

11/16/17  
Gen. Pub. Com.

November 8, 2017

Memo to: Elizabeth Watty  
CC to: Audrey Butkus and Brittany Bendix  
From: Georgia Schuttish  
Re: RET Informational on December 7, 2017

Dear Liz:

I have been thinking a lot about the presentations you have made to the public, both at all the Community Meetings you have held and the Informational hearings at the Commission. I do think you have been accessible to the public.

Now that the RET process has been rescheduled and the December 7th hearing will be an Informational Hearing, not the Initiating as planned, here are some suggestions for your Staff Presentation at the Commission on that day:

- *A full description of the problems with Tantamount to Demolition. The problems for Staff to do the calculates; the lack of Staff with knowledge of how to do calcs over the past few years; the loopholes that developers can slip through; site specific issues related to topography, etc in doing the calcs.*
- *A description of why 40% of the Noe Valley sample should have been reviewed as a Demolition per the Enforcement Staff. Commissioner Richards stated this at a hearing in early 2016 after the December 2015 meeting. Why should these projects been deemed Demolitions and the other 60% not.*
- *A discussion of the economic "oddities" of San Francisco compared with other Residential Real Estate markets i.e. the proliferation of all cash; tech money; etc and how this has an impact on affordability and why Demolition may not affect affordability.*

I think a Staff Presentation like this would be helpful to everyone in further understanding the goals of the RET. I plan to give copies of this memo to the Commissioners at General Public Comment on November 16th, prior to the December 7th hearing, but obviously I needed to write to you first with this suggestion.

Thanks again for your work and previous outreach.





M. Dito

11/16/17

November 13, 2017

To: Planning Commission

From: Jeff Kositsky, Director Department of Homelessness and Supportive Housing

Re: Re-Housing Plan for Displaced Veterans

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The Department of Homelessness & Supportive Housing is committed to the wellbeing and housing stability of the HUD-VASH holding tenants who are housed in units illegally installed by their landlord, and which their landlord is now in the process of removing, at the following addresses: of 1824 Jennings Street, 1083 Hollister Avenue, 1395 Shafter Avenue, 1290 Shafter Avenue, 1351 Revere Avenue, 38 Carr Street, 1050 Gilman Avenue, 1656-1658 (1654) Newcomb Avenue, and 1187 Palou Avenue.

The Department of Homelessness and Supportive Housing (HSH) is committed to ensuring that these vulnerable veterans do not become homeless as a result of any actions taken during this process. Many of the tenants in the effected units are formerly homeless or at-risk veterans who have made tremendous sacrifices for our country. The City and Department of Homelessness and Supportive Housing are committed to the housing stability and wellbeing of these tenants.

The Planning Department and City Attorney are working to mitigate the negative impact of this situation on the existing tenants. Planning is working to legalize as many of the units in question as possible and has agreed to a construction schedule that would maximize our ability to re-house impacted tenants in a deliberate manner. Tenants will not be asked to leave until a suitable alternative unit has been identified.

HSH is prepared to provide housing search and placement services to the 10 HUD-VASH households that may need to move out of their current unit, as well as any additional HUD-VASH households in the buildings that may be affected by reconfiguration of the units. We will work with the Planning Department and the City Attorney to ensure that tenants facing displacement by unit removal can be timely placed in suitable and comparable apartments.

Many of these veterans have been living successfully in the community for many years. By and large these tenants are interested in continuing to use their tenant based vouchers in the community and would prefer not to move to project-based housing.

HSH will utilize its existing infrastructure to address the needs for these veterans as they are required to move out of their current units and into new ones. HSH and our nonprofit





contractor, Brilliant Corners, can begin this work in January 2018. On average it takes Brilliant Corners 3-5 months to identify housing and place veterans into new homes.

HSH and Brilliant Corners staff met with the impacted tenants on November 8<sup>th</sup> to explain to them the housing search process and to begin to build a working relationship with the tenants.

### **Re-Housing Assistance Plan**

- HSH will work with one of its nonprofit partners, Brilliant Corners, to provide housing search and placement services to the impacted veterans.
- Nonprofit housing search and placement staff will work with these veterans to find new housing, move them into new housing units, and provide short-term case management while they stabilize.
- HSH will include in this assistance a flexible landlord incentive of up to \$1,000 per new unit to help housing search workers attract new landlords to the program.
- HSH will include this assistance with a flexible moving assistance to help with moving expenses.

### **Housing Search and Placement Process**

Each tenant that needs to move out of their current housing at the impacted properties will have the opportunity to work with a Brilliant Corners Housing Placement Specialist to ensure that they are able to locate and move into units that meet their housing needs.

- Each tenant who needs to move will meet with a Brilliant Corners staff person to create an Individual Housing Plan. This plan will focus on:
  - Housing needs
  - Housing preferences
  - Community resource needs
- Once the Individual Housing Plan is created Brilliant Corners staff will support the tenant in housing search in the following ways:
  - Showing the tenants listing of possible housing units
  - Scheduling apartment viewings for the tenant
  - Accompanying the tenant to apartment viewing and meetings with potential landlords
  - Assisting with housing applications
- Housing Search including the following financial support:
  - Transportation to housing appointments
  - Paying for background and credit checks in advance so the tenants can bring them to viewings
  - Paying for housing application fees







- Brilliant Corners will also work with landlords to make successful placements. Landlord engagement includes:
  - Recruiting new landlords to the HUD-VASH program
  - Providing financial incentives to hold a unit during the tenant match process
  - Providing financial incentives upon lease signing
  - Providing ongoing availability and support to the landlord in case issues arise between the tenant and landlord.
- Placement
  - Brilliant Corners will help match the tenant with a unit and landlord that best meets their needs
  - Brilliant Corners will support the tenant through the lease signing, unit inspection and voucher transfer process
  - Tenants will receive flexible moving assistance
- Ongoing Stabilization
  - Brilliant Corners staff will conduct wellness checks with the tenants after placement
  - Brilliant Corners staff will coordinate with the HUD-VASH social worker who will be providing tenants with ongoing supportive services
  - Brilliant Corners will remain available to the landlord to manage any issues that come up

Tenants with HUD-VASH vouchers will have the ability to continue to use their HUD-VASH vouchers in the community. Beginning in January 2017 the San Francisco Housing Authority released new payment standards for HUD-VASH vouchers. These higher payment standards will make it easier for the veterans to secure comparable units in the community. The new payments standards are significantly higher than their current rent levels and will help Brilliant Corners locate comparable and acceptable units for these tenants.

VASH EXCEPTION PAYMENT STANDARDS* (Tenant Based)			
UNIT SIZE	FY2017 50th Percentile HUD FMR's	VASH Payment Standard (1/1/17)	% of HUD 50th Percentile FMR's
SRO	\$1,554	\$1,864	120%
STUDIO	\$2,072	\$2,486	120%
ONE	\$2,610	\$3,132	120%
TWO	\$3,266	\$3,919	120%
THREE	\$4,250	\$4,675	110%
FOUR	\$5,225	\$5,747	110%

\*120% of 50th percentile FMR for SRO, Studio, 1BDR, 2BDR approved on 12/28/2016





DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

San Francisco and the Department of Homelessness and Supportive Housing are committed to the wellness and housing stability of the tenants impacted by this situation and are committed to providing the resources needed to find new and comparable housing for these tenants.



Received at CPC Hearing 11/16/17  
M.D. 370



DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

# Housing Stability Plan

The San Francisco Planning Commission  
November 16, 2017

## Our Commitment

- The Department of Homelessness & Supportive Housing is committed to the housing stability and wellbeing of the **10 HUD-VASH households** who are expected to need to move out of their current units, as well as any additional HUD-VASH households in the buildings that may be affected by reconfiguration of the units.
- HSH is committing resources to provide housing search and placement services to these tenants.
- HSH is contracting with Brilliant Corners to provide these services
- HSH is working with City partners to ensure that tenants do not have to move until a suitable alternative unit has been identified.



## Re-Housing Assistance Plan

- HSH will work with one of its nonprofit partners, Brilliant Corners, to provide housing search and placement services to the impacted veterans.
- HSH will include in this assistance a flexible landlord incentive of up to \$1,000 per new unit to help housing search workers attract new landlords to the program.
- HSH will also fund flexible moving assistance to help with moving expenses.



# Housing Search and Placement Services

## Step 1: Individual Housing Plan

Each tenant who needs to move will meet with a Brilliant Corners staff person to create an Individual Housing Plan. This plan will focus on:

- Housing needs
- Housing preferences
- Community resource needs



# Housing Search and Placement Services

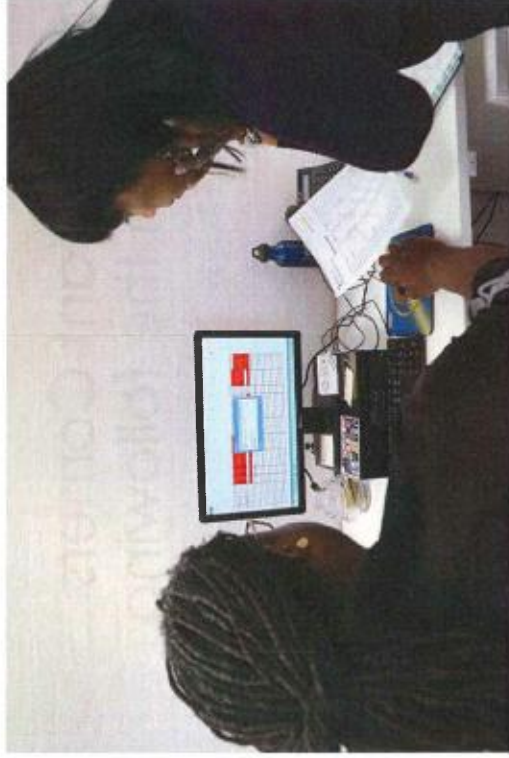
## Step 2: Housing Search

Once the Individual Housing Plan is created Brilliant Corners staff will support the tenant in housing search in the following ways:

- Showing the tenants listing of possible housing units
- Scheduling apartment viewings for the tenant
- Accompanying the tenant to apartment viewing and meetings with potential landlords
- Assisting with housing applications

# Housing Search and Placement Services

## Step 3: Financial Assistance



Housing Search including the following financial support:

- Transportation to housing appointments
- Paying for background and credit checks in advance so the tenants can bring them to viewings
- Paying for housing application fees



# Housing Search and Placement Services

## Step 4: Landlord Engagement

Brilliant Corners will also work with landlords to make successful placements. Landlord engagement includes:

- Recruiting new landlords to the HUD-VASH program
- Providing financial incentives to hold a unit during the tenant match process
- Providing financial incentives upon lease signing
- Providing ongoing availability and support to the landlord in case issues arise between the tenant and landlord.

# Housing Search and Placement Services

## **Step 5: Housing Placement**

The housing placement process includes:

- Brilliant Corners will help match the tenant with a unit and landlord that best meets their needs
- Brilliant Corners will support the tenant through the lease signing, unit inspection and voucher transfer process
- Tenants will receive flexible moving assistance

# Housing Search and Placement Services

## **Step 6: Stabilization**

Once a tenant is placed in housing Brilliant Corners will work to insure that they settle into their new home. This includes:

- Wellness checks with the tenants after placement
- Coordination with the HUD-VASH social worker who will be providing tenants with ongoing supportive services
- Remaining available to the landlord to manage any issues that come up

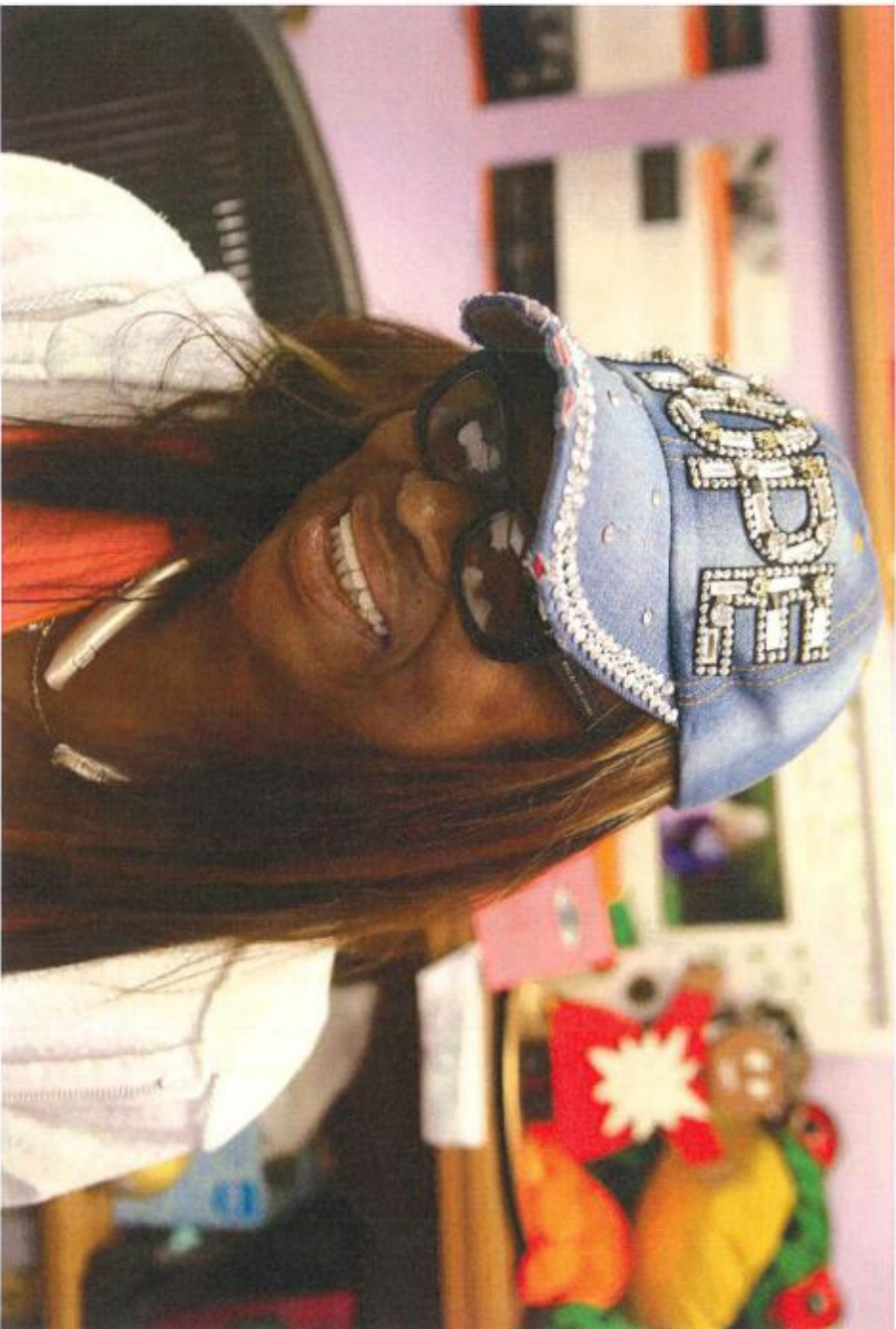
## HUD-VASH Payment Standards

<b>VASH EXCEPTION PAYMENT STANDARDS* (Tenant Based)</b>			
<b>UNIT SIZE</b>	<b>FY2017 50th Percentile HUD FMR's</b>	<b>VASH Payment Standard (1/1/17)</b>	<b>% of HUD 50th Percentile FMR's</b>
<b>SRO</b>	\$1,554	\$1,864	120%
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<b>FOUR</b>	\$5,225	\$5,747	110%

\*120% of 50th percentile FMR for SRO, Studio, 1BDR, 2BDR approved on 12/28/2016



Thank you





Received at CPC Hearing 11/16/17  
*M. Dito*

To: San Francisco planning Department  
Planner: Mr. Matt Dito  
City Hall, 1 Dr. Carlton B. G  
Goodlett place, Room 400  
Tel: 415-575-9164  
E-Mail: matthew.dito@sfgov.org

Re: Case No. #2017-003058CUA / 2323 Mission Street

I am a tenant live in a residential apartment at 2315-2317 Mission Street Apt # 101, I am strongly against the approval of this project because as it is now the restaurant & bar already causes excessive and loud noise disrupts my sleep and is disturbing while I am awake. The noise does not stop no matter how much I complain. Nothing is done no matter how much I complain. In addition, So many people drinking in the bar, and a lot of drunk people around at the location. Cops are called to the area often which creates even more noise. There is a concern for safety because of these occurrences.

Signature :

*Wanda Felix*

Print Name:

*Wanda Felix*

Date:

*11/16/17*





To: San Francisco planning Department  
Planner: Mr. Matt Dito  
City Hall, 1 Dr. Carlton B. G  
Goodlett place, Room 400  
Tel: 415-575-9164  
E-Mail: matthew.dito@sfgov.org

Re: Case No. #2017-003058CUA / 2323 Mission Street

I am a tenant live in a residential apartment at 2315-2317 Mission Street Apt # 104, I am strongly against the approval of this project because as it is now the restaurant & bar already causes excessive and loud noise disrupts my sleep and is disturbing while I am awake. The noise does not stop no matter how much I complain. Nothing is done no matter how much I complain. In addition, So many people drinking in the bar, and a lot of drunk people around at the location. Cops are called to the area often which creates even more noise. There is a concern for safety because of these occurrences.

Signature: Russell Gournese  
Print Name: Russell Gournese  
Date: Sept 26, 2017



To: San Francisco planning Department  
Planner: Mr. Matt Dito  
City Hall, 1 Dr. Carlton B. G  
Goodlett place, Room 400  
Tel: 415-575-9164  
E-Mail: matthew.dito@sfgov.org

Re: Case No. #2017-003058CUA / 2323 Mission Street

I am a tenant live in a residential apartment at 2315-2317 Mission Street Apt # 202, I am strongly against the approval of this project because as it is now the restaurant & bar already causes excessive and loud noise disrupts my sleep and is disturbing while I am awake. The noise does not stop no matter how much I complain. Nothing is done no matter how much I complain. In addition, So many people drinking in the bar, and a lot of drunk people around at the location. Cops are called to the area often which creates even more noise. There is a concern for safety because of these occurrences.

Signature : Raeel Navarro

Print Name: Raul Navarro

Date: 09/27/2017






To: San Francisco planning Department  
Planner: Mr. Matt Dito  
City Hall, 1 Dr. Carlton B. G  
Goodlett place, Room 400  
Tel: 415-575-9164  
E-Mail: matthew.dito@sfgov.org

Re: Case No. #2017-003058CUA / 2323 Mission Street

I am a tenant live in a residential apartment at 2315-2317 Mission Street Apt # 203, I am strongly against the approval of this project because as it is now the restaurant & bar already causes excessive and loud noise disrupts my sleep and is disturbing while I am awake. The noise does not stop no matter how much I complain. Nothing is done no matter how much I complain. In addition, So many people drinking in the bar, and a lot of drunk people around at the location. Cops are called to the area often which creates even more noise. There is a concern for safety because of these occurrences.

Signature : 

Print Name: Sukant Ghosh

Date: 11/15/17



To: San Francisco planning Department  
Planner: Mr. Matt Dito  
City Hall, 1 Dr. Carlton B. G  
Goodlett place, Room 400  
Tel: 415-575-9164  
E-Mail: matthew.dito@sfgov.org

Re: Case No. #2017-003058CUA / 2323 Mission Street

I am a tenant live in a residential apartment at 2315-2317 Mission Street Apt # 204, I am strongly against the approval of this project because as it is now the restaurant & bar already causes excessive and loud noise disrupts my sleep and is disturbing while I am awake. The noise does not stop no matter how much I complain. Nothing is done no matter how much I complain. In addition, So many people drinking in the bar, and a lot of drunk people around at the location. Cops are called to the area often which creates even more noise. There is a concern for safety because of these occurrences.

Signature : 

Print Name: BENJAMIN MILLER

Date: 9/25/17





To: San Francisco planning Department  
Planner: Mr. Matt Dito  
City Hall, 1 Dr. Carlton B. G  
Goodlett place, Room 400  
Tel: 415-575-9164  
E-Mail: matthew.dito@sfgov.org

Re: Case No. #2017-003058CUA / 2323 Mission Street

I am a tenant live in a residential apartment at 2315-2317 Mission Street Apt # 206, I am strongly against the approval of this project because as it is now the restaurant & bar already causes excessive and loud noise disrupts my sleep and is disturbing while I am awake. The noise does not stop no matter how much I complain. Nothing is done no matter how much I complain. In addition, So many people drinking in the bar, and a lot of drunk people around at the location. Cops are called to the area often which creates even more noise. There is a concern for safety because of these occurrences.

Signature : 

Print Name: Jasdeep Sandhu

Date: 11/15/2017



To: San Francisco planning Department  
Planner: Mr. Matt Dito  
City Hall, 1 Dr. Carlton B. G  
Goodlett place, Room 400  
Tel: 415-575-9164  
E-Mail: matthew.dito@sfgov.org

Re: Case No. #2017-003058CUA / 2323 Mission Street

I am a tenant live in a residential apartment at 2315-2317 Mission Street Apt # 207, I am strongly against the approval of this project because as it is now the restaurant & bar already causes excessive and loud noise disrupts my sleep and is disturbing while I am awake. The noise does not stop no matter how much I complain. Nothing is done no matter how much I complain. In addition, So many people drinking in the bar, and a lot of drunk people around at the location. Cops are called to the area often which creates even more noise. There is a concern for safety because of these occurrences.

Signature : P. Bhosekar

Print Name: PAYAL BHOSEKAR

Date: 11/11/17





# Discretionary Review Hearings

November 16, 2017

San Francisco  
**Planning**



# Overview

- I. Background
- II. Discretionary Review Timeline
- III. Programs Utilized to Retain Units
- IV. Overview of All Properties
- V. Department Recommendations
- VI. Timeline Moving Forward
- VII. Housing Needs
- VIII. Sequencing

# Background

- **July 2015** – City Attorney’s Office informs Planning Department of alleged violations
- **September 2015** – Joint inspections of twelve properties conducted
- **September-November 2015** - Planning Department enforcement process occurs
- **November-December 2015** – Building Permit Applications filed to abate all violations



# Discretionary Review Timeline

- **September 12 & 13, 2016** – Neighborhood Notification (Section 311) issued for nine properties where unit reduction will occur
- **October 12, 2016** – Discretionary Review Applications filed on all nine properties



# Programs Utilized to Retain Units

## Unit Legalization Program (Section 207.3)

- One unauthorized unit per lot granted legal status
- Allowed to exceed permitted density for that zoning district
- Does not have to meet rear yard, usable open space, exposure, or off-street parking requirements

# Programs Utilized to Retain Units

## Accessory Dwelling Units (ADUs)

- One ADU permitted per lot
  - Section 207(c)(4): Waivers for density, parking, rear yard, exposure, and open space
  - Section 207(c)(6): For existing single-family homes only. Other than density, unit must be completely code compliant.



# All Properties

Property	Authorized Use	Zoning District	Actual Use	Maximum Allowable Dwelling Units	Net Units
38 Carr Street	1 unit	RH-1	4 units	3 units *	-1
1270-1272 Fitzgerald Avenue	2 units	RM-1	4 units	4 units	0
1050 Gilman Avenue	1 unit	RH-1	5 units	3 units *	-2
1083 Hollister Avenue	1 unit	RH-1	4 units	3 units *	-1
947 Innes Avenue	1 unit	RH-1(S)	2 units	2 units	0
1187 Palou Avenue	1 unit	RH-1	3 units	3 units *	0
1351 Revere Avenue	1 unit	RH-2	7 units	4 units *	-3
1465 Revere Avenue	1 unit	RH-2	2 units	2 units	0
1290 Shafter Avenue	1 unit	RH-1	3 units	3 units *	0
1395 Shafter Avenue	1 unit	RH-1	5 units	3 units *	-2
1824 Jennings Street	1 unit	RH-1	4 units	3 units *	-1
1656 Newcomb Avenue	3 units	RH-2	6 units	4 units	-2
Cumulative across all twelve properties			49 units	37 units	-12

\* includes ADU



# Staff Recommendations on Projects Subject to Discretionary Review

Take Discretionary Review and Approve the Project with Condition to add an ADU		
38 Carr Street	3	-1
1050 Gilman Avenue	3	-2
1083 Hollister Avenue	3	-1
1351 Revere Avenue	4	-3
1395 Shafter Avenue	3	-2
1824 Jennings Street	3	-1
Do Not Take Discretionary Review and Approve the Project as Proposed		
1656 Newcomb Avenue	4	-2

As a multi-family building , may only add an ADU under Planning Code Section 207(c)(4); not eligible due to subsection (C)(iii), which prohibits the use of habitable space (except for the ground floor).

An ADU would require taking living space from the legal dwellings on the second or third story.



# Timeline Moving Forward

## Legalization Permits

- If Commission takes action today, permits would likely require two to three months for final revisions to make projects code compliant
- Pace of revision submittals has been slow and unreliable, without addressing code requirements

## ADU Permits

- Requires separate permit from unit legalizations, typical timeline is three to six months from submittal to approval



# Housing Needs

- 11 occupied one bedroom units are proposed for merger into 2+ bedroom units
- 3 occupied two bedroom units are proposed for merger into 3+ bedroom units

14 total households at risk

Tenants living in these units will need to find new housing

# Housing Needs

New housing may come from a variety of sources:

- Brilliant Corners, a nonprofit partner, will provide search and placement services
- Property owners may be able to re-house small number in the newly merged units
- Tenants may find desirable housing independent of the property owners and Brilliant Corners



# Sequencing

Department of Building Inspection is issuing agency for all building permits

- Permits routed to other required agencies for review without final Planning approval
- Following approval at required agencies, permits routed back to Planning prior to issuance
- Planning will verify all affected tenants have been offered multiple, comparable options to their current unit prior to approval
- DBI will issue permits

# Staff Recommendations

Take Discretionary Review and Approve the Project with Condition to add an ADU	Total Units	Net Units
38 Carr Street	3	-1
1050 Gilman Avenue	3	-2
1083 Hollister Avenue	3	-1
1351 Revere Avenue	4	-3
1395 Shafter Avenue	3	-2
1824 Jennings Street	3	-1

Do Not Take Discretionary Review and Approve the Project as Proposed	Total Units	Net Units
1656 Newcomb Avenue	4	-2



# Thank you

Also here on behalf of the City are:

- Jeff Buckley (Office of Mayor Edwin M. Lee)
- Emily Cohen (Department of Homelessness and Supportive Housing)
- Nicholas Colla and Peter Keith (Office of the City Attorney)

**San Francisco**  
**Planning**



# Dr. Teeth Packet

- Sound Mitigation Plan
- Community Meeting Bulletin
- Sample of Letters Written in Support – Wide Array of Diverse Supporters
  - **Hundreds** of Mission Residents
  - State Senator Scott Wiener
  - State Assemblyman David Chiu
  - City College Board Members Tom Temprano & Rafael Mandelman
  - Local Business Owners – Zeitgeist, Mission Bowl, Vesuvio, Virgil's Searoom, etc.
  - Renowned Mission Midwife, Kara Engelbrecht
  - SFUSD Teachers
  - GGRA
  - Mission Street Merchants
  - Polk/Middle Polk Merchants
  - United Playaz Youth Services



## Dr. Teeth Sound Mitigation Plan

*Dr. Teeth has always striven to maintain sound levels on the back patio that are as low as possible so as not to disturb neighbors. The following plan outlines the specific rules that Dr.Teeth's management has put into place and will continue to use to keep noise patio noise and disturbance to a bare minimum.*

- **Patio will be closed and completely silent by 10pm, seven days per week.**
- **Staff that must enter patio after 10pm for work purposes are not permitted to speak or otherwise create any disturbances.**
- **Dedicated outdoor security during all busy times to oversee customers and take corrective action if customers' voices or actions exceed reasonable, ambient levels.**
- **No amplified music on Patio.**
- **Though waste and recycling containers will be stored on Patio during regular business hours, no glass bottles or other loud materials will be deposited into containers after 10pm; Waste and recycling containers will be brought into the bar after closing time to be filled with said materials.**



Community Meeting Signs. Posted on Friday, November 10th at 5pm. Present all weekend and Monday







CAPITOL OFFICE  
STATE CAPITOL, ROOM 4066  
SACRAMENTO, CA 95814  
TEL: (916) 651-4011  
FAX: (916) 651-4911

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

# California State Senate

SENATOR  
SCOTT WIENER

威善高

ELEVENTH SENATE DISTRICT

COMMITTEES  
HUMAN SERVICES  
CHAIR  
APPROPRIATIONS  
ENERGY, UTILITIES &  
COMMUNICATIONS  
PUBLIC SAFETY  
TRANSPORTATION & HOUSING



10/24/2017

Rich Hillis  
President, Planning Department  
1650 Mission St. #400  
San Francisco, CA 94103

Dear Commissioner Hillis:

I am writing today to ask you to approve the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission St. in San Francisco. The patio has been in operation for over 20 years through two previous owners, and at Dr. Teeth since 2011 with no significant issues or incidents. Only recently did it come to the attention of the current owners that the space had not been conditionally approved for use as a patio.

Since 2011, Dr. Teeth's patio has become a staple of the Mission community, as one of the only a few outdoor commercial spaces for Mission residents and others to enjoy in the neighborhood. Dr. Teeth is known for affordable food and a diverse, laid back crowd that truly represents the residents of the Mission as a whole.

Furthermore, every Thursday for the last six years, Dr. Teeth has held a fundraiser for a different local nonprofit on the patio. Since 2011 they have given over \$75,000 to Mission charities through these fundraisers alone. The patio and - all it offers - is truly a force for good in the community.

Unfortunately, without the revenues from the patio, it is highly likely that Dr. Teeth as a whole will not be able to exist. You have the power today to ensure that this local institution can continue on as a beloved and positive part of our community.

I ask you to please approve this conditional use permit.

Sincerely,

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

Scott Wiener  
Senator



STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0017  
(916) 319-2017  
FAX (916) 319-2117

DISTRICT OFFICE  
455 GOLDEN GATE AVENUE, ROOM 14300  
SAN FRANCISCO, CA 94102  
(415) 557-3013  
FAX (415) 557-3015

# Assembly California Legislature

DAVID CHIU

邱信福

ASSEMBLYMEMBER, SEVENTEENTH DISTRICT



COMMITTEES  
CHAIR: HOUSING AND COMMUNITY  
DEVELOPMENT  
ARTS, ENTERTAINMENT, SPORTS,  
TOURISM, AND INTERNET MEDIA  
BUDGET  
BUSINESS AND PROFESSIONS  
JUDICIARY

SUBCOMMITTEES  
BUDGET SUBCOMMITTEE NO. 4 ON  
STATE ADMINISTRATION

November 3, 2017

Rich Hillis  
San Francisco Planning Commission, President  
1650 Mission Street  
San Francisco, CA 94103

Dear President Hillis,

I am writing to ask for the Commission's approval of the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission Street in San Francisco.

The patio has been in operation for over 20 years through two previous owners and in operation at Dr. Teeth since 2011 with no significant issues or incidents. Only recently did it come to the attention of the current owners that the space had not been conditionally approved for use as a patio.

Since 2011, Dr. Teeth's patio has become a staple of the Mission community, as one of a few outdoor commercial spaces for Mission residents and others to enjoy in the neighborhood. Dr. Teeth is known for affordable food and a crowd representing the diversity of the Mission District. Dr. Teeth has also held a weekly fundraiser for local nonprofits and has been a great neighborhood partner.

Unfortunately, without patio revenues, it is highly likely that Dr. Teeth will not be able to exist. I hope that your Commission will approve the conditional use permit and allow Dr. Teeth to continue as a beloved institution in the community.

Please feel free to reach out to my office at (415) 557-3013 should you have any questions. Thank you for your consideration.

Sincerely,

DAVID CHIU  
Assemblymember, 17<sup>th</sup> District







Middle Polk Neighborhood Association

**November 4, 2017**

**Planning Commission  
City and County of San Francisco**

**RE: Dr. Teeth Patio CU (2323 Mission Street)**

Dear Commissioners:

We write to ask you to support the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission Street.

It is extremely rare to find a food and drink establishment with pleasant outdoor space in San Francisco. If Dr. Teeth had to shut down its patio it would be a huge loss not only for the neighborhood but for the whole city as well. In fact, the back patio is one of the main reasons Dr. Teeth has become a popular destination for San Franciscans from all over the city to meet and enjoy each other's company.

Dr. Teeth represents the best of their Mission District neighborhood- inclusive and still an affordable place to have a night out with friends. In the Middle Polk Neighborhood, we know how hard it is to come by outdoor bar space which is why we would hate to see the Mission District lose one of its best outdoor spots. Please support the patio conditional use permit.

Sincerely,  
/s/Adam Mayer  
Director of Planning & Design  
Middle Polk Neighborhood Association





*Save Dr. Teeth's Patio!*

# **RAFAEL MANDELMAN**

1370 Valencia Street, # 4, San Francisco, CA 94110 \* [rafael@rafaelmandelman.com](mailto:rafael@rafaelmandelman.com)

November 10, 2017

Planning Commission  
SF Planning Department  
1650 Mission St.  
San Francisco, CA

*Dear Planning Commissioners:*

*I am writing today to ask you to approve the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission St. in San Francisco. The patio has been in operation for over 20 years through two previous owners, and at Dr. Teeth since 2011 with no significant issues or incidents. Only recently did it come to the attention of the current owners that the space had not been conditionally approved for use as a patio.*

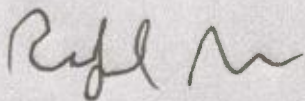
*Since 2011, Dr. Teeth's patio has become a staple of the Mission community, as one of only a few outdoor commercial spaces for Mission residents and others to enjoy in the neighborhood. Dr. Teeth is known for affordable food and a diverse, laid back crowd that truly represents the residents of the Mission as a whole. In a time of rapid change and displacement in the Mission, Dr. Teeth and its patio offer options and inclusivity for everyone, not just those with privileged economic or societal advantages.*

*Furthermore, every Thursday for the last six years, Dr. Teeth has held a fundraiser for a different local nonprofit on the patio. Since 2011 they have given over \$75,000 to Mission charities through these fundraisers alone. The patio and - all it offers - is truly a force for good in the community.*

*Unfortunately, without the revenues from the patio, it is highly likely that Dr. Teeth as a whole will not be able to exist. You have the power today to ensure that this local institution can continue on as a beloved and positive part of our community.*

*So once again, I ask you to please approve this conditional use permit.*

*Sincerely,*



*Rafael Mandelman, Trustee, City College Board of Trustees*





Ben Bleiman &lt;benny.bleiman@gmail.com&gt;

---

**Letter of Support for Item 23: 2323 MISSION STREET**

---

Gwyneth Borden <gwyneth@ggra.org>  
To: commissions.secretary@sfgov.org  
Bcc: benny.bleiman@gmail.com

Thu, Nov 16, 2017 at 12:01 AM

Dear President Hillis & Members of the San Francisco Commission,

I would like to express our support for Dr. Teeth's Condition Use to legalize and establish an outdoor activity area at the rear of the existing building expansion. The patio has been in operation for over 20 years through two previous owners, and the owners of Dr. Teeth since 2011 have had no significant issues or incidents. Only recently did it come to the attention of the current owners that the space had not been conditionally approved for use as a patio.

Since 2011, Dr. Teeth's patio has become a staple of the Mission community, as one of only a few outdoor commercial spaces for Mission residents and others to enjoy in the neighborhood. Dr. Teeth is known for affordable food and a diverse, laid-back crowd that truly represents the residents of the Mission as a whole. In a time of rapid change and displacement in the Mission, Dr. Teeth and its patio offer options and inclusivity for everyone. And every Thursday for the last six years, Dr. Teeth has held a fundraiser for a different local nonprofit on the patio.

Due to the financial pressures in San Francisco, restaurants need to find additional ways to generate revenue in order to remain affordable and/or open, which is why so many restaurants are now on delivery platforms. Without the revenues from the patio, it is highly likely that Dr. Teeth as a whole will not be able to exist, and if they did, they would not remain affordable.

As noted in the staff report, the project promotes the continued operation of an established, locally-owned business, contributes to the viability of the overall Mission Street NCT Zoning District, and meets all applicable requirements of the Planning Code, being compatible with the neighborhood. I hope you will support the staff recommendation and approve this project.

Respectfully yours,

Gwyneth Borden

—  
Gwyneth J. Borden  
Executive Director  
Golden Gate Restaurant Association  
The Mills Building  
220 Montgomery Street, Suite 990  
San Francisco, CA 94104  
p (415) 781-2459  
f (844) 270-1769  
e [gwyneth@ggra.org](mailto:gwyneth@ggra.org)  
[www.ggra.org](http://www.ggra.org) @ggrasf  
[www.eatdrink-sf.com](http://www.eatdrink-sf.com) @eatdrinksf  
[www.sfrestaurantweek.com](http://www.sfrestaurantweek.com) #SFRW  
@gwynethb





# Vesuvio Café

---

255 Columbus ave  
San Francisco, CA 94133

October 26, 2017

SF Planning Commission  
SF Planning Department  
1650 Mission St  
San Francisco, CA

Dear SF Planning Commission:

I am writing as the owner of Vesuvio Café' in North Beach, and as a resident of the Inner Mission for over 25 years, to ask you to approve the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission Street.

The patio has been in operation for over 20 years and has operated peacefully and successfully, with no problems with the neighboring businesses and residents. There are many employees who need the customers who enjoy the patio, certainly the business needs the revenues to continue operation. San Francisco is a very expensive place to do business. Additionally many non-profits have benefitted from the regular fundraisers held on the patio. I have personally attended several of these benefits.

Please help them come into compliance as soon as possible so the services they provide to the neighborhood can continue.

Respectfully submitted,

Janet Clyde

Vesuvio

San Francisco



# Lila Thirkield

3152 Mission Street, San Francisco, CA 94110 • 415-420-8425 • lila@virgilssf.com  
Small business owner & Mission resident for over 20 years

October 26<sup>th</sup>, 2017

SF Planning Commission  
SF Planning Department  
1650 Mission St. San Francisco, CA

*Dear SF Planning Commission:*

I am writing today to ask you to approve the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission St. in San Francisco. The patio has been in operation for over 20 years through two previous owners, and at Dr. Teeth since 2011 with no significant issues or incidents. Only recently did it come to the attention of the current owners that the space had not been conditionally approved for use as a patio.

Since 2011, Dr. Teeth's patio has become a staple of the Mission community, as one of only a few outdoor commercial spaces for Mission residents and others to enjoy in the neighborhood. Dr. Teeth is known for affordable food and a diverse, laid back crowd that truly represents the residents of the Mission as a whole. In a time of rapid change and displacement in the Mission, Dr. Teeth and its patio offer options and inclusivity for everyone, not just those with privileged economic or societal advantages.

Furthermore, every Thursday for the last six years, Dr. Teeth has held a fundraiser for a different local nonprofit on the patio. Since 2011 they have given over \$75,000 to Mission charities through these fundraisers alone. The patio and - all it offers - is truly a force for good in the community.

Unfortunately, without the revenues from the patio, it is highly likely that Dr. Teeth as a whole will not be able to exist. You have the power today to ensure that this local institution can continue on as a beloved and positive part of our community.

So once again, I ask you to please approve this conditional use permit.

Sincerely,



Lila Thirkield





KARA ENGELBRECHT

2543 Bryant Street SF 94110 | 415-793-6728 | kara@mothercraftmidifery.com

10/17/2017

SF Planning Commission  
SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear SF Planning Commission:

I am writing today to ask you to approve the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission St. in San Francisco. The patio has been in operation for over 20 years through two previous owners, and at Dr. Teeth since 2011 with no significant issues or incidents. Only recently did it come to the attention of the current owners that the space had not been conditionally approved for use as a patio.

Since 2011, Dr. Teeth's patio has become a staple of the Mission community, as one of the only a few outdoor commercial spaces for Mission residents and others to enjoy in the neighborhood. Dr. Teeth is known for affordable food and a diverse, laid back crowd that truly represents the residents of the Mission as a whole. In a time of rapid change and displacement in the Mission, Dr. Teeth and its patio offer options and inclusivity for everyone, not just those with privileged economic or societal advantages.

Furthermore, every Thursday for the last six years, Dr. Teeth has held a fundraiser for a different local nonprofit on the patio. Since 2011 they have given over \$75,000 to Mission charities through these fundraisers alone. The patio and - all it offers - is truly a force for good in the community.

Unfortunately, without the revenues from the patio, it is highly likely that Dr. Teeth as a whole will not be able to exist. You have the power today to ensure that this local institution can continue on as a beloved and positive part of our community.

So once again, I ask you to please approve this conditional use permit.

Sincerely,





*Save Dr. Teeth's Patio!*

# **TOM TEMPRANO**

1465 South Van Ness Avenue. SF, CA 94110 | 415-622-5301 | [ttemprano@gmail.com](mailto:ttemprano@gmail.com)

October 17, 2017

SF Planning Commission  
SF Planning Department  
1650 Mission St.  
San Francisco, CA

*Dear SF Planning Commission:*

*I am writing today as a Mission District neighbor and small business owner to ask you to approve the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission St. in San Francisco. The patio has been in operation for over 20 years through two previous owners, and at Dr. Teeth since 2011 with no significant issues or incidents. Only recently did it come to the attention of the current owners that the space had not been conditionally approved for use as a patio.*

*Since 2011, Dr. Teeth's patio has become a staple of the Mission community, as one of the only a few outdoor commercial spaces for Mission residents and others to enjoy in the neighborhood. Bars and restaurants like Dr. Teeth are a core part of our cultural identity as a city and provide a critical meeting space for communities to come together. Bars and restaurants also serve as vital economic engines in San Francisco, generating \$4.2 billion in economic activity and employing 48,000 people per a 2012 study by the Office of the Controller.*

*Every Thursday for the last six years, Dr. Teeth has held a fundraiser for a different local nonprofit on the patio. Since 2011 they have given over \$75,000 to Mission charities through these fundraisers alone. The patio and - all it offers - is truly a force for good in the community.*

*Unfortunately, without the revenues from the patio, it is highly likely that Dr. Teeth as a whole will not be able to exist. You have the power today to ensure that this local institution and important small business can continue on as a beloved and positive part of our community.*

*So once again, I ask you to please approve this conditional use permit.*

*Sincerely,*



Tom Temprano

Tom Temprano





Friday November 3, 2017

SF Planning Commission  
SF Planning Department  
1650 Mission Street  
San Francisco, CA

Dear SF Planning Commission:

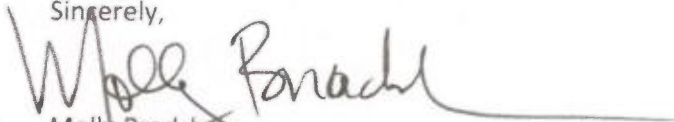
I am writing today to ask you to approve the conditional use permit for the back patio at Dr. Teeth, located at 2323 Mission Street in San Francisco.

I have been a customer and partnered with Dr. Teeth for many years. When we first opened Mission Bowling Club, Dr. Teeth was one of the first businesses that offered us support, business and advice during our most challenging times of operations. They operate their business in good faith and is a model for how others should give back to the community. I have learned many positive lessons from partnering with Dr. Teeth.

Doing business in San Francisco is incredibly challenging on numerous fronts. The ability to offer something different and special, like a patio, allows a business to set themselves apart. It is a key feature that attracts a number of customers.

Dr. Teeth is good neighbor and good for the neighborhood, please let them continue to use the patio as they have been for so many years.

Sincerely,

A handwritten signature in dark ink, appearing to read "Molly Bradshaw", with a long horizontal line extending to the right.

Molly Bradshaw  
Mission Bowling Club  
3176 17<sup>th</sup> Street  
San Francisco, CA 94110  
415-863-2695  
molly@missionbowlingclub.com



*Save Dr. Teeth's Patio!*

# **PARKER AUSTIN,**

1628A California st | (415)400-4005 | Polkmerchants@gmail.com | Polk District Merchants Association

11/1/17

SF Planning Commission  
SF Planning Department  
1650 Mission St.  
San Francisco, CA

*Dear SF Planning Commission:*

*I am writing today to ask you to approve the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission St. in San Francisco. The patio has been in operation for over 20 years through two previous owners, and at Dr. Teeth since 2011 with no significant issues or incidents. Only recently did it come to the attention of the current owners that the space had not been conditionally approved for use as a patio.*

*Since 2011, Dr. Teeth's patio has become a staple of the Mission community, as one of only a few outdoor commercial spaces for Mission residents and others to enjoy in the neighborhood. Dr. Teeth is known for affordable food and a diverse, laid back crowd that truly represents the residents of the Mission as a whole. In a time of rapid change and displacement in the Mission, Dr. Teeth and its patio offer options and inclusivity for everyone, not just those with privileged economic or societal advantages.*

*Furthermore, every Thursday for the last six years, Dr. Teeth has held a fundraiser for a different local nonprofit on the patio. Since 2011 they have given over \$75,000 to Mission charities through these fundraisers alone. The patio and - all it offers - is truly a force for good in the community.*

*Unfortunately, without the revenues from the patio, it is highly likely that Dr. Teeth as a whole will not be able to exist. You have the power today to ensure that this local institution can continue on as a beloved and positive part of our community.*

*So once again, I ask you to please approve this conditional use permit.*

*Sincerely,*

*Parker Austin, Polk District Merchants Association*





Save Dr. Teeth's Patio!

# KATRINA KRETSCH

1308 Divisadero St | 925-360-0690 | [katrinakretsch@gmail.com](mailto:katrinakretsch@gmail.com) | Teacher

11/2/17

SF Planning Commission  
SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear SF Planning Commission:

*I am writing today to ask you to approve the conditional use permit for the back patio at Dr. Teeth located at 2323 Mission St. in San Francisco. The patio has been in operation for over 20 years through two previous owners, and at Dr. Teeth since 2011 with no significant issues or incidents. Only recently did it come to the attention of the current owners that the space had not been conditionally approved for use as a patio.*

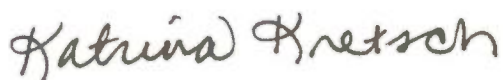
*Since 2011, Dr. Teeth's patio has become a staple of the Mission community, as one of only a few outdoor commercial spaces for Mission residents and others to enjoy in the neighborhood. Dr. Teeth is known for affordable food and a diverse, laid back crowd that truly represents the residents of the Mission as a whole. In a time of rapid change and displacement in the Mission, Dr. Teeth and its patio offer options and inclusivity for everyone, not just those with privileged economic or societal advantages.*

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*Unfortunately, without the revenues from the patio, it is highly likely that Dr. Teeth as a whole will not be able to exist. You have the power today to ensure that this local institution can continue on as a beloved and positive part of our community.*

*So once again, I ask you to please approve this conditional use permit.*

Sincerely,



Katrina Kretsch





11/14/2017

To whom it may concern:

I'm writing this letter on behalf of DR. Teeth and the current situation.

My name is Damien Posey the lead case manager for a youth leadership and violence prevention non profit organization in the city of san Francisco called United Playaz with chapters world wide.

I can honestly attest to the positive impact that this business has had on the community. Not only is it a positive place to frequent for local patrons as well as providing much needed jobs to a hard working staff but the organization has went out its way to partner with local CBO's (community based organizations) if its providing meals for youth workshops, donating space for community fundraisers, assisting with feeding the homeless or most importantly donating personal time to speak with and mentor the youth to be better.

I know for a fact if Dr. Teeth is not allowed to operate in the fashion that it has been it will have a detrimental affect on the mission community and the city as a whole.

Thank you for your time and consideration.

If you have any further question or concerns please feel free to contact me.

A handwritten signature in dark ink, appearing to be "Damien Posey", with a long, horizontal flourish extending to the right.

Damien Posey  
United Playaz  
Lead Case Manager.

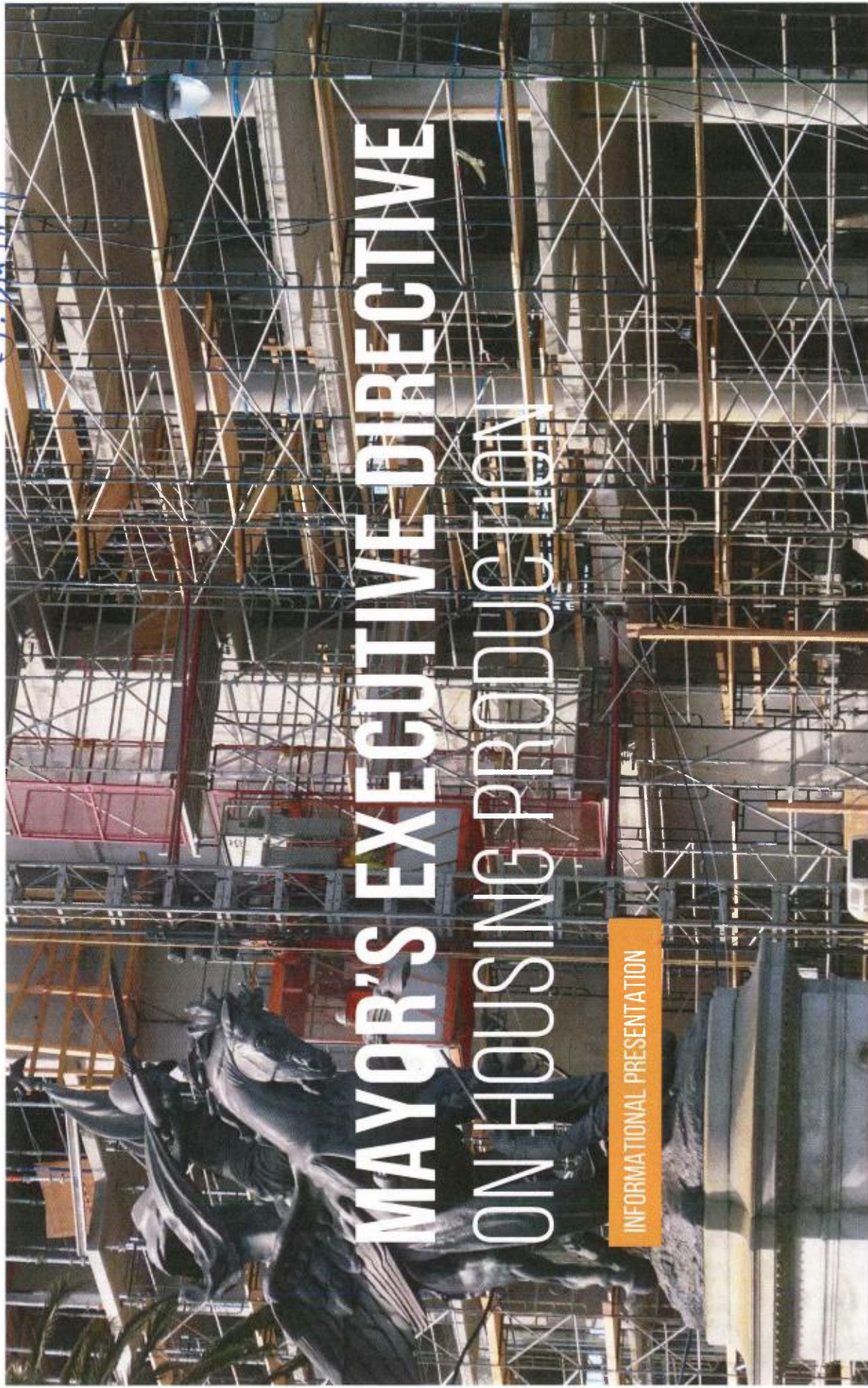


415-426-8794

Damien@unitedplayaz.org



received at CPD Hearing 11/16/17  
J. B. [signature]



# MAYOR'S EXECUTIVE DIRECTIVE ON HOUSING PRODUCTION

INFORMATIONAL PRESENTATION



San Francisco  
**Planning**

San Francisco Planning Commission / November 16, 2017



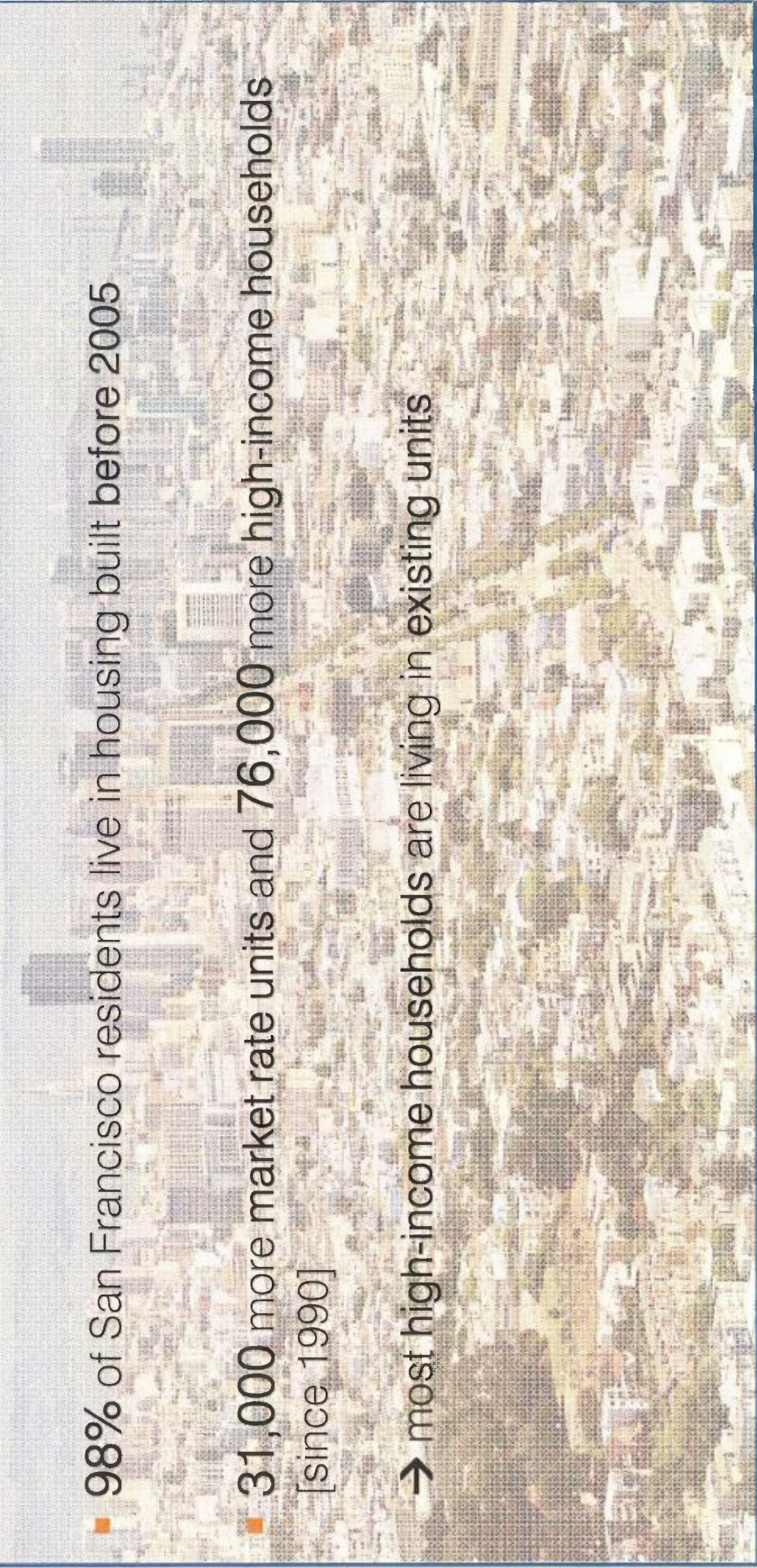
# HOUSING PRODUCTION IN CONTEXT





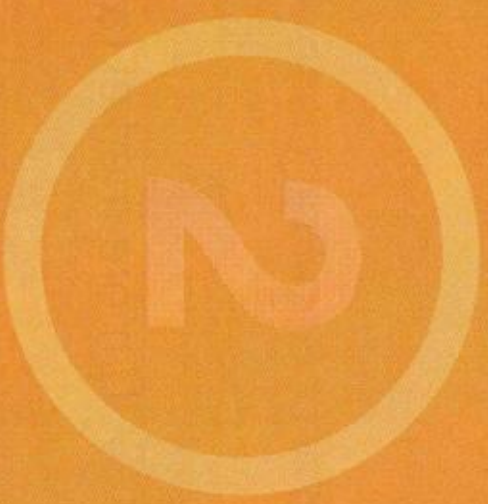
## HOUSING PRODUCTION CONTEXT

- 140,000 new jobs, only 15,000 new units [Recession to 2014]
  - 27% more residents living in 17% more housing units [since 1980]
  - 98% of San Francisco residents live in housing built before 2005
  - 31,000 more market rate units and 76,000 more high-income households [since 1990]
- most high-income households are living in existing units





# EXECUTIVE DIRECTIVE





# Mayor's Executive Directive on Housing Production



## 1. Approval Deadlines [pre-entitlement]

Months from stable  
project to entitlement :

6		no CEQA project
9		exemptions
12		ND, MND, CPE
18		EIR
22		complex EIR



## 2. Approval Deadlines [post-entitlement]

ONE YEAR from complete  
phase application to  
construction permits



## 3. Accountability

- / Hearings scheduled  
within timeframes
- / Senior manager
- / Quarterly reporting



## 4. Process Improvement Plans

Dec 1 | Planning + DBI  
pre-entitlement

Apr 1 | Consolidated Plan  
post-entitlement

[PW, MTA, PUC, SFFD,  
RPD, MOD, DBI]



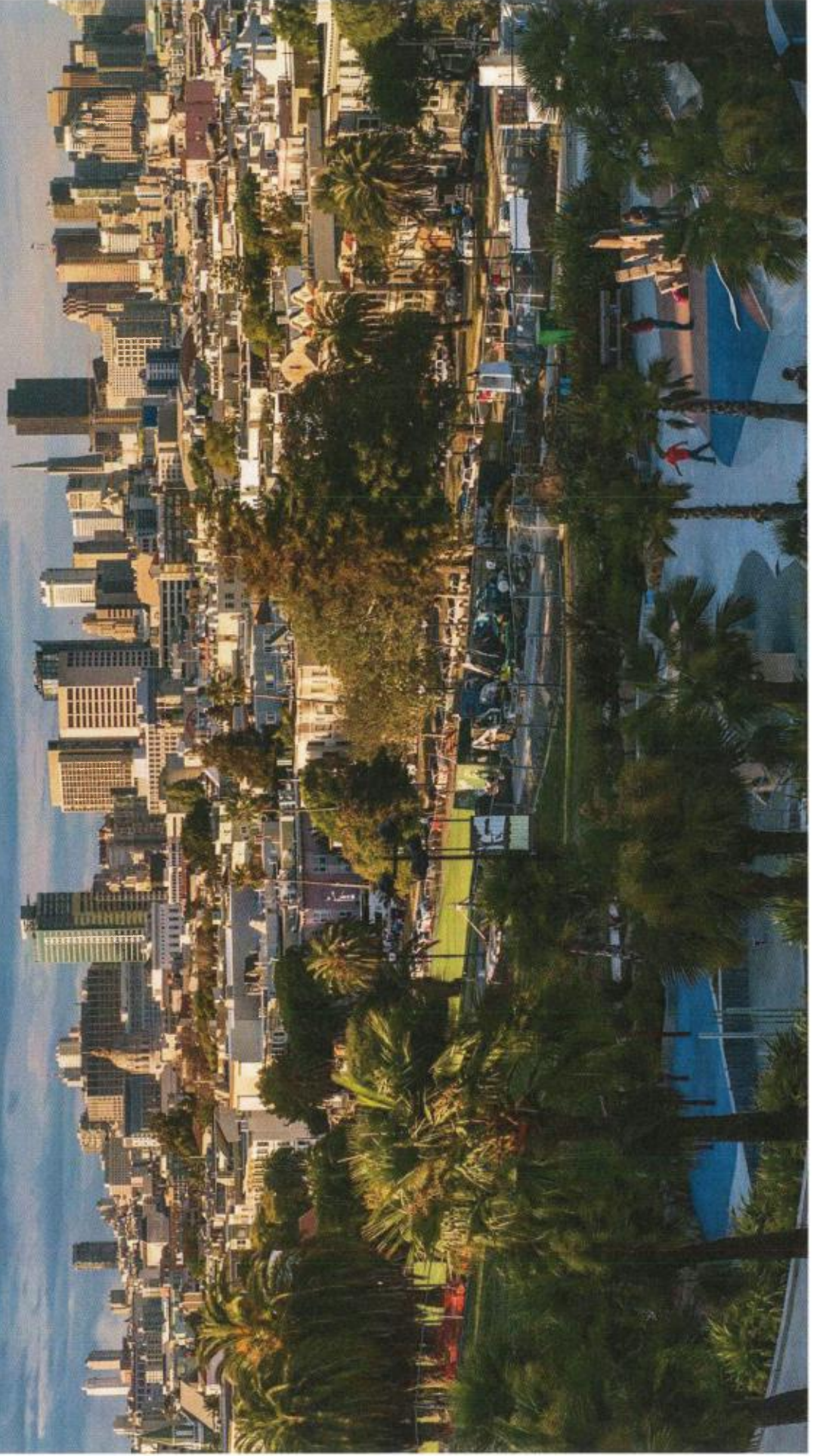
# PROCESS IMPROVEMENTS





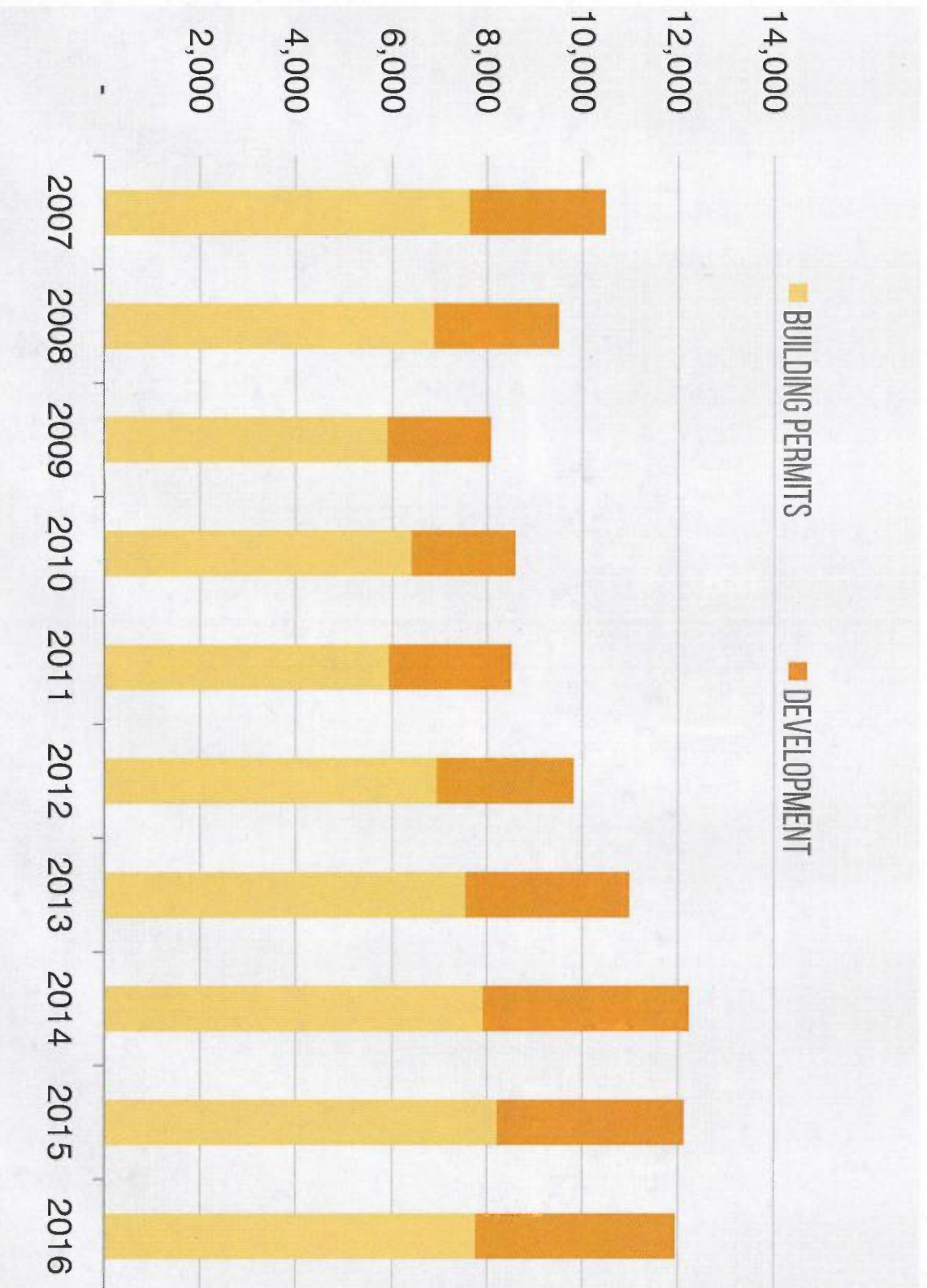
*Anything worth doing...*

*is worth doing well.*





## About Our Work Efforts **Volume Trend 2007 – 2016**



# Process Improvements Plan Guiding Principles

## APPLICATION INTAKE AND REVIEW



The application process should be the foundation of sponsor, staff, and public understanding of project details and review timeframes.

## ENVIRONMENTAL AND DESIGN REVIEW



When successful mitigations and design treatments are well-established, we can focus analysis where it's needed most.

## PLANNING CODE



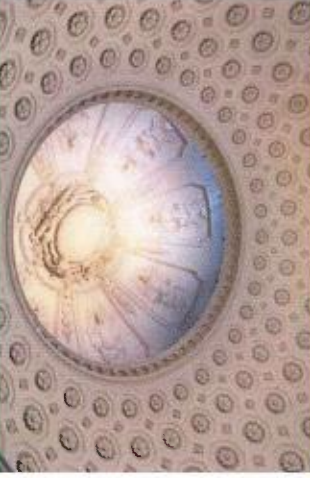
A clear, consistent, and legible set of rules can speed the review process and reduce room for errors and confusion.

## ROUTINE PERMITS



Over-the-counter and administrative approvals reduce backlog and leave more time for good planning.

## HEARINGS



Focusing hearings on projects that are ripe for a judgement call can save everyone time and maximize the value of public discussion.

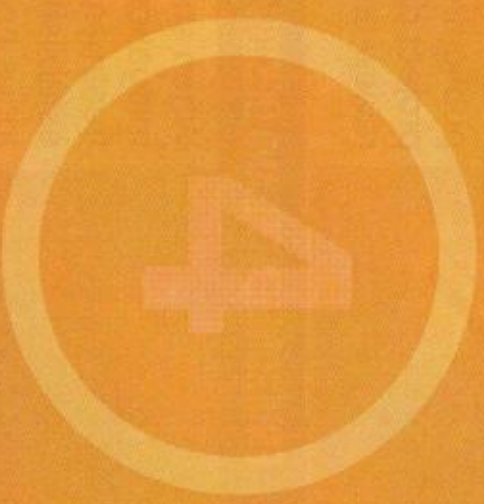
## ADMINISTRATION AND TECHNOLOGY



By continually updating our systems and tools, we can serve the public better and keep growing our capacity.



# IMPLEMENTATION & NEXT STEPS





# Implementation

New application procedures / “Living” plan / Quarterly reporting

## Commission Policies

/ Public Hearings

/ Resolutions

## Department Policies

/ Director’s Bulletins, etc

/ Public resources

/ Application materials

/ Reports to Commission

## Code Amendments

/ Planning Commission  
initiation or review

/ Public notice and staff  
analysis

/ Board of Supervisors  
hearings and action



THANK YOU



San Francisco  
**Planning**

**Jacob Bintliff**  
Senior Planner  
San Francisco Planning

jacob.bintliff@sfgov.org  
[www.sfplanning.org](http://www.sfplanning.org)

8 THANKS TO...

Julian Banales  
John Boldrick  
Marcelle Boudreaux  
Glenn Cabrerros  
Tim Frye  
Lisa Gibson  
Paolo Ikezoe  
Devyani Jain  
Deborah Landis  
Pilar LaValley  
James Pappas

Tania Sheyner  
Mat Snyder  
Maia Small  
John Speer  
Aaron Starr  
Rich Sucre  
Josh Switzky  
Corey Teague  
Liz Watty  
Wade Wietgrete  
Adam Varat





View on  
Market Street

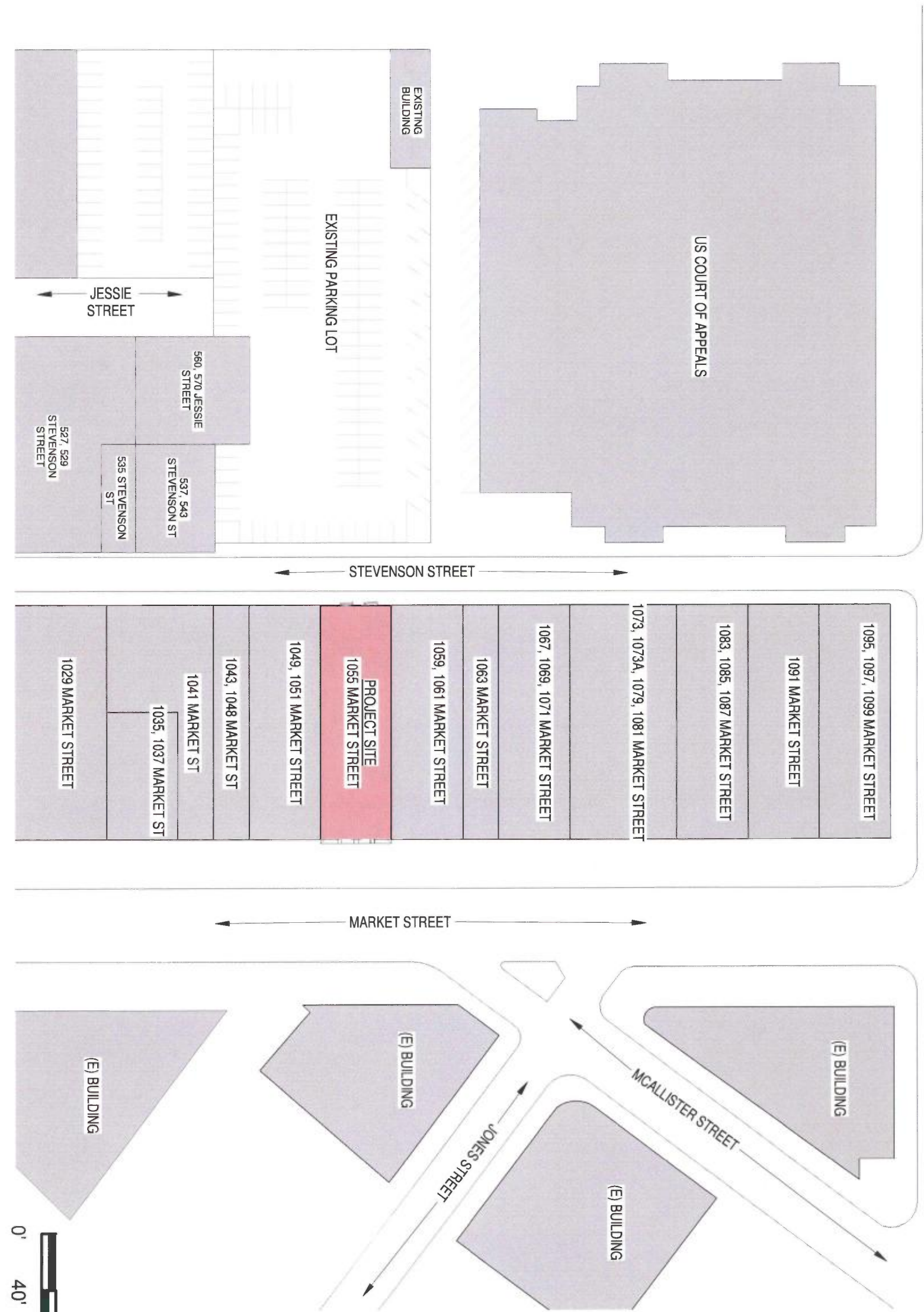


View on  
Stevenson  
Street





Received at CPC Hearing 11/16/17  
C. H. H. H.



STANTON  
ARCHITECTURE

1055 MARKET ST.

PARADIGM HEGENBERGER INC.

SCALE: 1" = 80'-0"

A001.

ARIPOSA STREET SUITE 328  
SAN FRANCISCO, CA 94107

T. 415.865.9600  
F. 415.865.9608

1055 MARKET STREET  
SAN FRANCISCO CA 94103

1713

10/25/2017

PROPOSED SITE PLAN

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(E) MARKET ST ELEVATION







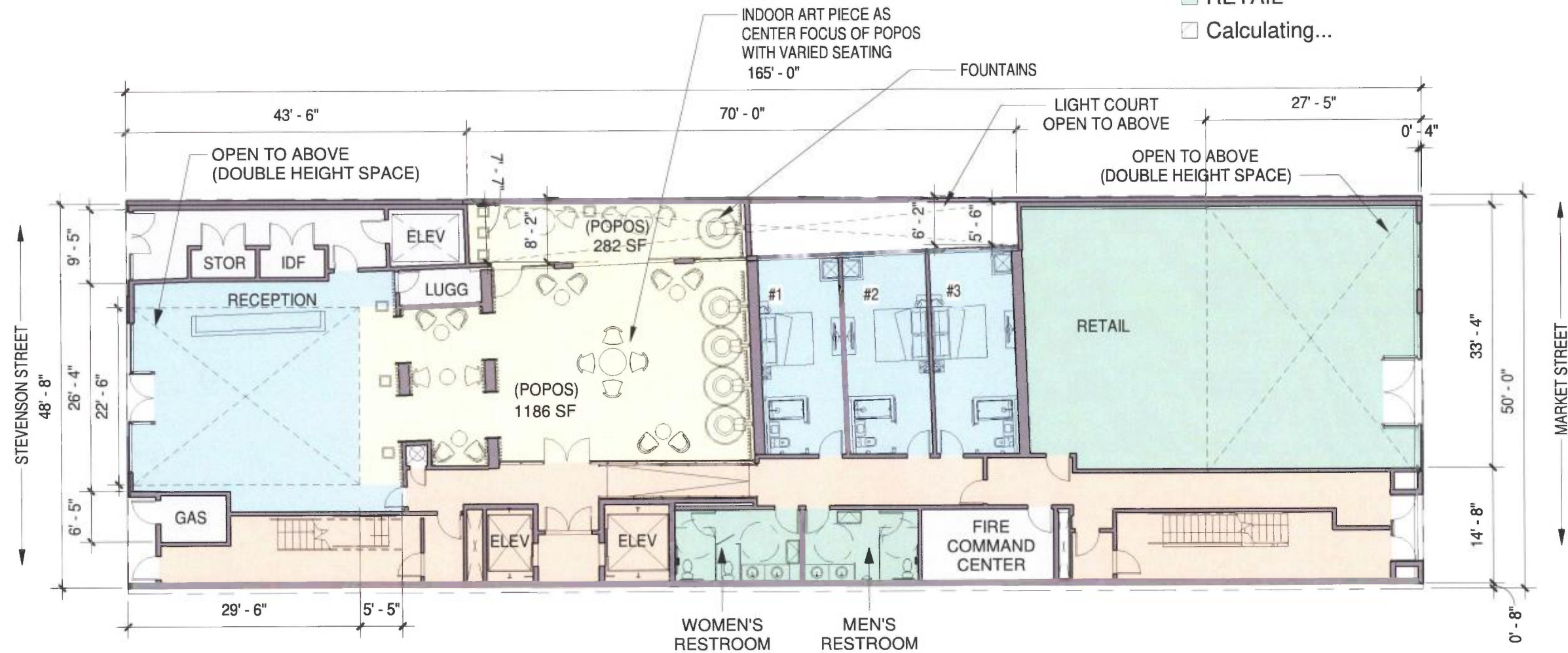


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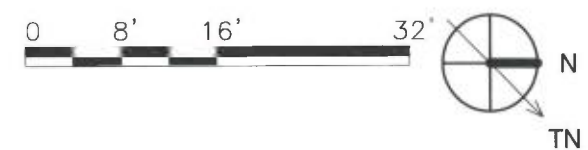


# LEGEND

- BUILDING SERVICE
- CIRCULATION
- GUEST ROOM
- HOTEL OPERATION
- POPOS
- RETAIL
- Calculating...



LEVEL - 1  
# OF GUEST ROOMS: 3



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**SA** STANTON  
ARCHITECTURE

1501 MARIPOSA STREET, SUITE 328  
SAN FRANCISCO, CA. 94107

T. 415.865.9600  
F. 415.865.9608

1055 MARKET ST.

1055 MARKET STREET  
SAN FRANCISCO CA 94103

PARADIGM HEGENBERGER INC.

1713

SCALE: 1/16" = 1'-0"

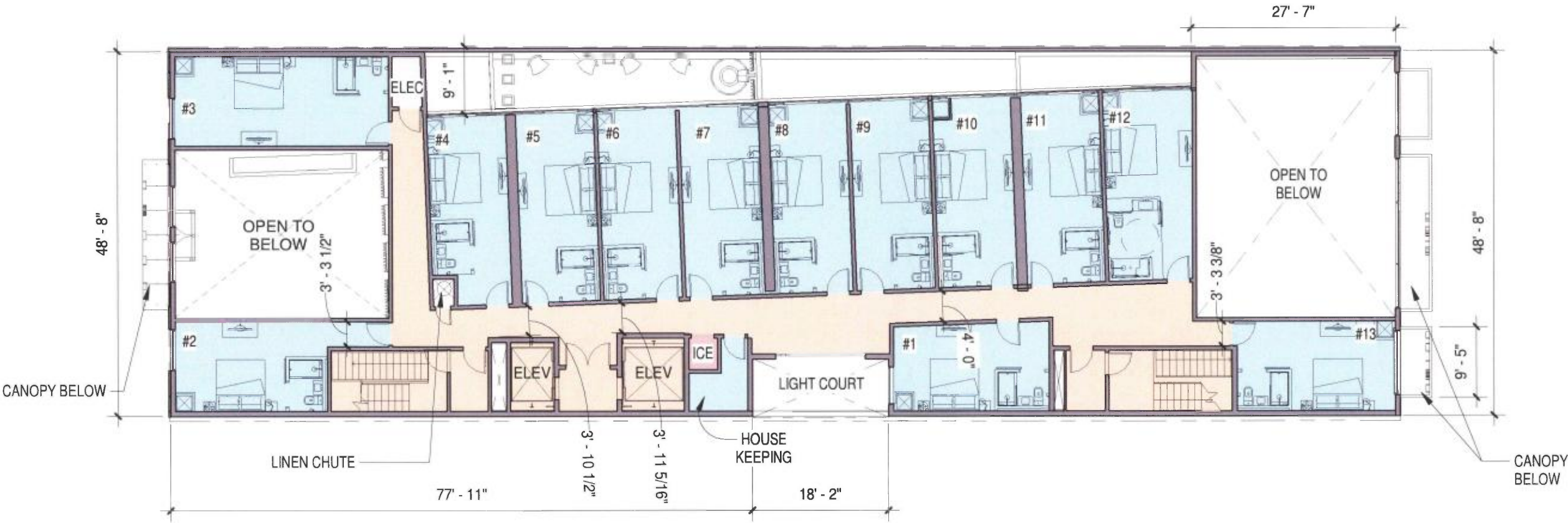
10/25/2017

A101.

FLOOR PLAN - FIRST

LEGEND

- ☐ BUILDING SERVICE ☐ Calculating...
- ☐ CIRCULATION
- ☐ COMMON SPACE
- ☐ GUEST ROOM
- ☐ HOTEL OPERATION



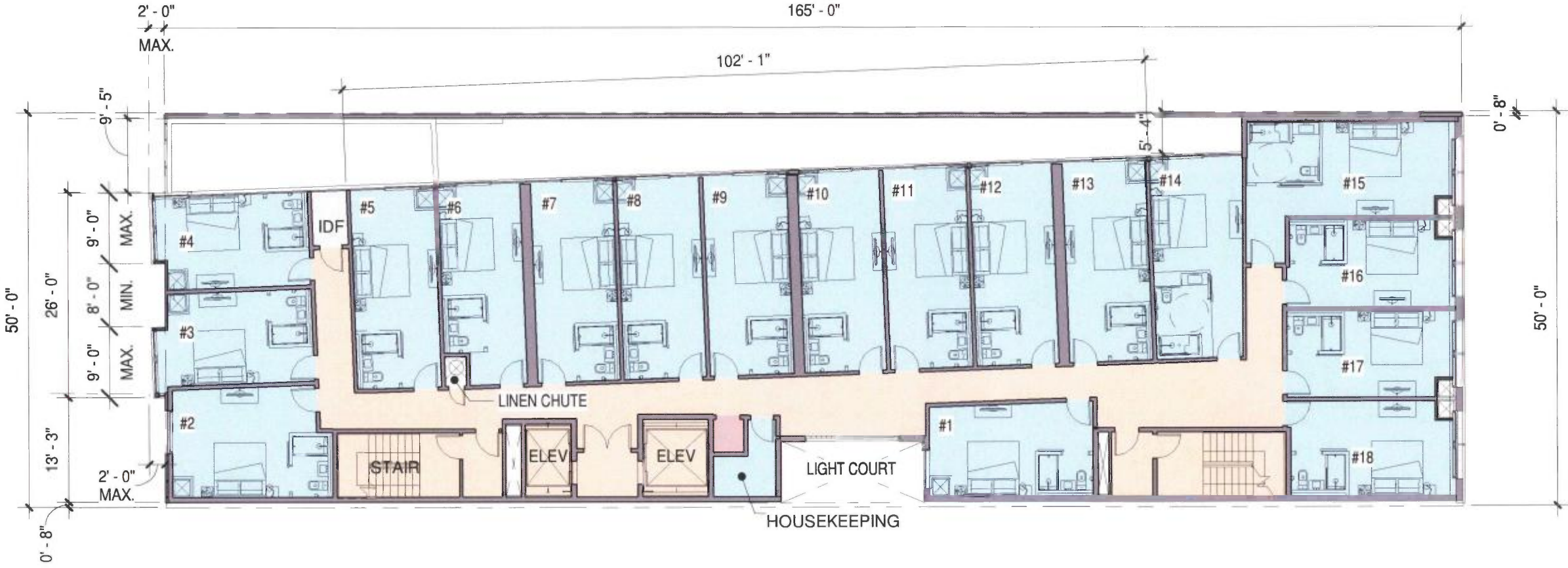
LEVEL 2  
# OF GUEST ROOMS: 13





LEGEND

- BUILDING SERVICE
- CIRCULATION
- COMMON SPACE
- GUEST ROOM
- HOTEL OPERATION
- Calculating...

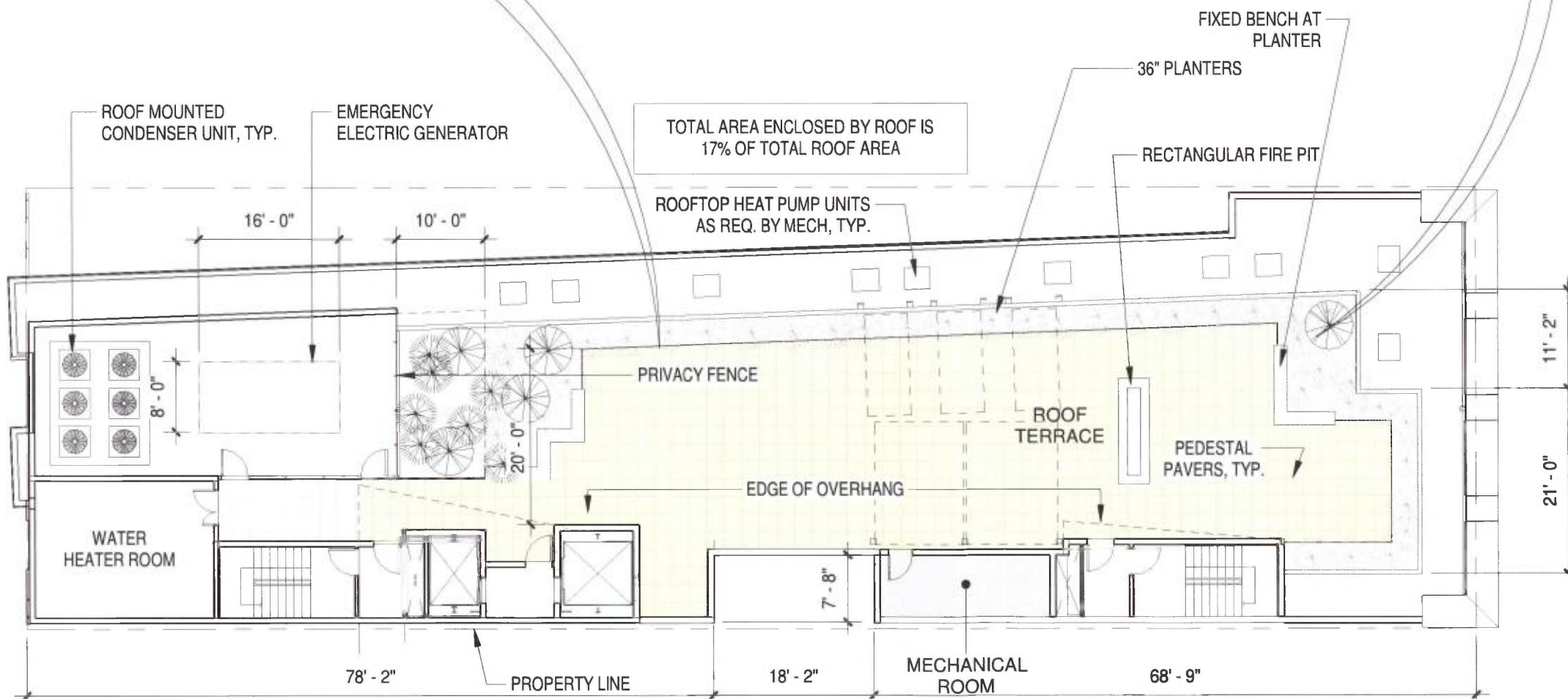


LEVEL - 3  
# OF GUEST ROOMS: 18

\* TYPICAL PLAN FROM LEVEL 3 - 10











NOPDR 2  
June 2016



NOPDR 2 REV  
July 2016



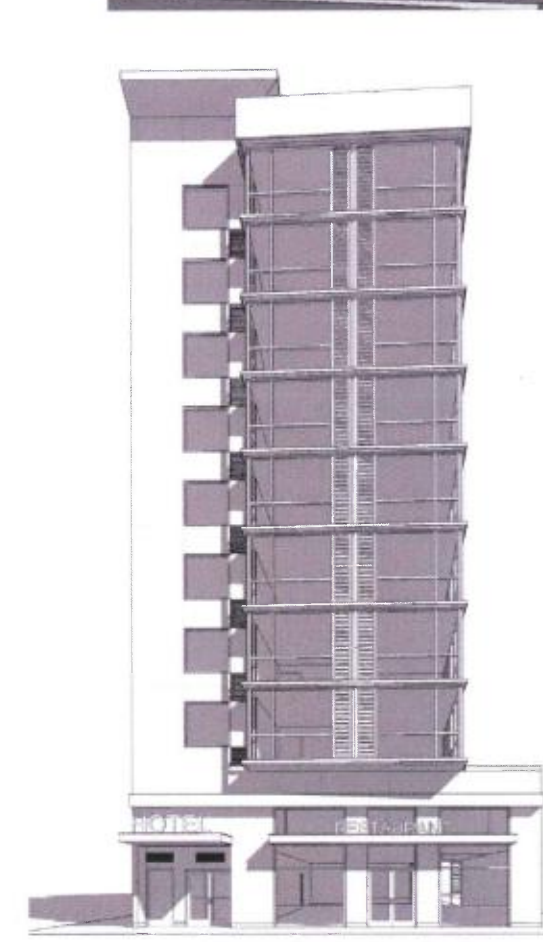
UDAT #2  
Jan 2017  
CURRENT



NOPDR 1  
Dec 2015

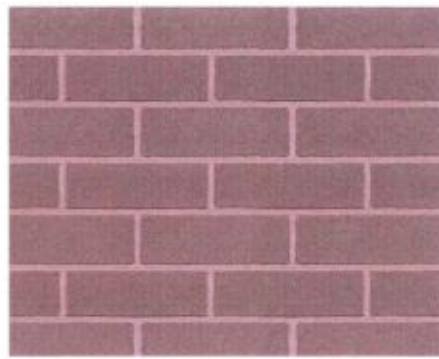


ENV EVALUATION  
May 2014



PPA APPLICATION  
March 2014

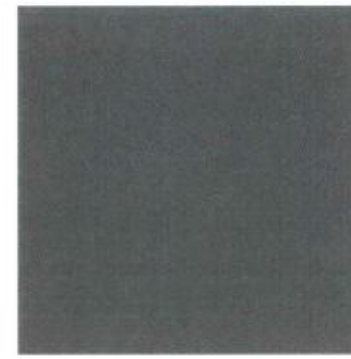




**A**  
**MANUF:** H.C. MUDDOX THIN BRICK, OR SIM  
**COLOR:** TULE FOG



**B**  
**MANUF:** CEMENT PLASTER  
**COLOR:** MATCH BRICK VENEER



**E**  
**MANUF:** KYNAR ALUMINUM PANEL  
**COLOR:** CEDAR GREEN

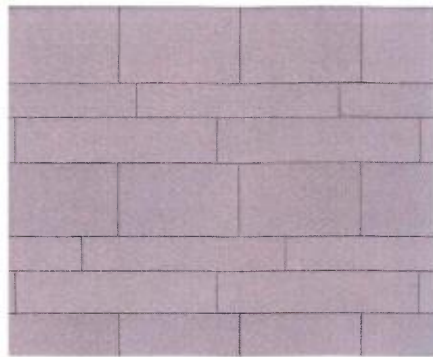


**F**  
**TYPE:** HONED STONE SLAB BASE  
**COLOR:** DARK GREY



**G**  
**TYPE:** HONED STONE  
**COLOR:** CREME





C

MANUF: EQUITONE ETERNIT, OR SIM  
COLOR: TE 20, GRAY



D

MANUF: KYNAR ALUMINUM PANEL  
COLOR: GRAY



E

MANUF: KYNAR ALUMINUM PANEL  
COLOR: CEDAR GREEN



F

TYPE: HONED STONE SLAB BASE  
COLOR: DARK GREY



G

TYPE: HONED STONE  
COLOR: CREME







② MARKET STREET ENLARGED TOP ELEVATION  
12" = 1'-0"



① MARKET STREET ENLARGED ENTRY ELEVATION  
12" = 1'-0"





② STEVENSON STREET - TOP ELEVATION  
12" = 1'-0"



① STEVENSON STREET - GROUND FLOOR  
12" = 1'-0"





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PARADIGM HEGENBERGER INC.

1713

10/25/2017

**A306.**

**3D DRAWINGS**





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**A310**

**RENDERING MARKET FACADE**





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**A311**

**RENDERING MARKET ST GROUND LEVEL**





VIEW FROM SURFACE PARKING LOT  
ACROSS STEVENSON ST





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**A313**

**RENDERING STEVESON ST GROUND LEVEL**





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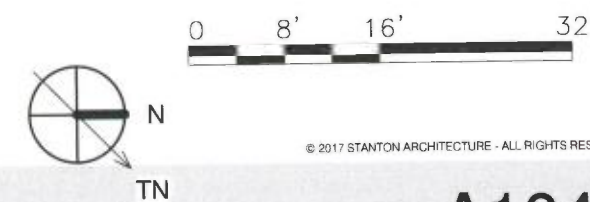
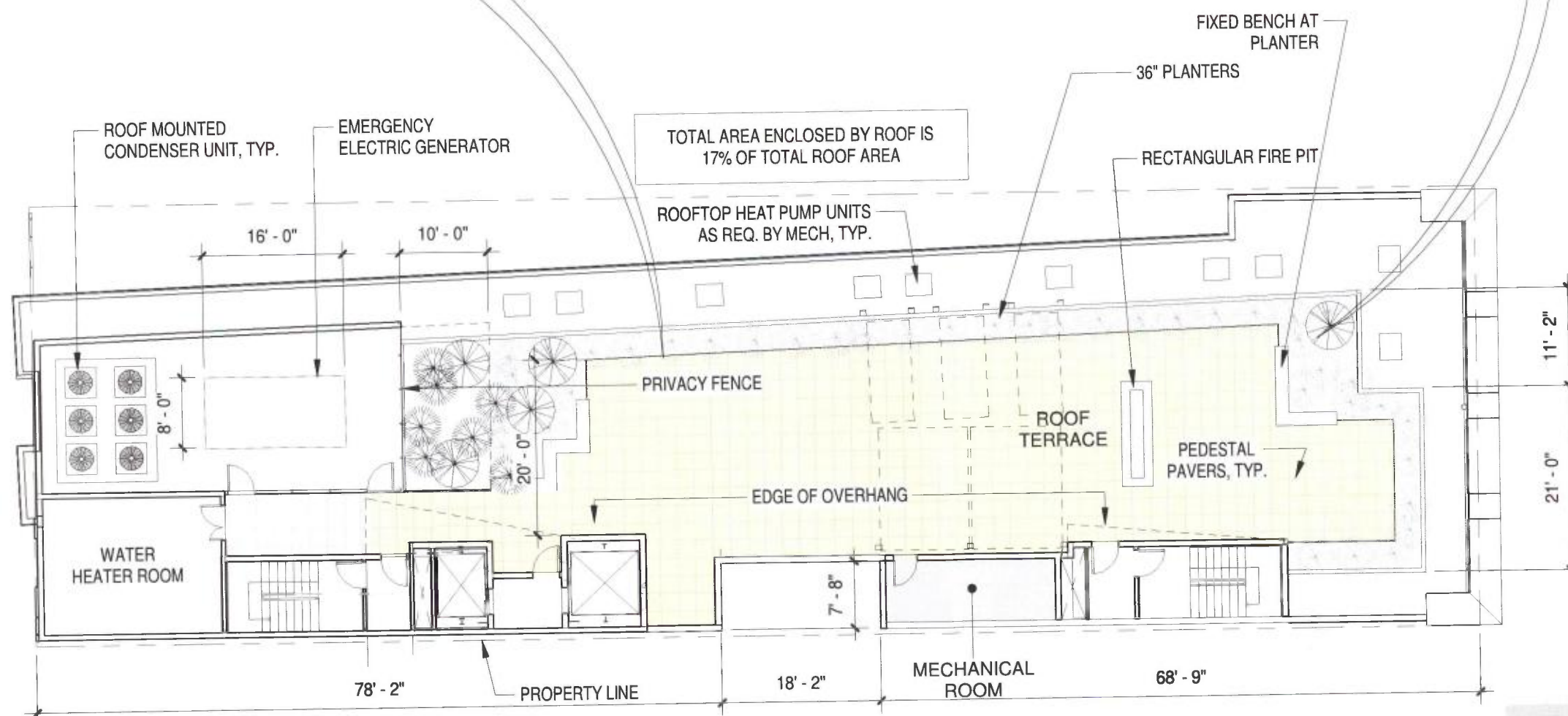
1713

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**A314**

**RENDERING PROPOSED ROOF TERRACE**





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SCALE: As indicated

**A104.**

**ROOF TERRACE PLAN**

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