](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Paige Pederson  
**Date:** Thursday, July 21, 2022 1:25:15 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Paige Pederson

**Zip:** 94131

**Date/Time:** Jul 21, 2022 at 1:25:01 PM

---

**From:** [Terrance Haney](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Terrance Haney  
**Date:** Thursday, July 21, 2022 1:24:53 PM

---

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Terrance Haney

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 1:24:36 PM

---



**From:** [Erin Cervelli](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Erin Cervelli  
**Date:** Thursday, July 21, 2022 1:23:29 PM

---

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Jul 21, 2022

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Sincerely,

**Name:** Erin Cervelli

**Zip:** 94134

**Date/Time:** Jul 21, 2022 at 1:23:13 PM

---

**From:** [Olivia Goldstein](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Olivia Goldstein  
**Date:** Thursday, July 21, 2022 1:22:31 PM

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Sincerely,

**Name:** Olivia Goldstein

**Zip:** 94121

**Date/Time:** Jul 21, 2022 at 1:22:10 PM

---

**From:** [Chris Hastings](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Chris Hastings  
**Date:** Thursday, July 21, 2022 1:22:30 PM

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Sincerely,

**Name:** Chris Hastings

**Zip:** 94110

**Date/Time:** Jul 21, 2022 at 1:22:14 PM

---

**From:** [Carlos Gomez](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Carlos Gomez  
**Date:** Thursday, July 21, 2022 1:22:03 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Carlos Gomez

**Zip:** 94103

**Date/Time:** Jul 21, 2022 at 1:21:50 PM

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**From:** [Kevin Mulvey](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Kevin Mulvey  
**Date:** Thursday, July 21, 2022 1:21:58 PM

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Jul 21, 2022

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Sincerely,

**Name:** Kevin Mulvey

**Zip:** 94608

**Date/Time:** Jul 21, 2022 at 1:21:46 PM

---

**From:** [Michele Kullmann](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Michele Kullmann  
**Date:** Thursday, July 21, 2022 1:21:36 PM

---

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Sincerely,

**Name:** Michele Kullmann

**Zip:** 94517

**Date/Time:** Jul 21, 2022 at 1:21:18 PM

---

**From:** [Jill DiBartolomeo](mailto:Jill.DiBartolomeo@sfgov.org)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jill DiBartolomeo  
**Date:** Thursday, July 21, 2022 1:21:01 PM

---

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Sincerely,

**Name:** Jill DiBartolomeo

**Zip:** 94706

**Date/Time:** Jul 21, 2022 at 1:20:43 PM

---

**From:** [Cannon Gill](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Cannon Gill  
**Date:** Thursday, July 21, 2022 1:20:28 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Cannon Gill

**Zip:** 94118

**Date/Time:** Jul 21, 2022 at 1:20:12 PM

---



**From:** [Lauren.Godfrey](mailto:Lauren.Godfrey)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Lauren Godfrey  
**Date:** Thursday, July 21, 2022 1:18:58 PM

---

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Sincerely,

**Name:** Lauren Godfrey

**Zip:** 94904

**Date/Time:** Jul 21, 2022 at 1:18:43 PM

---

**From:** [David Kluger](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - David Kluger  
**Date:** Thursday, July 21, 2022 1:18:28 PM

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Sincerely,

**Name:** David Kluger

**Zip:** 70119

**Date/Time:** Jul 21, 2022 at 1:18:17 PM

---

**From:** [Michael Cabanlit](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Michael Cabanlit  
**Date:** Thursday, July 21, 2022 1:18:18 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Michael Cabanlit

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 1:18:03 PM

---

**From:** [Rebecca Smyth](mailto:Rebecca.Smyth)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Rebecca Smyth  
**Date:** Thursday, July 21, 2022 1:17:29 PM

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Sincerely,

**Name:** Rebecca Smyth

**Zip:** 94501

**Date/Time:** Jul 21, 2022 at 1:17:12 PM

---



**From:** [Andrew Mayer](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Andrew Mayer  
**Date:** Thursday, July 21, 2022 1:16:41 PM

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Jul 21, 2022

To whom it may concern,

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**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Andrew Mayer

**Zip:** 94110

**Date/Time:** Jul 21, 2022 at 1:16:29 PM

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**From:** [Maria Ross](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Maria Ross  
**Date:** Thursday, July 21, 2022 1:15:38 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Maria Ross

**Zip:** 94606

**Date/Time:** Jul 21, 2022 at 1:15:25 PM

---

**From:** [Robyn Stein](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Robyn Stein  
**Date:** Thursday, July 21, 2022 1:04:01 PM

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Sincerely,

**Name:** Robyn Stein

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 1:03:43 PM

---

**From:** [Sofia Duarte](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Sofia Duarte  
**Date:** Thursday, July 21, 2022 1:03:24 PM

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Sincerely,

**Name:** Sofia Duarte

**Zip:** 94708

**Date/Time:** Jul 21, 2022 at 1:03:08 PM

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**From:** [Josh Greenberg](mailto:Josh.Greenberg)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Josh Greenberg  
**Date:** Thursday, July 21, 2022 1:02:56 PM

---

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Sincerely,

**Name:** Josh Greenberg

**Zip:** 94710

**Date/Time:** Jul 21, 2022 at 1:02:36 PM

---

**From:** [Ashley Hamilton](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Ashley Hamilton  
**Date:** Thursday, July 21, 2022 1:00:33 PM

---

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Sincerely,

**Name:** Ashley Hamilton

**Zip:** 94110

**Date/Time:** Jul 21, 2022 at 1:00:12 PM

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**From:** [Caprice Carter](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Caprice Carter  
**Date:** Thursday, July 21, 2022 1:00:33 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Caprice Carter

**Zip:** 94501

**Date/Time:** Jul 21, 2022 at 1:00:15 PM

---

**From:** [Fred Githler](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Fred Githler  
**Date:** Thursday, July 21, 2022 1:00:11 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Fred Githler

**Zip:** 94578

**Date/Time:** Jul 21, 2022 at 12:59:56 PM

---



**From:** [Steffanie Goodman](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Steffanie Goodman  
**Date:** Thursday, July 21, 2022 12:59:57 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Steffanie Goodman

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 12:59:42 PM

---

**From:** [Jennifer Engler](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jennifer Engler  
**Date:** Thursday, July 21, 2022 12:59:39 PM

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Sincerely,

**Name:** Jennifer Engler

**Zip:** 94619

**Date/Time:** Jul 21, 2022 at 12:59:23 PM

---

**From:** [Oanh Phan](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Oanh Phan  
**Date:** Thursday, July 21, 2022 12:59:07 PM

---

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Sincerely,

**Name:** Oanh Phan

**Zip:** 94103

**Date/Time:** Jul 21, 2022 at 12:58:52 PM

---

**From:** [Jazz Torres](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jazz Torres  
**Date:** Thursday, July 21, 2022 12:59:01 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Jazz Torres

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 12:58:40 PM

---



**From:** [Jeffrey Hurwitz](mailto:Jeffrey.Hurwitz@cityofsanfrancisco.gov)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jeffrey Hurwitz  
**Date:** Thursday, July 21, 2022 12:58:25 PM

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Sincerely,

**Name:** Jeffrey Hurwitz

**Zip:** 94121

**Date/Time:** Jul 21, 2022 at 12:58:04 PM

---

**From:** [Dan Serot](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Dan Serot  
**Date:** Thursday, July 21, 2022 12:58:07 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Dan Serot

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 12:57:51 PM

---

**From:** [Hollis Brock](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Hollis Brock  
**Date:** Thursday, July 21, 2022 12:58:04 PM

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Hollis Brock

**Zip:** 94563

**Date/Time:** Jul 21, 2022 at 12:57:46 PM

---

**From:** [Nicholas Halsey](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Nicholas Halsey  
**Date:** Thursday, July 21, 2022 12:57:08 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Nicholas Halsey

**Zip:** 94027

**Date/Time:** Jul 21, 2022 at 12:56:52 PM

---



**From:** [Hannah Lane](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Hannah Lane  
**Date:** Thursday, July 21, 2022 12:56:34 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Hannah Lane

**Zip:** 94901

**Date/Time:** Jul 21, 2022 at 12:56:16 PM

---

**From:** [Chris Neil](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Chris Neil  
**Date:** Thursday, July 21, 2022 12:54:56 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Chris Neil

**Zip:** 94027

**Date/Time:** Jul 21, 2022 at 12:54:37 PM

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**From:** [Colleen McCracken](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Colleen McCracken  
**Date:** Thursday, July 21, 2022 12:53:53 PM

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Colleen McCracken

**Zip:** 94103

**Date/Time:** Jul 21, 2022 at 12:53:38 PM

---

**From:** [Jonathan Chang](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jonathan Chang  
**Date:** Thursday, July 21, 2022 12:52:17 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Jonathan Chang

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 12:52:02 PM

---



**From:** [Jonathan Chang](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jonathan Chang  
**Date:** Thursday, July 21, 2022 12:52:17 PM

---

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Jul 21, 2022

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Sincerely,

**Name:** Jonathan Chang

**Zip:** 94114

**Date/Time:** Jul 21, 2022 at 12:52:02 PM

---

**From:** [Bonnie Brown Cali](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Bonnie Brown Cali  
**Date:** Thursday, July 21, 2022 12:52:05 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Bonnie Brown Cali

**Zip:** 94553

**Date/Time:** Jul 21, 2022 at 12:51:44 PM

---

**From:** [kelly.kitagawa](mailto:kelly.kitagawa)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - kelly.kitagawa  
**Date:** Thursday, July 21, 2022 12:51:12 PM

---

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Jul 21, 2022

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** kelly kitagawa

**Zip:** 94610

**Date/Time:** Jul 21, 2022 at 12:50:57 PM

---

**From:** [Ian Moran](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Ian Moran  
**Date:** Thursday, July 21, 2022 12:49:12 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Ian Moran

**Zip:** 95391

**Date/Time:** Jul 21, 2022 at 12:49:01 PM

---



**From:** [Jonathan Mancipe Mancipe](mailto:Jonathan.Mancipe.Mancipe)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jonathan Mancipe Mancipe  
**Date:** Thursday, July 21, 2022 12:47:55 PM

---

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Jul 21, 2022

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Sincerely,

**Name:** Jonathan Mancipe Mancipe

**Zip:** 94117

**Date/Time:** Jul 21, 2022 at 12:47:41 PM

---

**From:** [Beverly Alkire](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Beverly Alkire  
**Date:** Thursday, July 21, 2022 12:47:34 PM

---

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Beverly Alkire

**Zip:** 94127

**Date/Time:** Jul 21, 2022 at 12:47:17 PM

---

**From:** [Hilary Gordon](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Hilary Gordon  
**Date:** Thursday, July 21, 2022 12:47:34 PM

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Sincerely,

**Name:** Hilary Gordon

**Zip:** 94131

**Date/Time:** Jul 21, 2022 at 12:47:17 PM

---

**From:** [Jeff Ligouri](mailto:Jeff.Ligouri@sf.gov)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jeff Ligouri  
**Date:** Thursday, July 21, 2022 12:47:12 PM

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Jul 21, 2022

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

**The proposed renovation plans are critical to preserving the Castro Theatre for generations to come.** Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

**It's critical for a venue to be a flexible space in order to survive in our current market.** This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Jeff Ligouri

**Zip:** 95116

**Date/Time:** Jul 21, 2022 at 12:46:52 PM

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**From:** [David Eriksson](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - David Eriksson  
**Date:** Thursday, July 21, 2022 12:47:01 PM

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Sincerely,

**Name:** David Eriksson

**Zip:** 94131

**Date/Time:** Jul 21, 2022 at 12:46:48 PM

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**From:** [Michael Swanson](#)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Michael Swanson  
**Date:** Thursday, July 21, 2022 12:46:38 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

**Name:** Michael Swanson

**Zip:** 95927

**Date/Time:** Jul 21, 2022 at 12:46:21 PM

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**From:** [Jennifer Cerio](mailto:Jennifer.Cerio)  
**To:** [Jonas.Ionin@sfgov.org](mailto:Jonas.Ionin@sfgov.org)  
**Subject:** Re: Support for the Castro Theatre Renovation Plans - Jennifer Cerio  
**Date:** Thursday, July 21, 2022 12:46:24 PM

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Sincerely,

**Name:** Jennifer Cerio

**Zip:** 94960

**Date/Time:** Jul 21, 2022 at 12:46:06 PM

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