

M Gmail

Received at CPC Hearing 11/26/17
C May
Kathy Devincenzi <kdevincenzi@gmail.com>

Application Number 2014-002181CUA, 2670 Geary Boulevard – Lucky Penny site

1 message

Nancy Yee <nancymyee@aol.com>

Wed, Nov 29, 2017 at 12:46 PM

To: commissions.secretary@sfgov.org, jonas.ionin@sfgov.org, richhillissf@gmail.com, dennis.richards@sfgov.org, planning@rodneymfong.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org

Cc: christopher.may@sfgov.org

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard – Lucky Penny site
Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

We do ask the planning commission to give the neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. This project's very limited parking (16 spaces) will create more problems for the very busy Geary Corridor. We would be experiencing the overflow parking as well as the increased traffic. Masonic and Geary already has bottleneck traffic issues.

I am especially concerned for my elderly parents who walk and use these intersections regularly. The logistics of navigating this will greatly impact the safety of our neighborhood for pedestrians and cars alike. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

We are also happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

We ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

We greatly appreciate your consideration of my concerns in this matter.

Respectfully,

Nancy Yee
Robert Yee

65 Lupine Avenue
San Francisco, CA 94118

Application Number 2014-002181CUA;2670 Geary Boulevard – Lucky Penny site;Planning Commission Hearing: November 30, 2017

1 message

Farah Anwar <Farah.Anwar@junotherapeutics.com>

Sun, Nov 26, 2017 at 5:33 PM

To: Commission secretary <commissions.secretary@sfgov.org>, Jonas Ionin <jonas.ionin@sfgov.org>, Rich Hillis <richhillissf@gmail.com>, Dennis Richards <dennis.richards@sfgov.org>, Rodney Fong <planning@rodneymfong.com>, Christine Johnson <christine.d.johnson@sfgov.org>, Joel Koppel <joel.koppel@sfgov.org>, myrna Melgar <myrna.melgar@sfgov.org>, Kathrin Moore <kathrin.moore@sfgov.org>, Kathy Devincenzi <krdevincenzi@gmail.com>, Richard Frisbie <frfibeagle@gmail.com>, Christopher May <christopher.may@sfgov.org>

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA

2670 Geary Boulevard – Lucky Penny site

Planning Commission Hearing: November 30, 2017

I would like to express my appreciation to the developer for their consideration in working with our neighborhood regarding the 80-ft height limit of the proposed structure on the Lucky Penny site.

I do ask the planning commission to give our neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. However, as homeowners who have lived on Emerson Street in the neighborhood for 24 years we have watched the traffic congestion swell to dangerous levels. This project's very limited parking (16 spaces) will increase this problem; particularly for our dead-end street and the very busy Geary Corridor. The logistics of navigating this will greatly impact our neighborhood. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

The city should be **very proud** of a new building with 95 units and affordable housing on a small 12,684 sq. ft. lot!

I am happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

I ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

Thank you for your consideration,

Patricia A. Allen, D.O., President, Clinical Operations

1030 Sierra Point Parkway, #100 San Diego, CA 92108-3403

Mobile: 415-540-3648

www.junotherapeutics.com





Kathy Devincenzi <krdevincenzi@gmail.com>

2670 Geary Blvd project - Lucky Penny site

2 messages

Calla Winkler <cwhappy@comcast.net>

Tue, Nov 21, 2017 at 2:08 PM

To: Commission secretary <commissions.secretary@sfgov.org>, Jonas Ionin <jonas.ionin@sfgov.org>, Rich Hillis <richhillissf@gmail.com>, Dennis Richards <dennis.richards@sfgov.org>, Rodney Fong <planning@rodneymfong.com>, Christine Johnson <christine.d.johnson@sfgov.org>, Joel Koppel <joel.koppel@sfgov.org>, myrna Melgar <myrna.melgar@sfgov.org>, Kathrin Moore <kathrin.moore@sfgov.org>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>, Richard Frisbie <frfbeatle@gmail.com>, Christopher May <christopher.may@sfgov.org>, J Rinca <2jrinca@comcast.net>

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA

2670 Geary Blvd - Lucky Penny site

Planning Commission Hearing: November 30, 2017

I would like to express my appreciation to the developer for working with our neighborhood regarding the height of the proposed structure on the old Lucky Penny site.

While the allowance of a Special Use District will increase density from 21 to 95 living spaces, thus providing additional housing needed in our city, the structure can still accommodate the character of the surrounding neighborhood by maintaining the existing 80-ft height limit.

I also am happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas.

All of these design elements of the project are very important to the residents of this neighborhood.

I hope you will help us keep the integral balance of present and future neighbors in our community, and preserve the best part of this lovely city we call home.

Thank you for your consideration,

Calla Winkler

59 Lupine Ave #404

San Francisco, CA 94118

2jrinca@comcast.net <2jrinca@comcast.net>

Wed, Nov 22, 2017 at 9:07 AM

To: 2jrinca@comcast.net

Cc: Commission secretary <commissions.secretary@sfgov.org>, Jonas Ionin <jonas.ionin@sfgov.org>, Rich Hillis <richhillissf@gmail.com>, Dennis Richards <dennis.richards@sfgov.org>, Rodney Fong <planning@rodneymfong.com>, Christine Johnson <christine.d.johnson@sfgov.org>, Joel Koppel <joel.koppel@sfgov.org>, myrna Melgar

<myrna.melgar@sfgov.org>, Kathrin Moore <kathrin.moore@sfgov.org>, "Devincenzi, Kathy" <krdevincenzi@gmail.com>, "Frisbie, Richard" <frfibeagle@gmail.com>, Christopher May <christopher.may@sfgov.org>

November 21, 2017,

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA

2670 Geary Boulevard – Lucky Penny site

Planning Commission Hearing: November 30, 2017

We would like to express our appreciation to the developer for their consideration in working with our neighborhood regarding the 80-ft height limit of the proposed structure on the Lucky Penny site.

We do ask the planning commission to give our neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. However, as homeowners who have lived on Emerson Street in the neighborhood for 24 years we have watched the traffic congestion swell to dangerous levels. This project's very limited parking (16 spaces) will increase this problem; particularly for our dead-end street and the very busy Geary Corridor. The logistics of navigating this will greatly impact our neighborhood. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

The city should be **very proud** of a new building with 95 units and affordable housing on a small 12,684 sq. ft. lot!

We are also happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

We ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

Thank you for your consideration,

Jim and Colleen Ryan

19 Emerson Street

San Francisco, CA 94118

**Application Number 2014-002181CUA-Lucky Penny Site- Planning Commission
Hearing Nov. 30, 2017**

1 message

Arlene <arlenefilippi@yahoo.com>

Wed, Nov 22, 2017 at 4:50 PM

Reply-To: Arlene <arlenefilippi@yahoo.com>

To: "commissions.secretary@sfgov.org" <commissions.secretary@sfgov.org>, "christine.d.johnson@sfgov.org" <christine.d.johnson@sfgov.org>, "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>, "jonas.ionin@sfgov.org" <jonas.ionin@sfgov.org>, "richhillissf@gmail.com" <richhillissf@gmail.com>, "planning@rodneyfong.com" <planning@rodneyfong.com>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>, "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>, Richard Frisbie <frfbeagle@gmail.com>, Jim & Colleen Ryan <2jrinca@comcast.net>, "May Christopher (CPC)" <christopher.may@sfgov.org>

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2870 Geary Boulevard - Lucky Penny Site
Planning Commission Hearing: November 30, 2017

My family and I have lived on Wood Street for over 90 years. Our neighborhood appreciates that the Developer has listened to our concerns and is most cooperative. In particular, on the issue of height, we understand that the proposed building would be within the 80 foot height limit and would be approximately the height of the adjacent building. It is not exceeding the height limit.

We also understand that since the lot is small and of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units. Undoubtedly, this would serve the City's goals for additional housing units. The project would build 18% affordable housing on site, with about 1/3 of the units being two bedroom units.

We have also learned that the Developer has agreed to a condition of approval that (if permitted by applicable building and planning codes), all roof screening and/or wind control measures visible from neighboring streets will be transparent or translucent so that light will be able to pass through the screening.

We do think it unfortunate that more parking spaces will not be made available. Unfortunate, because just a block down from this proposed project is a rather large assisted living complex. Daily, we see visitors circle the neighborhood trying to find parking places so that they can visit with the residents inside this building. Parking is extremely difficult now. We can only imagine the nightmare it will become.

We thank you for your time.

Arlene Filippi
42 Wood Street
San Francisco, CA 94118



Kathy Devincenzi <krdevincenzi@gmail.com>

2670 Geary Blvd - Lucky Penny site

1 message

Theresa Cole <tcollection@yahoo.com>

Wed, Nov 22, 2017 at 4:44 PM

To: commissions.secretary@sfgov.org, jonas.ionin@sfgov.org, richhillissf@gmail.com, dennis.richards@sfgov.org, planning@rodneymong.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>, Richard Frisbie <frfibeagle@gmail.com>, 2jrinca@comcast.net, Christopher.May@sfgov.org

11/22/2017

To: President Rich Hillis and Commissioners
Mr. Jonas Ionian, Commission Secretary

Re: Application #. 2014-002181CUA / 2670 Geary Blvd-Lucky Penny Site / Planning commission hearing Nov 30, 2017

First, we thank the developer for working with our neighborhood on issues pertaining to height and roof screening which directly impacts our neighborhood. We are homeowners on Emerson for the past 16 years.

We see the many changes our City has undergone and we realize there is a need for more housing. We support the plan for more housing at the lucky penny site, but do object to the building being higher than the adjacent Public Storage building. We support the fact that the proposed building would be within the 80 foot height limit and not exceeding the height limit. No higher than the adjacent Public Storage building.

In addition to the height limit, the developers also agreed to work with the neighborhood on the roof screening/wind control measures visible from Emerson, Wood and Lupine. We agreed to have some type of transparent or translucent screening so light can pass through. We also ask that the support for the screening would be at a minimum. The developers also agreed to our request to move the mechanical screening to the south so it will be behind the Public Storage building and not visible by the neighbors.

Of course, another large impact to our neighborhood will be the increase traffic and parking. The Geary/Masonic intersection is already congested and adding this many additional units at this location will exacerbate the issue! We ask the planning commission to evaluate the number of parking units for this project and increase the number available to keep our neighborhood a nice place to live.

Thank you for your consideration.

Theresa Cole & Eric LeBoa
1 Emerson Street
San Francisco, CA 94118

**Application Number 2014-002181CUA-2670 Geary Blvd.-Lucky Penny site-Planning
Commission Hearing: Nov. 30, 2017**

1 message

Roger Miles <rmiles1600@comcast.net>

Wed, Nov 22, 2017 at 4:01 PM

To: commissions.secretary@sfgov.org, jonas.ionin@sfgov.org, Rich Hillis <richhillissf@gmail.com>, dennis.richards@sfgov.org, planning@rodneymong.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org
Cc: KRDevincenzi@gmail.com, frfbeagle@gmail.com, 2jrinca@comcast.net, christopher.may@sfgov.org

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

I am pleased to say that the developer has worked with the neighbors regarding the height of the building and the screening of the equipment on the roof.

Maintaining the height of the building so that it does not exceed the 80 foot height limit is what I and my neighbors support.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.

Roger D. Miles

**Application Number 2014-002181CUA - Lucky Penny Site - Planning Commission
Hearing Nov. 30, 2017**

1 message

Michael Coholan <michael@hilltopllc.com>

Wed, Nov 22, 2017 at 2:27 PM

To: "commissions.secretary@sfgov.org" <commissions.secretary@sfgov.org>, "jonas.ionin@sfgov.org" <jonas.ionin@sfgov.org>, "richhillissf@gmail.com" <richhillissf@gmail.com>, "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>, "christine.d.johnson@sfgov.org" <christine.d.johnson@sfgov.org>, "planning@rodneyfong.com" <planning@rodneyfong.com>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>, "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>
Cc: "krdevincenzi@gmail.com" <krdevincenzi@gmail.com>, Richard Frisbie <frfbeagle@gmail.com>, "2jrinca@comcast.net" <2jrinca@comcast.net>, "christopher.may@sfgov.org" <christopher.may@sfgov.org>

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA

2570 Geary Boulevard - Lucky Penny site

Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.

Thank you,

Michael Coholan

Homeowner - Wood Street



Kathy Devincenzi <krdevincenzi@gmail.com>

Application Number 2014-002181CUA - Lucky Penny Site - Planning Commission Hearing Nov. 30, 2017

1 message

Meg Fitzgerald <mnfitz@hotmail.com>

Tue, Nov 21, 2017 at 2:43 PM

To: "commissions.secretary@sfgov.org" <commissions.secretary@sfgov.org>, "jonas.ionin@sfgov.org" <jonas.ionin@sfgov.org>, "richhillissf@gmail.com" <richhillissf@gmail.com>, "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>, "christine.d.johnson@sfgov.org" <christine.d.johnson@sfgov.org>, "planning@rodneymfong.com" <planning@rodneymfong.com>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>, "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>
Cc: "krdevincenzi@gmail.com" <krdevincenzi@gmail.com>, Richard Frisbie <frfbeagle@gmail.com>, "2jrinca@comcast.net" <2jrinca@comcast.net>, "christopher.may@sfgov.org" <christopher.may@sfgov.org>

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA

2870 Geary Boulevard - Lucky Penny site

Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.

Thank you,
Meg Fitzgerald
Homeowner - Wood Street



Received at CPC Hearing 11/20/17
C. May
Kathy Devincenzi <krdevincenzi@gmail.com>

2670 Geary Blvd - updated parapet and condition of approval

1 message

John Kevlin <jkevin@reubenlaw.com>

Wed, Nov 29, 2017 at 5:28 PM

To: "May, Christopher (CPC) (christopher.may@sfgov.org)" <christopher.may@sfgov.org>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>, Cyrus Sanandaji <cyrus@presidiobay.com>, "Kabir Seth (Kabir@presidiobay.com)" <Kabir@presidiobay.com>

Hey Chris –

Per our conversation this afternoon, we have been working with Laurel Heights Improvement Association of SF on some final modifications to the parapet of the building at 2670 Geary. As part of those discussions, we are also requesting the Planning Commission to add the condition language below. See the link below and the attached renderings for an updated parapet design. I know this does not give you adequate time to incorporate this into the formal staff presentation, but just wanted to let you know that this is what we will be requesting of the Planning Commission tomorrow. Thanks and see you then.

"The building will have a 42-inch tall solid parapet above the roof surface on all sides of the building (north, east, west and south) which will be made of the same material as the building facade. Subject to the Building, Fire, Planning and all other applicable codes, any building elements above the roof surface (such as roof screening or other wind control measures), other than the solid 42-inch tall parapets shown on the north, east, west and south sides of the building in the plan set dated 11/29/2017, that are visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through such building element, and any framing or support for the screening will be the minimum needed to secure the building element."

<https://www.dropbox.com/s/0tyqwy57hi01m8g/2670%20Geary%20Blvd%20SUD%20CU%20SET%2011X17%20171129.pdf?dl=0>

John

REUBEN, JUNIUS & ROSE, LLP

John Kevlin, Partner

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One Bush Street, Suite 600

827 Broadway, Suite 205

opposing proposal at 2906 Folsom

Received at CPC Hearing

11/30/17
R. Suarez

1 George Lopez 415 990 7309
2903 Folsom ST

2 Russell Lewis 2919 4A Folsom 415
933-4811

3 Jose E M 415 937 2623
Folsom ST

4 Noe Pascasio 415 994 8994
2908 Folsom St SF CA 94110

5 Karen G Medina (415) 604 6479

6 2891 Folsom St San Francisco, CA, 94110

7 Gio Gonzalez 415: 696-4923

8 Rene Mendez 2905 415 789-4711

9 Angel Gomez Aguilera 15 577 2769
2973 Folsom ST 94110

10 Guillermo Gonzalez 415-666-5410
3208 25 TH ST

11 Carlos Castillo 415 - 575 - 6125
3208 25 TH

12 Arthur Guiling 415 640-7981
2858 Folsom

13 Maria Medina (415) 571-9340

14 < BIANCA DEON 415-812-3790
3175 25 ST

15 < Carlos M. Campos 415 410 1370
2901 Folsom St SF CA 94110

16 Karla Valle 301 529-5392
3210 A ST S.F.

17 < Norman Collins 2880 Folsom
415 826 5853

18 < Edgar Huerta 3210A 25th St
415 271 3429

19 Fernando Gon 415 466-5693
3208 25 ST

20 < Mario Escalante (415) 818-5637
3180 25th. San Francisco CA.

- 21 Rances 415 912 9123
- 22 Gloria Guiling 415 640 7901
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- 23 MAMPANA Hernandez 415-410 5232
2901 Folsom ST SF CA 94110
- 24 Hector Lara.
3175-25TH ST San Francisco CA 94110
- 25 JOSE LUIS AYALA M.
1179 FLORIPA 415 559 7515
- 26 Bon y Barajas 415 579 7977
2860 Folsom ST
- 27 Aldo Linc - 650-449-7540. -
345 Shaw Rd
- 28 Cristal Garcia 415-559-1055
3545 JENNINGS ST. S.F CA
- 29 Carlos 415 260-8566
3222 25 ST 94110
- 30 Sexy 415 525-7497
3188 Folsom ST 94110

- 31 Martha Leon 415 584-8608
- 32 Hector Suarez (415) 200 5115
1290 Paterno AVE.
- 33 Juan Contreras (415) 748 1145
3311 Mission St
- 34 Rosa Olivera (415) 647-1135
2953 Folsom St.
- 35 Chino Rodriguez (650) 202-6927
- 36 Gloria Najarro (415) 824 25-35
- 37 Ligia Galán 415 824 2535.
- 38 Ivan Rodriguez 415 987 1676
2899 Folsom St
- 39 Santo Aguilar 415-641 5289
2891 Folsom St SF
- 40 Flory Medina (415) 990 7346
2905 Folsom St

41 Angela Leung 3212 25th St
415 570 1312

42 Sarah Martinez 415 895 0163

43 Jessica Medina
2973 Folsom St Apt 12A 415-559-2690

44 S Joses Reyes 415 792-7675
3208 25 TH ST 94110

45 Abraham Lomijo -
2884 Folsom St

46 Paula Fuentes
415-622 5823 2890 Folsom ST 94110

47 Jorge Perez 415 724 4618
24 Br Fan

48 DHIYAA ALSHALYAN
2906 Folsom ST #3 415 374 5101

49 Emma Quijada
2906 Folsom ST #3 San Francisco, CA
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50 Cristopher Gonzalez 415 466-5694
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51 - Nery Mancia de Lara
3175 25TH ST 415 481 7026

52 Mauricio Alvarado 628-300-5748 ✓
1200 Treat #1 SF CA 94110

53 Henrietta Chaver 415 786-1818
3210 25th St SF CA 94110

54 Eugenia Mayoral (415) 909-8825
2891 Folsom ST 94110

55 Dmy JAS Stevens
2889 Al + H St 94110

56 Maybel Hernandez
2901 Folsom St 215 504 6500

57 Mario Moran & Horace St.
(415) 281-0506

58 Isabel Garcia
2906 Folsom Ave #1 Tel 240-2855

59 FELIX HERNADEZ - 415-342-71-09 2905 Folsom ST

60 Carolina U Mansor (415) 225-2283
2891 Folsom ST 94110

61 Jose Aguilar (415) 424 2510
2891 Folsom

62 < Joshua Castro (415) 279-7902
2889 Folsom St

63 < Rush Zaragoza
2973 Folsom St (415) 525-0708

64 < Angel (415) 525-6605

65 < Jose del Valle 94118 415 886-5760
3210 A 25 ST

66 < Guillermo Guerevato 26-C-Y B3V120

67 < Candelario Melendez 415-5246953
104 Folsom

68 < Carmen Hernandez (415) 724-2210

69 < Marking O'Brien
925-257-0726 Horace St.

70 < Cingilua Becuna
2905 Folsom St (415) 342-7109

71 Mario Kanala 415 1504-5878
1174 Treat av. S.F. CA.

72 - Miguel Gomez 415-740-9267
2959 Folsom ST SF CA

73 Angelica Gutierrez 415/881-0343
2906 Folsom ST 9410

74 Juan 415 312-8855
2889 Folsom ST

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11/30/17

C. May

Free Recording Requested Pursuant to
Government Code Section 27383

When recorded, mail to:

San Francisco Planning Department
1650 Mission Street, Room 400
San Francisco, California 94103
Attn: Director

Block 1071, Lot 003

**AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS BETWEEN
THE CITY AND COUNTY OF SAN FRANCISCO AND YIN REVOCABLE TRUST
AND SOMA DEVELOPMENT PARTNERS, LLC, RELATIVE TO THE
DEVELOPMENT KNOWN AS 2670 GEARY BLVD**

THIS AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS ("Agreement") dated for reference purposes only as of this 18th day of November, 2017, is by and between the **CITY AND COUNTY OF SAN FRANCISCO**, a political subdivision of the State of California (the "City"), acting by and through its Planning Department, and **YIN REVOCABLE TRUST** (the "Owner") and **SOMA DEVELOPMENT PARTNERS, LLC**, a California limited liability company (the "Project Sponsor," and together with the Owner, collectively "Developer"), with respect to the project approved for **2670 GEARY BLVD** (the "Project"). City, Owner and Developer are also sometimes referred to individually as a "Party" and together as the "Parties."

RECITALS

This Agreement is made with reference to the following facts:

A. Code Authorization. Chapter 4.3 of the California Government Code directs public agencies to grant concessions and incentives to private developers for the production of housing for lower income households. The Costa-Hawkins Rental Housing Act (California Civil Code Sections 1954.50 et seq., hereafter the "Costa-Hawkins Act") imposes limitations on the establishment of the initial and all subsequent rental rates for a dwelling unit with a certificate of occupancy issued after February 1, 1995, with exceptions, including an exception for dwelling units constructed pursuant to a contract with a public entity in consideration for a direct financial contribution or any other form of assistance specified in Chapter 4.3 of the California Government Code (Section 1954.52(b)). The City has enacted as part of the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq, procedures and requirements for entering into an agreement with a developer to memorialize the concessions and incentives granted by the City and thereby confirm the nonapplicability of the Costa-Hawkins Act limitations to the inclusionary units in a project.

B. Property Subject to this Agreement. The property that is the subject of this Agreement consists of the real property in the City and County of San Francisco, California,

more particularly described in Exhibit A attached hereto (the "Property"). The Property is owned in fee by Owner. The Project Sponsor has entered into a purchase and sale agreement with the Owner to purchase the Property (the "Purchase Agreement"). The Purchase Agreement authorizes the Project Sponsor to seek entitlements on behalf of the Owner for a mixed-use project at the Property.

C. Development Proposal; Intent of the Parties. Developer proposes to demolish an existing 1-story former restaurant and associated surface parking lot and construct an 8-story mixed-use building with 95 dwelling units above 1 story of residential amenity and commercial space, and a basement level (the "Project"). The Project would include 16 parking spaces, including one car-share space, in a below-grade garage, 112 Class 1 bicycle parking spaces, 8 Class 2 bicycle parking spaces, and 5,576 square feet of common open space. Developer has elected to offer all of the units built as part of the Project as rental units and to provide inclusionary affordable housing units on-site.

On _____, 2017, pursuant to Motion No. _____, the Planning Commission issued a Conditional Use Authorization for the Project under Planning Code Sections 303 and 121.1 to permit the development of a lot greater than 10,000 square feet in size in an NC-3 District ("Conditional Use Authorization"). The Conditional Use Authorization included zoning modifications for bulk pursuant to Planning Code Sections 270 and 271. Concurrently with the Planning Commission approval of the Conditional Use Authorization, the Zoning Administrator granted Variances under Planning Code Section 305 to allow modifications for a rear yard on a corner lot pursuant to Planning Code Section 134, for extensions over the street pursuant to Section 136, and for dwelling unit exposure for 18 units pursuant to Section 140 ("Variances"). The Conditional Use Authorization and Variances are referred to herein as the "Project Approvals." Notices of Special Restrictions containing Conditions of Approval of the Project, including the Project Approvals, were recorded against the Property on _____ 2017 (NSR Nos. _____).

Developer agrees to provide 23% of the dwelling units in the Project as on-site inclusionary units (the "Inclusionary Units") and the remainder will be market rate units (the "Market Rate Units"). Accordingly, if the Project includes 95 dwelling units, 22 would be Inclusionary Units and 73 would be Market Rate Units. This Agreement is not intended to impose restrictions on the Market Rate Units or any portions of the Project other than the Inclusionary Units. The Parties acknowledge that this Agreement is entered into in consideration of the respective burdens and benefits of the Parties contained in this Agreement and in reliance on their agreements, representations and warranties.

D. Inclusionary Affordable Housing Program. The Inclusionary Affordable Housing Program, San Francisco Planning Code Section 415 et seq., as modified by San Francisco Charter Section 16.110(g), (the "Affordable Housing Program") provides that developers of any housing project consisting of ten or more units must pay an Affordable Housing Fee, as defined therein. The Affordable Housing Program provides that developers may be eligible to meet the requirements of the program through the alternative means, including entering into an agreement with the City and County of San Francisco pursuant to Chapter 4.3 of the California Government Code for concessions and incentives, pursuant to which the developer provides affordable on-site

units instead of paying the Affordable Housing Fee to satisfy the requirements of the Affordable Housing Program.

E. Developer's Election to Provide On-Site Units. Developer has elected to enter into this Agreement to provide the Inclusionary Units on-site in lieu of payment of the Affordable Housing Fee in satisfaction of its obligation under the Affordable Housing Program, and to provide for an exception to the rent restrictions of the Costa-Hawkins Act for the Inclusionary Units only.

F. Compliance with All Legal Requirements. It is the intent of the Parties that all acts referred to in this Agreement shall be accomplished in such a way as to fully comply with the California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA"), Chapter 4.3 of the California Government Code, the Costa-Hawkins Act, the San Francisco Planning Code, and all other applicable laws and regulations.

G. Project's Compliance with CEQA. Pursuant to CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department published a "Certificate of Determination – Exemption from Environmental Review" ("Cat Ex") for the Project on _____, 2017. The Planning Commission subsequently reviewed and concurred with the information contained in the Cat Ex at a noticed public hearing on November 30, 2017 (Motion No. _____). The information in the Cat Ex was considered by all entities with review and approval authority over the Project prior to the approval of the Project.

H. General Plan Findings. This Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable area or specific plan, and the Priority Policies enumerated in Planning Code Section 101.1, as set forth in the Planning Commission Motion No. _____.

AGREEMENT

The Parties acknowledge the receipt and sufficiency of good and valuable consideration and agree as follows:

1. GENERAL PROVISIONS

1.1 Incorporation of Recitals and Exhibits. The preamble paragraph, Recitals, and Exhibits, and all defined terms contained therein, are hereby incorporated into this Agreement as if set forth in full.

2. CITY'S DENSITY BONUS AND CONCESSIONS AND INCENTIVES FOR THE INCLUSIONARY UNITS.

2.1 Exceptions, Concessions and Incentives. The Developer has received the following exceptions, concessions and incentives for the production of the Inclusionary Units on-site.

2.1.1 Project Approvals and Density Bonus. The Project Approvals allowed the development of a lot greater than 10,000 square feet in size in an NC-3 District, and exceptions

for the rear yard, extensions over the street, dwelling unit exposures and bulk requirements under the Planning Code. Accordingly, the Project Approvals permitted development of the Project at a greater density than would otherwise have been permitted under the Planning Code.

2.1.2 Waiver of the Affordable Housing Fee. The City has agreed to waive the Affordable Housing Fee for the Project in return for Developer's commitments set forth in this Agreement, including the provision of the Inclusionary Units on site. City would not be willing to enter into this Agreement, waive the Affordable Housing Fee and provide the other concessions and incentives set forth above without the understanding and agreement that Costa-Hawkins Act provisions set forth in California Civil Code section 1954.52(a) do not apply to the Inclusionary Units consistent with the exemption set forth in California Civil Code section 1954.52(b).

2.2 Costa-Hawkins Act Inapplicable to Inclusionary Units Only.

2.2.1 Inclusionary Units. The Parties acknowledge that, under Section 1954.52(b) of the Costa-Hawkins Act, the Inclusionary Units are not subject to the restrictions and limitations of the Costa-Hawkins Act. Through this Agreement, Developer hereby enters into an agreement with a public entity in consideration for forms of concessions and incentives specified in California Government Code Sections 65915 et seq. The concessions and incentives are comprised of, but not limited to, the concessions and incentives set forth in Section 2.1.

2.2.2 Market Rate Units. The Parties hereby agree and acknowledge that this Agreement does not alter in any manner the way that the Costa-Hawkins Act or any other law, including the City's Rent Stabilization and Arbitration Ordinance (Chapter 37 of the San Francisco Administrative Code) apply to the Market Rate Units.

3. COVENANTS OF DEVELOPER

3.1 On-Site Inclusionary Affordable Units. In consideration of the concessions and incentives set forth in Section 2.1 and in accordance with the terms and conditions set forth in the Affordable Housing Program and the Project Approvals, upon Developer obtaining its first certificate of occupancy for the Project, Developer shall provide twenty-three percent (23%) of the dwelling units in the Project as on-site Inclusionary Units. Upon identification of the Inclusionary Units and before any occupancy of the Inclusionary Units, Developer shall record a notice of restriction against the Inclusionary Units (the "NSRs") in the form required by the Affordable Housing Program and approved by City.

3.2 Developer's Waiver of Rights Under the Costa-Hawkins Act Only as to the Inclusionary Units. The Parties acknowledge that under the Costa-Hawkins Act, the owner of newly constructed residential real property may establish the initial and all subsequent rental rates for dwelling units in the property without regard to the City's Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the San Francisco Administrative Code). The Parties also understand and agree that the Costa-Hawkins Act does not and in no way shall limit or otherwise affect the restriction of rental charges for the Inclusionary Units because this Agreement falls within an express exception to the Costa-Hawkins Act as a contract with a public entity in consideration for a direct financial contribution or other forms of assistance

specified in Chapter 4.3 (commencing with section 65915) of Division 1 of Title 7 of the California Government Code including but not limited to the density bonus, concessions and incentives specified in Section 2. Developer acknowledges that the concessions and incentives specified above result in identifiable and actual cost reductions to the Project. In addition, Developer, on behalf of itself and all Transferees (as defined in Section 7.1) expressly waives, now and forever, any and all rights it may have under the Costa-Hawkins Act with respect only to the Inclusionary Units (but only the Inclusionary Units and not as to the Market Rate Units) consistent with Section 3.1 of this Agreement, and agrees not to bring any legal or other action against City seeking application of the Costa-Hawkins Act to the Inclusionary Units for so long as the Inclusionary Units are subject to the restriction on rental rates pursuant to the Affordable Housing Program. The Parties understand and agree that the City would not be willing to enter into this Agreement without the waivers and agreements set forth in this Section 3.2.

3.3 Developer's Waiver of Right to Seek Waiver of Affordable Housing Program. Developer specifically agrees to be bound by all of the provisions of the Affordable Housing Program applicable to on-site inclusionary units with respect to the Inclusionary Units. Developer covenants and agrees that it will not seek a waiver of the provisions of the Affordable Housing Program applicable to the Inclusionary Units.

4. MUTUAL OBLIGATIONS

4.1 Good Faith and Fair Dealing. The Parties shall cooperate with each other and act in good faith in complying with the provisions of this Agreement and implementing the Project Approvals.

4.2 Other Necessary Acts. Each Party shall execute and deliver to the other all further instruments and documents as may be reasonably necessary to carry out this Agreement, the Project Approvals, the Affordable Housing Program (as applied to the Inclusionary Units) and applicable law in order to provide and secure to each Party the full and complete enjoyment of its rights and privileges hereunder.

4.3 Effect of Future Changes to Affordable Housing Program. The City acknowledges and agrees that, if City adopts changes to the Affordable Housing Program after the date this Agreement, nothing in this Agreement shall be construed to limit or prohibit any rights Developer may have to modify Project requirements with respect to the Inclusionary Units to the extent permitted by such changes to the Affordable Housing Program.

5. DEVELOPER REPRESENTATIONS, WARRANTIES AND COVENANTS.

5.1 Interest of Developer. Owner represents that it is the legal and equitable fee owner of the Property, that it has the power and authority to bind all other persons, including the Project Sponsor, with legal or equitable interest in the Inclusionary Units to the terms of this Agreement, and that all other persons holding legal or equitable interest in the Inclusionary Units are to be bound by this Agreement. Owner and Project Sponsor are each duly organized and validly existing in the State of California and in good standing and qualified to do business in the State of California. Developer has all requisite power and authority to own property and conduct business as presently conducted.

5.2 No Conflict With Other Agreements; No Further Approvals; No Suits. Developer warrants and represents that it is not a party to any other agreement that would conflict with the Developer's obligations under this Agreement. Neither Developer's articles of organization, bylaws, or operating agreement, as applicable, nor any other agreement or law in any way prohibits, limits or otherwise affects the right or power of Developer to enter into and perform all of the terms and covenants of this Agreement. No consent, authorization or approval of, or other action by, and no notice to or filing with, any governmental authority, regulatory body or any other person is required for the due execution, delivery and performance by Developer of this Agreement or any of the terms and covenants contained in this Agreement. To Developer's knowledge, there are no pending or threatened suits or proceedings or undischarged judgments affecting Developer or any of its members before any court, governmental agency, or arbitrator which might materially adversely affect Developer's business, operations, or assets or Developer's ability to perform under this Agreement.

5.3 Priority of Agreement. Developer warrants and represents that there is no prior lien or encumbrance against the Property which, upon foreclosure, would be free and clear of the obligations set forth in this Agreement.

5.4 No Inability to Perform; Valid Execution. Developer warrants and represents that it has no knowledge of any inability to perform its obligations under this Agreement. The execution and delivery of this Agreement and the agreements contemplated hereby by Developer have been duly and validly authorized by all necessary action. This Agreement will be a legal, valid and binding obligation of Developer, enforceable against Developer in accordance with its terms.

5.5 No Bankruptcy. Developer represents and warrants to City that Developer has neither filed nor is the subject of any filing of a petition under the federal bankruptcy law or any federal or state insolvency laws or laws for composition of indebtedness or for the reorganization of debtors, and, to the best of Developer's knowledge, no such filing is threatened.

5.6 Conflict of Interest. Through its execution of this Agreement, the Developer acknowledges that it is familiar with the provisions of Section 15.103 of the City's Charter, Article III, Chapter 2 of the City's Campaign and Governmental Conduct Code, and Section 87100 et seq. and Section 1090 et seq. of the California Government Code, and certifies that it does not know of any facts which constitute a violation of said provisions and agrees that it will immediately notify the City if it becomes aware of any such fact during the term of this Agreement.

5.7 Notification of Limitations on Contributions. Through execution of this Agreement, the Developer acknowledges that it is familiar with Section 1.126 of City's Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City, whenever such transaction would require approval by a City elective officer or the board on which that City elective officer serves, from making any campaign contribution to the officer at any time from the commencement of negotiations for the contract until three (3) months after the date the contract is approved by the City elective officer or the board on which that City elective officer serves. San Francisco Ethics Commission Regulation 1.126-1 provides that negotiations are commenced when a prospective contractor first communicates with a City officer or

employee about the possibility of obtaining a specific contract. This communication may occur in person, by telephone or in writing, and may be initiated by the prospective contractor or a City officer or employee. Negotiations are completed when a contract is finalized and signed by the City and the contractor. Negotiations are terminated when the City and/or the prospective contractor end the negotiation process before a final decision is made to award the contract.

5.8 Nondiscrimination. In the performance of this Agreement, Developer agrees not to discriminate on the basis of the fact or perception of a person's race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes, against any City employee, employee of or applicant for employment with the Developer, or against any bidder or contractor for public works or improvements, or for a franchise, concession or lease of property, or for goods or services or supplies to be purchased by the Developer. A similar provision shall be included in all subordinate agreements let, awarded, negotiated or entered into by the Developer for the purpose of implementing this Agreement.

6. AMENDMENT; TERMINATION

6.1 Amendment. This Agreement may only be amended with the mutual written consent of the Parties. No amendment of a Project Approval shall require an amendment to this Agreement; provided, if the percentage of Inclusionary Units changes for any reason, the Parties agree to reflect such change in the NSRs recorded against the Property. If there is any conflict between this Agreement and the NSRs (as it relates to the number of Inclusionary Units), the NSRs shall govern.

6.2 Automatic Termination. This Agreement shall automatically terminate in the event that the Inclusionary Units are no longer subject to regulation as to the rental rates of the Inclusionary Units and/or the income level of households eligible to rent the Inclusionary Units under the Affordable Housing Program, or successor program.

7. TRANSFER OR ASSIGNMENT; RELEASE; RIGHTS OF MORTGAGEES; CONSTRUCTIVE NOTICE

7.1 Agreement Runs With The Land; Release Upon Transfer or Assignment. Developer shall notify all persons interested in purchasing the Property of this Agreement before any transfer of the Property. As provided in Section 9.2, this Agreement runs with the land and any successor owner of all or part of the Property (each, a "Transferee", and all references in this Agreement to "Developer" shall mean Developer and each Transferee during its period of ownership of all or part of the Property) will be bound by all of the terms and conditions of this Agreement. Upon any such transfer, Developer shall be released from any obligations required to be performed under this Agreement from and after the date of transfer with respect to the portion of the Property so transferred; provided, each Developer and each Transferee will remain responsible for its obligations under this Agreement for its period of ownership of the Property (or part thereof). Following any transfer, a default under this Agreement by a Party (i.e., the Developer or any Transferee) shall not constitute a default by any other Party under this

Agreement, and shall have no effect upon the nondefaulting Party's rights and obligations under this Agreement with respect to their portions of the Property.

7.2 Rights of Developer. The provisions in this Section 7 shall not be deemed to prohibit or otherwise restrict Developer from (i) granting easements or licenses to facilitate development of the Property, (ii) encumbering the Property or any portion of the improvements thereon by any mortgage, deed of trust, or other device securing financing with respect to the Property or Project, (iii) granting a leasehold interest in all or any portion of the Property, or (iv) transferring all or a portion of the Property pursuant to a sale, transfer pursuant to foreclosure, conveyance in lieu of foreclosure, or other remedial action in connection with a mortgage. None of the terms, covenants, conditions, or restrictions of this Agreement or the other Project Approvals shall be deemed waived by City by reason of the rights given to the Developer pursuant to this Section 7.2. Furthermore, although the Developer initially intends to operate the Project on a rental basis, nothing in this Agreement shall prevent Developer from later selling all or part of the Project on a condominium basis, provided that such sale is permitted by, and complies with, all applicable City and State laws including, but not limited to that, with respect to any inclusionary units, those shall only be sold pursuant to the City Procedures for sale of inclusionary units under the Affordable Housing Program.

7.3 Developer's Responsibility for Performance. If Developer transfers all or any part of the Property, Developer shall continue to be responsible for performing the obligations under this Agreement up to the date of transfer. The City is entitled to enforce each and every such obligation directly against the Transferee following a transfer as if the Transferee were an original signatory to this Agreement with respect to the transferred portion of the Property. The transferor shall remain responsible for the performance of all of its obligations under the Agreement prior to the date of transfer, and shall remain liable to the City for any failure to perform such obligations prior to the date of the transfer.

7.4 Rights of Mortgagees; Not Obligated to Construct; Right to Cure Default.

7.4.1 Notwithstanding anything to the contrary contained in this Agreement (including without limitation those provisions that are or are intended to be covenants running with the land), a mortgagee or beneficiary under a deed of trust, including any mortgagee or beneficiary who obtains title to the Property or any portion thereof as a result of foreclosure proceedings or conveyance or other action in lieu thereof, or other remedial action, ("Mortgagee") shall not be obligated under this Agreement to construct or complete the Inclusionary Units required by this Agreement or to guarantee their construction or completion solely because the Mortgagee holds a mortgage or other interest in the Property or this Agreement. The foregoing provisions shall not be applicable to any other party who, after such foreclosure, conveyance, or other action in lieu thereof, or other remedial action, obtains title to the Property or a portion thereof from or through the Mortgagee or any other purchaser at a foreclosure sale other than the Mortgagee itself. A breach of any obligation secured by any mortgage or other lien against the mortgaged interest or a foreclosure under any mortgage or other lien shall not by itself defeat, diminish, render invalid or unenforceable, or otherwise impair the obligations or rights of the Developer under this Agreement.

7.4.2 Subject to the provisions of the first sentence of Section 7.4.1, any person, including a Mortgagee, who acquires title to all or any portion of the mortgaged property by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise shall succeed to all of the rights and obligations of the Developer under this Agreement and shall take title subject to all of the terms and conditions of this Agreement. Nothing in this Agreement shall be deemed or construed to permit or authorize any such holder to devote any portion of the Property to any uses, or to construct any improvements, other than the uses and improvements provided for or authorized by the Project Approvals and this Agreement.

7.4.3 If City receives a written notice from a Mortgagee or from Developer requesting a copy of any Notice of Default delivered to Developer and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Developer, any Notice of Default delivered to Developer under this Agreement. In accordance with Section 2924 of the California Civil Code, City hereby requests that a copy of any notice of default and a copy of any notice of sale under any mortgage or deed of trust be mailed to City at the address set forth in Section 9.8 of this Agreement.

7.4.4 A Mortgagee shall have the right, at its option, to cure any default by the Developer under this Agreement within the same time period as Developer has to remedy or cause to be remedied any default, plus an additional period of (i) thirty (30) calendar days to cure a default by the Developer to pay any sum of money required to be paid hereunder and (ii) ninety (90) days to cure or commence to cure a non-monetary default and thereafter to pursue such cure diligently to completion; provided that if the Mortgagee cannot cure a non-monetary default without acquiring title to the Property, then so long as Mortgagee is diligently pursuing foreclosure of its mortgage or deed of trust, Mortgagee shall have until ninety (90) days after completion of such foreclosure to commence to cure such non-monetary default. Mortgagee may add the cost of such cure to the indebtedness or other obligation evidenced by its mortgage. Nothing in this Section or elsewhere in this Agreement shall be deemed to require a Mortgagee, either before or after foreclosure or action in lieu thereof or other remedial measure, to undertake or continue the construction or completion of the improvements (beyond the extent necessary to conserve or protect improvements or construction already made).

7.4.5 If at any time there is more than one mortgage constituting a lien on any portion of the Property, the lien of the Mortgagee prior in lien to all others on that portion of the mortgaged property shall be vested with the rights under this Section 7.4 to the exclusion of the holder of any junior mortgage; provided that if the holder of the senior mortgage notifies the City that it elects not to exercise the rights sets forth in this Section 7.4, then each holder of a mortgage junior in lien in the order of priority of their respective liens shall have the right to exercise those rights to the exclusion of junior lien holders. Neither any failure by the senior Mortgagee to exercise its rights under this Agreement nor any delay in the response of a Mortgagee to any notice by the City shall extend Developer's or any Mortgagee's rights under this Section 7.4. For purposes of this Section 7.4, in the absence of an order of a court of competent jurisdiction that is served on the City, a then current title report of a title company licensed to do business in the State of California setting forth the order of priority of lien of the mortgages shall be reasonably relied upon by the City as evidence of priority.

7.5 Constructive Notice. Every person or entity who now or hereafter owns or acquires any right, title or interest in or to any portion of the Project or the Property is and shall be constructively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Project or the Property.

7.6 Obligations Not Dischargeable in Bankruptcy. Developer's obligations under this Agreement are not dischargeable in bankruptcy, and shall survive any sale or foreclosure.

8. ENFORCEMENT OF AGREEMENT; REMEDIES FOR DEFAULT; DISPUTE RESOLUTION

8.1 Enforcement. The only parties to this Agreement are the City, the Owner, and the Project Sponsor (and, as set forth in Sections 7.1 and 9.2, each Transferee). This Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person or entity whatsoever.

8.2 Default. For purposes of this Agreement, the following shall constitute a default under this Agreement: the failure to perform or fulfill any material term, provision, obligation, or covenant hereunder and the continuation of such failure for a period of thirty (30) calendar days following a written notice of default and demand for compliance; provided, however, if a cure cannot reasonably be completed within thirty (30) days, then it shall not be considered a default if a cure is commenced within said 30-day period and diligently prosecuted to completion thereafter, but in no event later than one hundred twenty (120) days.

8.3 Remedies for Default. In the event of an uncured default under this Agreement, the remedies available to a Party shall include specific performance of the Agreement in addition to any other remedy available at law or in equity. Without limiting the foregoing, the City shall have the right to withhold any permit or certificate of occupancy for so long as a default remains outstanding and has not been cured.

8.4 No Waiver. Failure or delay in giving notice of default shall not constitute a waiver of default, nor shall it change the time of default. Except as otherwise expressly provided in this Agreement, any failure or delay by a Party in asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies; nor shall it deprive any such Party of its right to institute and maintain any actions or proceedings that it may deem necessary to protect, assert, or enforce any such rights or remedies.

9. MISCELLANEOUS PROVISIONS

9.1 Entire Agreement. This Agreement, including the preamble paragraph, Recitals and Exhibits, constitute the entire understanding and agreement between the Parties with respect to the subject matter contained herein.

9.2 Binding Covenants; Run With the Land. From and after recordation of this Agreement, all of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties, and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, and all persons or entities

acquiring the Property, any lot, parcel or any portion thereof, or any interest therein, whether by sale, operation of law, or in any manner whatsoever, and shall inure to the benefit of the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns. All provisions of this Agreement shall be enforceable during the term hereof as equitable servitudes and constitute covenants and benefits running with the land pursuant to applicable law, including but not limited to California Civil Code Section 1468.

9.3 Applicable Law and Venue. This Agreement has been executed and delivered in and shall be interpreted, construed, and enforced in accordance with the laws of the State of California. All rights and obligations of the Parties under this Agreement are to be performed in the City and County of San Francisco, and such City and County shall be the venue for any legal action or proceeding that may be brought, or arise out of, in connection with or by reason of this Agreement.

9.4 Construction of Agreement. The Parties have mutually negotiated the terms and conditions of this Agreement and its terms and provisions have been reviewed and revised by legal counsel for both City and Developer. Accordingly, no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement. Language in this Agreement shall be construed as a whole and in accordance with its true meaning. The captions of the paragraphs and subparagraphs of this Agreement are for convenience only and shall not be considered or referred to in resolving questions of construction. Each reference in this Agreement to this Agreement or any of the Project Approvals shall be deemed to refer to the Agreement or the Project Approval as it may be amended from time to time pursuant to the provisions of the Agreement, whether or not the particular reference refers to such possible amendment.

9.5 Project Is a Private Undertaking; No Joint Venture or Partnership.

9.5.1 The Project proposed to be undertaken by Developer on the Property is a private development. The City has no interest in, responsibility for, or duty to third persons concerning the Project or the Property. The Developer shall exercise full dominion and control over the Property, subject only to the limitations and obligations of the Developer contained in this Agreement or in the Project Approvals and applicable law.

9.5.2 Nothing contained in this Agreement, or in any document executed in connection with this Agreement, shall be construed as creating a joint venture or partnership between the City and the Developer. Neither Party is acting as the agent of the other Party in any respect hereunder. The Developer is not a state or governmental actor with respect to any activity conducted by the Developer hereunder.

9.6 Signature in Counterparts. This Agreement may be executed in duplicate counterpart originals, each of which is deemed to be an original, and all of which when taken together shall constitute one and the same instrument.

9.7 Time of the Essence. Time is of the essence in the performance of each and every covenant and obligation to be performed by the Parties under this Agreement.

9.8 Notices. Any notice or communication required or authorized by this Agreement shall be in writing and may be delivered personally or by registered mail, return receipt requested. Notice, whether given by personal delivery or registered mail, shall be deemed to have been given and received upon the actual receipt by any of the addressees designated below as the person to whom notices are to be sent. Either Party to this Agreement may at any time, upon written notice to the other Party, designate any other person or address in substitution of the person and address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

To City:

John Rahaim
Director of Planning
San Francisco Planning Department
1650 Mission Street
San Francisco, California 94103

with a copy to:

Dennis J. Herrera, Esq.
City Attorney
City Hall, Room 234
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Attn: Real Estate/Finance Team
Re: 2670 Geary Blvd. – Costa Hawkins Agreement

To Project Sponsor:

SoMa Development Partners, LLC
1160 Battery Street, Suite 250
San Francisco, CA 94111
Tel.: (760) 214-8753
Attn: Cyrus Sanandaji

To Owner:

Yin Revocable Trust

and a copy to:

Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Tel.: (415) 567-9000
Attn: Chloe Angelis

9.9 Severability. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect unless enforcement of the remaining portions of the Agreement would be unreasonable or grossly inequitable under all the circumstances or would frustrate the purposes of this Agreement.

9.10 MacBride Principles. The City urges companies doing business in Northern Ireland to move toward resolving employment inequities and encourages them to abide by the MacBride Principles as expressed in San Francisco Administrative Code Section 12F.1 et seq. The City also urges San Francisco companies to do business with corporations that abide by the MacBride Principles. Developer acknowledges that it has read and understands the above statement of the City concerning doing business in Northern Ireland.

9.11 Tropical Hardwood and Virgin Redwood. The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood, or virgin redwood wood product.

9.12 Sunshine. The Developer understands and agrees that under the City's Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) and the State Public Records Law (Gov't Code Section 6250 et seq.), this Agreement and any and all records, information, and materials submitted to the City hereunder are public records subject to public disclosure.

9.13 Effective Date. This Agreement will become effective on the date that the last Party duly executes and delivers this Agreement. This Agreement shall remain in effect for the life of the Project.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY

CITY AND COUNTY OF SAN
FRANCISCO,
a municipal corporation

Approved as to form:
Dennis J. Herrera, City Attorney

By: _____
John Rahaim
Director of Planning

By: Michelle S. H.
Deputy City Attorney

PROJECT SPONSOR

SOMA DEVELOPMENT PARTNERS, LLC

By: K. Sanandaz
Name: CYRUS SANANDAZ
Title: Authorized Representative

OWNER

YIN REVOCABLE TRUST

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of San Francisco)

On November 14, 2017 before me, Sergio A. Galvez, Notary Public
(insert name and title of the officer)

personally appeared Kaveh Cyrus Sanandaji
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same
in ~~his~~ her ~~their~~ authorized capacity(ies), and that by ~~his~~ her ~~their~~ signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sergio A. Galvez (Seal)



IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY

CITY AND COUNTY OF SAN
FRANCISCO,
a municipal corporation

Approved as to form:
Dennis J. Herrera, City Attorney

By: _____
John Rahaim
Director of Planning

By: 
Deputy City Attorney


PROJECT SPONSOR

SOMA DEVELOPMENT PARTNERS, LLC

By: _____
Name: _____
Title: _____

OWNER

YIN REVOCABLE TRUST

By: 
Name: DOMINIC YIN
Title: EXECUTOR OF TRUST

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of SAN FRANCISCO)

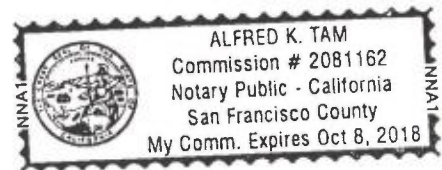
On 11/18/2017 before me, ALFRED K. TAM
(insert name and title of the officer)

personally appeared DOMINIC YIN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT A

Legal Description of Property

Free Recording Requested Pursuant to
Government Code Section 27383

When recorded, mail to:

San Francisco Planning Department
1650 Mission Street, Room 400
San Francisco, California 94103
Attn: Director

Block 1071, Lot 003

**AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS BETWEEN
THE CITY AND COUNTY OF SAN FRANCISCO AND YIN REVOCABLE TRUST
AND SOMA DEVELOPMENT PARTNERS, LLC, RELATIVE TO THE
DEVELOPMENT KNOWN AS 2670 GEARY BLVD**

THIS AGREEMENT TO PROVIDE ON-SITE AFFORDABLE HOUSING UNITS ("Agreement") dated for reference purposes only as of this 14th day of November, 2017, is by and between the **CITY AND COUNTY OF SAN FRANCISCO**, a political subdivision of the State of California (the "City"), acting by and through its Planning Department, and **YIN REVOCABLE TRUST** (the "Owner") and **SOMA DEVELOPMENT PARTNERS, LLC**, a California limited liability company (the "Project Sponsor," and together with the Owner, collectively "Developer"), with respect to the project approved for **2670 GEARY BLVD** (the "Project"). City, Owner and Developer are also sometimes referred to individually as a "Party" and together as the "Parties."

RECITALS

This Agreement is made with reference to the following facts:

A. Code Authorization. Chapter 4.3 of the California Government Code directs public agencies to grant concessions and incentives to private developers for the production of housing for lower income households. The Costa-Hawkins Rental Housing Act (California Civil Code Sections 1954.50 et seq., hereafter the "Costa-Hawkins Act") imposes limitations on the establishment of the initial and all subsequent rental rates for a dwelling unit with a certificate of occupancy issued after February 1, 1995, with exceptions, including an exception for dwelling units constructed pursuant to a contract with a public entity in consideration for a direct financial contribution or any other form of assistance specified in Chapter 4.3 of the California Government Code (Section 1954.52(b)). The City has enacted as part of the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq, procedures and requirements for entering into an agreement with a developer to memorialize the concessions and incentives granted by the City and thereby confirm the nonapplicability of the Costa-Hawkins Act limitations to the inclusionary units in a project.

B. Property Subject to this Agreement. The property that is the subject of this Agreement consists of the real property in the City and County of San Francisco, California,

more particularly described in Exhibit A attached hereto (the "Property"). The Property is owned in fee by Owner. The Project Sponsor has entered into a purchase and sale agreement with the Owner to purchase the Property (the "Purchase Agreement"). The Purchase Agreement authorizes the Project Sponsor to seek entitlements on behalf of the Owner for a mixed-use project at the Property.

C. Development Proposal; Intent of the Parties. Developer proposes to demolish an existing 1-story former restaurant and associated surface parking lot and construct an 8-story mixed-use building with 95 dwelling units above 1 story of residential amenity and commercial space, and a basement level (the "Project"). The Project would include 16 parking spaces, including one car-share space, in a below-grade garage, 112 Class 1 bicycle parking spaces, 8 Class 2 bicycle parking spaces, and 5,576 square feet of common open space. Developer has elected to offer all of the units built as part of the Project as rental units and to provide inclusionary affordable housing units on-site.

On _____, 2017, pursuant to Motion No. _____, the Planning Commission issued a Conditional Use Authorization for the Project under Planning Code Sections 303 and 121.1 to permit the development of a lot greater than 10,000 square feet in size in an NC-3 District ("Conditional Use Authorization"). The Conditional Use Authorization included zoning modifications for bulk pursuant to Planning Code Sections 270 and 271. Concurrently with the Planning Commission approval of the Conditional Use Authorization, the Zoning Administrator granted Variances under Planning Code Section 305 to allow modifications for a rear yard on a corner lot pursuant to Planning Code Section 134, for extensions over the street pursuant to Section 136, and for dwelling unit exposure for 18 units pursuant to Section 140 ("Variances"). The Conditional Use Authorization and Variances are referred to herein as the "Project Approvals." Notices of Special Restrictions containing Conditions of Approval of the Project, including the Project Approvals, were recorded against the Property on _____ 2017 (NSR Nos. _____).

Developer agrees to provide 23% of the dwelling units in the Project as on-site inclusionary units (the "Inclusionary Units") and the remainder will be market rate units (the "Market Rate Units"). Accordingly, if the Project includes 95 dwelling units, 22 would be Inclusionary Units and 73 would be Market Rate Units. This Agreement is not intended to impose restrictions on the Market Rate Units or any portions of the Project other than the Inclusionary Units. The Parties acknowledge that this Agreement is entered into in consideration of the respective burdens and benefits of the Parties contained in this Agreement and in reliance on their agreements, representations and warranties.

D. Inclusionary Affordable Housing Program. The Inclusionary Affordable Housing Program, San Francisco Planning Code Section 415 et seq., as modified by San Francisco Charter Section 16.110(g), (the "Affordable Housing Program") provides that developers of any housing project consisting of ten or more units must pay an Affordable Housing Fee, as defined therein. The Affordable Housing Program provides that developers may be eligible to meet the requirements of the program through the alternative means, including entering into an agreement with the City and County of San Francisco pursuant to Chapter 4.3 of the California Government Code for concessions and incentives, pursuant to which the developer provides affordable on-site

units instead of paying the Affordable Housing Fee to satisfy the requirements of the Affordable Housing Program.

E. Developer's Election to Provide On-Site Units. Developer has elected to enter into this Agreement to provide the Inclusionary Units on-site in lieu of payment of the Affordable Housing Fee in satisfaction of its obligation under the Affordable Housing Program, and to provide for an exception to the rent restrictions of the Costa-Hawkins Act for the Inclusionary Units only.

F. Compliance with All Legal Requirements. It is the intent of the Parties that all acts referred to in this Agreement shall be accomplished in such a way as to fully comply with the California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA"), Chapter 4.3 of the California Government Code, the Costa-Hawkins Act, the San Francisco Planning Code, and all other applicable laws and regulations.

G. Project's Compliance with CEQA. Pursuant to CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department published a "Certificate of Determination – Exemption from Environmental Review" ("Cat Ex") for the Project on _____, 2017. The Planning Commission subsequently reviewed and concurred with the information contained in the Cat Ex at a noticed public hearing on November 30, 2017 (Motion No. _____). The information in the Cat Ex was considered by all entities with review and approval authority over the Project prior to the approval of the Project.

H. General Plan Findings. This Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable area or specific plan, and the Priority Policies enumerated in Planning Code Section 101.1, as set forth in the Planning Commission Motion No. _____.

AGREEMENT

The Parties acknowledge the receipt and sufficiency of good and valuable consideration and agree as follows:

1. GENERAL PROVISIONS

1.1 Incorporation of Recitals and Exhibits. The preamble paragraph, Recitals, and Exhibits, and all defined terms contained therein, are hereby incorporated into this Agreement as if set forth in full.

2. CITY'S DENSITY BONUS AND CONCESSIONS AND INCENTIVES FOR THE INCLUSIONARY UNITS.

2.1 Exceptions, Concessions and Incentives. The Developer has received the following exceptions, concessions and incentives for the production of the Inclusionary Units on-site.

2.1.1 Project Approvals and Density Bonus. The Project Approvals allowed the development of a lot greater than 10,000 square feet in size in an NC-3 District, and exceptions

for the rear yard, extensions over the street, dwelling unit exposures and bulk requirements under the Planning Code. Accordingly, the Project Approvals permitted development of the Project at a greater density than would otherwise have been permitted under the Planning Code.

2.1.2 Waiver of the Affordable Housing Fee. The City has agreed to waive the Affordable Housing Fee for the Project in return for Developer's commitments set forth in this Agreement, including the provision of the Inclusionary Units on site. City would not be willing to enter into this Agreement, waive the Affordable Housing Fee and provide the other concessions and incentives set forth above without the understanding and agreement that Costa-Hawkins Act provisions set forth in California Civil Code section 1954.52(a) do not apply to the Inclusionary Units consistent with the exemption set forth in California Civil Code section 1954.52(b).

2.2 Costa-Hawkins Act Inapplicable to Inclusionary Units Only.

2.2.1 Inclusionary Units. The Parties acknowledge that, under Section 1954.52(b) of the Costa-Hawkins Act, the Inclusionary Units are not subject to the restrictions and limitations of the Costa-Hawkins Act. Through this Agreement, Developer hereby enters into an agreement with a public entity in consideration for forms of concessions and incentives specified in California Government Code Sections 65915 et seq. The concessions and incentives are comprised of, but not limited to, the concessions and incentives set forth in Section 2.1.

2.2.2 Market Rate Units. The Parties hereby agree and acknowledge that this Agreement does not alter in any manner the way that the Costa-Hawkins Act or any other law, including the City's Rent Stabilization and Arbitration Ordinance (Chapter 37 of the San Francisco Administrative Code) apply to the Market Rate Units.

3. COVENANTS OF DEVELOPER

3.1 On-Site Inclusionary Affordable Units. In consideration of the concessions and incentives set forth in Section 2.1 and in accordance with the terms and conditions set forth in the Affordable Housing Program and the Project Approvals, upon Developer obtaining its first certificate of occupancy for the Project, Developer shall provide twenty-three percent (23%) of the dwelling units in the Project as on-site Inclusionary Units. Upon identification of the Inclusionary Units and before any occupancy of the Inclusionary Units, Developer shall record a notice of restriction against the Inclusionary Units (the "NSRs") in the form required by the Affordable Housing Program and approved by City.

3.2 Developer's Waiver of Rights Under the Costa-Hawkins Act Only as to the Inclusionary Units. The Parties acknowledge that under the Costa-Hawkins Act, the owner of newly constructed residential real property may establish the initial and all subsequent rental rates for dwelling units in the property without regard to the City's Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the San Francisco Administrative Code). The Parties also understand and agree that the Costa-Hawkins Act does not and in no way shall limit or otherwise affect the restriction of rental charges for the Inclusionary Units because this Agreement falls within an express exception to the Costa-Hawkins Act as a contract with a public entity in consideration for a direct financial contribution or other forms of assistance

specified in Chapter 4.3 (commencing with section 65915) of Division 1 of Title 7 of the California Government Code including but not limited to the density bonus, concessions and incentives specified in Section 2. Developer acknowledges that the concessions and incentives specified above result in identifiable and actual cost reductions to the Project. In addition, Developer, on behalf of itself and all Transferees (as defined in Section 7.1) expressly waives, now and forever, any and all rights it may have under the Costa-Hawkins Act with respect only to the Inclusionary Units (but only the Inclusionary Units and not as to the Market Rate Units) consistent with Section 3.1 of this Agreement, and agrees not to bring any legal or other action against City seeking application of the Costa-Hawkins Act to the Inclusionary Units for so long as the Inclusionary Units are subject to the restriction on rental rates pursuant to the Affordable Housing Program. The Parties understand and agree that the City would not be willing to enter into this Agreement without the waivers and agreements set forth in this Section 3.2.

3.3 Developer's Waiver of Right to Seek Waiver of Affordable Housing Program. Developer specifically agrees to be bound by all of the provisions of the Affordable Housing Program applicable to on-site inclusionary units with respect to the Inclusionary Units. Developer covenants and agrees that it will not seek a waiver of the provisions of the Affordable Housing Program applicable to the Inclusionary Units.

4. MUTUAL OBLIGATIONS

4.1 Good Faith and Fair Dealing. The Parties shall cooperate with each other and act in good faith in complying with the provisions of this Agreement and implementing the Project Approvals.

4.2 Other Necessary Acts. Each Party shall execute and deliver to the other all further instruments and documents as may be reasonably necessary to carry out this Agreement, the Project Approvals, the Affordable Housing Program (as applied to the Inclusionary Units) and applicable law in order to provide and secure to each Party the full and complete enjoyment of its rights and privileges hereunder.

4.3 Effect of Future Changes to Affordable Housing Program. The City acknowledges and agrees that, if City adopts changes to the Affordable Housing Program after the date this Agreement, nothing in this Agreement shall be construed to limit or prohibit any rights Developer may have to modify Project requirements with respect to the Inclusionary Units to the extent permitted by such changes to the Affordable Housing Program.

5. DEVELOPER REPRESENTATIONS, WARRANTIES AND COVENANTS.

5.1 Interest of Developer. Owner represents that it is the legal and equitable fee owner of the Property, that it has the power and authority to bind all other persons, including the Project Sponsor, with legal or equitable interest in the Inclusionary Units to the terms of this Agreement, and that all other persons holding legal or equitable interest in the Inclusionary Units are to be bound by this Agreement. Owner and Project Sponsor are each duly organized and validly existing in the State of California and in good standing and qualified to do business in the State of California. Developer has all requisite power and authority to own property and conduct business as presently conducted.

5.2 No Conflict With Other Agreements; No Further Approvals; No Suits. Developer warrants and represents that it is not a party to any other agreement that would conflict with the Developer's obligations under this Agreement. Neither Developer's articles of organization, bylaws, or operating agreement, as applicable, nor any other agreement or law in any way prohibits, limits or otherwise affects the right or power of Developer to enter into and perform all of the terms and covenants of this Agreement. No consent, authorization or approval of, or other action by, and no notice to or filing with, any governmental authority, regulatory body or any other person is required for the due execution, delivery and performance by Developer of this Agreement or any of the terms and covenants contained in this Agreement. To Developer's knowledge, there are no pending or threatened suits or proceedings or undischarged judgments affecting Developer or any of its members before any court, governmental agency, or arbitrator which might materially adversely affect Developer's business, operations, or assets or Developer's ability to perform under this Agreement.

5.3 Priority of Agreement. Developer warrants and represents that there is no prior lien or encumbrance against the Property which, upon foreclosure, would be free and clear of the obligations set forth in this Agreement.

5.4 No Inability to Perform; Valid Execution. Developer warrants and represents that it has no knowledge of any inability to perform its obligations under this Agreement. The execution and delivery of this Agreement and the agreements contemplated hereby by Developer have been duly and validly authorized by all necessary action. This Agreement will be a legal, valid and binding obligation of Developer, enforceable against Developer in accordance with its terms.

5.5 No Bankruptcy. Developer represents and warrants to City that Developer has neither filed nor is the subject of any filing of a petition under the federal bankruptcy law or any federal or state insolvency laws or laws for composition of indebtedness or for the reorganization of debtors, and, to the best of Developer's knowledge, no such filing is threatened.

5.6 Conflict of Interest. Through its execution of this Agreement, the Developer acknowledges that it is familiar with the provisions of Section 15.103 of the City's Charter, Article III, Chapter 2 of the City's Campaign and Governmental Conduct Code, and Section 87100 et seq. and Section 1090 et seq. of the California Government Code, and certifies that it does not know of any facts which constitute a violation of said provisions and agrees that it will immediately notify the City if it becomes aware of any such fact during the term of this Agreement.

5.7 Notification of Limitations on Contributions. Through execution of this Agreement, the Developer acknowledges that it is familiar with Section 1.126 of City's Campaign and Governmental Conduct Code, which prohibits any person who contracts with the City, whenever such transaction would require approval by a City elective officer or the board on which that City elective officer serves, from making any campaign contribution to the officer at any time from the commencement of negotiations for the contract until three (3) months after the date the contract is approved by the City elective officer or the board on which that City elective officer serves. San Francisco Ethics Commission Regulation 1.126-1 provides that negotiations are commenced when a prospective contractor first communicates with a City officer or

employee about the possibility of obtaining a specific contract. This communication may occur in person, by telephone or in writing, and may be initiated by the prospective contractor or a City officer or employee. Negotiations are completed when a contract is finalized and signed by the City and the contractor. Negotiations are terminated when the City and/or the prospective contractor end the negotiation process before a final decision is made to award the contract.

5.8 Nondiscrimination. In the performance of this Agreement, Developer agrees not to discriminate on the basis of the fact or perception of a person's, race, color, creed, religion, national origin, ancestry, age, height, weight, sex, sexual orientation, gender identity, domestic partner status, marital status, disability or Acquired Immune Deficiency Syndrome or HIV status (AIDS/HIV status), or association with members of such protected classes, or in retaliation for opposition to discrimination against such classes, against any City employee, employee of or applicant for employment with the Developer, or against any bidder or contractor for public works or improvements, or for a franchise, concession or lease of property, or for goods or services or supplies to be purchased by the Developer. A similar provision shall be included in all subordinate agreements let, awarded, negotiated or entered into by the Developer for the purpose of implementing this Agreement.

6. AMENDMENT; TERMINATION

6.1 Amendment. This Agreement may only be amended with the mutual written consent of the Parties. No amendment of a Project Approval shall require an amendment to this Agreement; provided, if the percentage of Inclusionary Units changes for any reason, the Parties agree to reflect such change in the NSRs recorded against the Property. If there is any conflict between this Agreement and the NSRs (as it relates to the number of Inclusionary Units), the NSRs shall govern.

6.2 Automatic Termination. This Agreement shall automatically terminate in the event that the Inclusionary Units are no longer subject to regulation as to the rental rates of the Inclusionary Units and/or the income level of households eligible to rent the Inclusionary Units under the Affordable Housing Program, or successor program.

7. TRANSFER OR ASSIGNMENT; RELEASE; RIGHTS OF MORTGAGEES; CONSTRUCTIVE NOTICE

7.1 Agreement Runs With The Land; Release Upon Transfer or Assignment. Developer shall notify all persons interested in purchasing the Property of this Agreement before any transfer of the Property. As provided in Section 9.2, this Agreement runs with the land and any successor owner of all or part of the Property (each, a "Transferee", and all references in this Agreement to "Developer" shall mean Developer and each Transferee during its period of ownership of all or part of the Property) will be bound by all of the terms and conditions of this Agreement. Upon any such transfer, Developer shall be released from any obligations required to be performed under this Agreement from and after the date of transfer with respect to the portion of the Property so transferred; provided, each Developer and each Transferee will remain responsible for its obligations under this Agreement for its period of ownership of the Property (or part thereof). Following any transfer, a default under this Agreement by a Party (i.e., the Developer or any Transferee) shall not constitute a default by any other Party under this

Agreement, and shall have no effect upon the nondefaulting Party's rights and obligations under this Agreement with respect to their portions of the Property.

7.2 Rights of Developer. The provisions in this Section 7 shall not be deemed to prohibit or otherwise restrict Developer from (i) granting easements or licenses to facilitate development of the Property, (ii) encumbering the Property or any portion of the improvements thereon by any mortgage, deed of trust, or other device securing financing with respect to the Property or Project, (iii) granting a leasehold interest in all or any portion of the Property, or (iv) transferring all or a portion of the Property pursuant to a sale, transfer pursuant to foreclosure, conveyance in lieu of foreclosure, or other remedial action in connection with a mortgage. None of the terms, covenants, conditions, or restrictions of this Agreement or the other Project Approvals shall be deemed waived by City by reason of the rights given to the Developer pursuant to this Section 7.2. Furthermore, although the Developer initially intends to operate the Project on a rental basis, nothing in this Agreement shall prevent Developer from later selling all or part of the Project on a condominium basis, provided that such sale is permitted by, and complies with, all applicable City and State laws including, but not limited to that, with respect to any inclusionary units, those shall only be sold pursuant to the City Procedures for sale of inclusionary units under the Affordable Housing Program.

7.3 Developer's Responsibility for Performance. If Developer transfers all or any part of the Property, Developer shall continue to be responsible for performing the obligations under this Agreement up to the date of transfer. The City is entitled to enforce each and every such obligation directly against the Transferee following a transfer as if the Transferee were an original signatory to this Agreement with respect to the transferred portion of the Property. The transferor shall remain responsible for the performance of all of its obligations under the Agreement prior to the date of transfer, and shall remain liable to the City for any failure to perform such obligations prior to the date of the transfer.

7.4 Rights of Mortgagees; Not Obligated to Construct; Right to Cure Default.

7.4.1 Notwithstanding anything to the contrary contained in this Agreement (including without limitation those provisions that are or are intended to be covenants running with the land), a mortgagee or beneficiary under a deed of trust, including any mortgagee or beneficiary who obtains title to the Property or any portion thereof as a result of foreclosure proceedings or conveyance or other action in lieu thereof, or other remedial action, ("Mortgagee") shall not be obligated under this Agreement to construct or complete the Inclusionary Units required by this Agreement or to guarantee their construction or completion solely because the Mortgagee holds a mortgage or other interest in the Property or this Agreement. The foregoing provisions shall not be applicable to any other party who, after such foreclosure, conveyance, or other action in lieu thereof, or other remedial action, obtains title to the Property or a portion thereof from or through the Mortgagee or any other purchaser at a foreclosure sale other than the Mortgagee itself. A breach of any obligation secured by any mortgage or other lien against the mortgaged interest or a foreclosure under any mortgage or other lien shall not by itself defeat, diminish, render invalid or unenforceable, or otherwise impair the obligations or rights of the Developer under this Agreement.

7.4.2 Subject to the provisions of the first sentence of Section 7.4.1, any person, including a Mortgagee, who acquires title to all or any portion of the mortgaged property by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise shall succeed to all of the rights and obligations of the Developer under this Agreement and shall take title subject to all of the terms and conditions of this Agreement. Nothing in this Agreement shall be deemed or construed to permit or authorize any such holder to devote any portion of the Property to any uses, or to construct any improvements, other than the uses and improvements provided for or authorized by the Project Approvals and this Agreement.

7.4.3 If City receives a written notice from a Mortgagee or from Developer requesting a copy of any Notice of Default delivered to Developer and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Developer, any Notice of Default delivered to Developer under this Agreement. In accordance with Section 2924 of the California Civil Code, City hereby requests that a copy of any notice of default and a copy of any notice of sale under any mortgage or deed of trust be mailed to City at the address set forth in Section 9.8 of this Agreement.

7.4.4 A Mortgagee shall have the right, at its option, to cure any default by the Developer under this Agreement within the same time period as Developer has to remedy or cause to be remedied any default, plus an additional period of (i) thirty (30) calendar days to cure a default by the Developer to pay any sum of money required to be paid hereunder and (ii) ninety (90) days to cure or commence to cure a non-monetary default and thereafter to pursue such cure diligently to completion; provided that if the Mortgagee cannot cure a non-monetary default without acquiring title to the Property, then so long as Mortgagee is diligently pursuing foreclosure of its mortgage or deed of trust, Mortgagee shall have until ninety (90) days after completion of such foreclosure to commence to cure such non-monetary default. Mortgagee may add the cost of such cure to the indebtedness or other obligation evidenced by its mortgage. Nothing in this Section or elsewhere in this Agreement shall be deemed to require a Mortgagee, either before or after foreclosure or action in lieu thereof or other remedial measure, to undertake or continue the construction or completion of the improvements (beyond the extent necessary to conserve or protect improvements or construction already made).

7.4.5 If at any time there is more than one mortgage constituting a lien on any portion of the Property, the lien of the Mortgagee prior in lien to all others on that portion of the mortgaged property shall be vested with the rights under this Section 7.4 to the exclusion of the holder of any junior mortgage; provided that if the holder of the senior mortgage notifies the City that it elects not to exercise the rights sets forth in this Section 7.4, then each holder of a mortgage junior in lien in the order of priority of their respective liens shall have the right to exercise those rights to the exclusion of junior lien holders. Neither any failure by the senior Mortgagee to exercise its rights under this Agreement nor any delay in the response of a Mortgagee to any notice by the City shall extend Developer's or any Mortgagee's rights under this Section 7.4. For purposes of this Section 7.4, in the absence of an order of a court of competent jurisdiction that is served on the City, a then current title report of a title company licensed to do business in the State of California setting forth the order of priority of lien of the mortgages shall be reasonably relied upon by the City as evidence of priority.

7.5 Constructive Notice. Every person or entity who now or hereafter owns or acquires any right, title or interest in or to any portion of the Project or the Property is and shall be constructively deemed to have consented and agreed to every provision contained herein, whether or not any reference to this Agreement is contained in the instrument by which such person acquired an interest in the Project or the Property.

7.6 Obligations Not Dischargeable in Bankruptcy. Developer's obligations under this Agreement are not dischargeable in bankruptcy, and shall survive any sale or foreclosure.

8. ENFORCEMENT OF AGREEMENT; REMEDIES FOR DEFAULT; DISPUTE RESOLUTION

8.1 Enforcement. The only parties to this Agreement are the City, the Owner, and the Project Sponsor (and, as set forth in Sections 7.1 and 9.2, each Transferee). This Agreement is not intended, and shall not be construed, to benefit or be enforceable by any other person or entity whatsoever.

8.2 Default. For purposes of this Agreement, the following shall constitute a default under this Agreement: the failure to perform or fulfill any material term, provision, obligation, or covenant hereunder and the continuation of such failure for a period of thirty (30) calendar days following a written notice of default and demand for compliance; provided, however, if a cure cannot reasonably be completed within thirty (30) days, then it shall not be considered a default if a cure is commenced within said 30-day period and diligently prosecuted to completion thereafter, but in no event later than one hundred twenty (120) days.

8.3 Remedies for Default. In the event of an uncured default under this Agreement, the remedies available to a Party shall include specific performance of the Agreement in addition to any other remedy available at law or in equity. Without limiting the foregoing, the City shall have the right to withhold any permit or certificate of occupancy for so long as a default remains outstanding and has not been cured.

8.4 No Waiver. Failure or delay in giving notice of default shall not constitute a waiver of default, nor shall it change the time of default. Except as otherwise expressly provided in this Agreement, any failure or delay by a Party in asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies; nor shall it deprive any such Party of its right to institute and maintain any actions or proceedings that it may deem necessary to protect, assert, or enforce any such rights or remedies.

9. MISCELLANEOUS PROVISIONS

9.1 Entire Agreement. This Agreement, including the preamble paragraph, Recitals and Exhibits, constitute the entire understanding and agreement between the Parties with respect to the subject matter contained herein.

9.2 Binding Covenants; Run With the Land. From and after recordation of this Agreement, all of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall be binding upon the Parties, and their respective heirs, successors (by merger, consolidation, or otherwise) and assigns, and all persons or entities

acquiring the Property, any lot, parcel or any portion thereof, or any interest therein, whether by sale, operation of law, or in any manner whatsoever, and shall inure to the benefit of the Parties and their respective heirs, successors (by merger, consolidation or otherwise) and assigns. All provisions of this Agreement shall be enforceable during the term hereof as equitable servitudes and constitute covenants and benefits running with the land pursuant to applicable law, including but not limited to California Civil Code Section 1468.

9.3 Applicable Law and Venue. This Agreement has been executed and delivered in and shall be interpreted, construed, and enforced in accordance with the laws of the State of California. All rights and obligations of the Parties under this Agreement are to be performed in the City and County of San Francisco, and such City and County shall be the venue for any legal action or proceeding that may be brought, or arise out of, in connection with or by reason of this Agreement.

9.4 Construction of Agreement. The Parties have mutually negotiated the terms and conditions of this Agreement and its terms and provisions have been reviewed and revised by legal counsel for both City and Developer. Accordingly, no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement. Language in this Agreement shall be construed as a whole and in accordance with its true meaning. The captions of the paragraphs and subparagraphs of this Agreement are for convenience only and shall not be considered or referred to in resolving questions of construction. Each reference in this Agreement to this Agreement or any of the Project Approvals shall be deemed to refer to the Agreement or the Project Approval as it may be amended from time to time pursuant to the provisions of the Agreement, whether or not the particular reference refers to such possible amendment.

9.5 Project Is a Private Undertaking; No Joint Venture or Partnership.

9.5.1 The Project proposed to be undertaken by Developer on the Property is a private development. The City has no interest in, responsibility for, or duty to third persons concerning the Project or the Property. The Developer shall exercise full dominion and control over the Property, subject only to the limitations and obligations of the Developer contained in this Agreement or in the Project Approvals and applicable law.

9.5.2 Nothing contained in this Agreement, or in any document executed in connection with this Agreement, shall be construed as creating a joint venture or partnership between the City and the Developer. Neither Party is acting as the agent of the other Party in any respect hereunder. The Developer is not a state or governmental actor with respect to any activity conducted by the Developer hereunder.

9.6 Signature in Counterparts. This Agreement may be executed in duplicate counterpart originals, each of which is deemed to be an original, and all of which when taken together shall constitute one and the same instrument.

9.7 Time of the Essence. Time is of the essence in the performance of each and every covenant and obligation to be performed by the Parties under this Agreement.

9.8 Notices. Any notice or communication required or authorized by this Agreement shall be in writing and may be delivered personally or by registered mail, return receipt requested. Notice, whether given by personal delivery or registered mail, shall be deemed to have been given and received upon the actual receipt by any of the addressees designated below as the person to whom notices are to be sent. Either Party to this Agreement may at any time, upon written notice to the other Party, designate any other person or address in substitution of the person and address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

To City:

John Rahaim
Director of Planning
San Francisco Planning Department
1650 Mission Street
San Francisco, California 94103

with a copy to:

Dennis J. Herrera, Esq.
City Attorney
City Hall, Room 234
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
Attn: Real Estate/Finance Team
Re: 2670 Geary Blvd. – Costa Hawkins Agreement

To Project Sponsor:

SoMa Development Partners, LLC
1160 Battery Street, Suite 250
San Francisco, CA 94111
Tel.: (760) 214-8753
Attn: Cyrus Sanandaji

To Owner:

Yin Revocable Trust

and a copy to:

Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Tel.: (415) 567-9000
Attn: Chloe Angelis

9.9 Severability. If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect unless enforcement of the remaining portions of the Agreement would be unreasonable or grossly inequitable under all the circumstances or would frustrate the purposes of this Agreement.

9.10 MacBride Principles. The City urges companies doing business in Northern Ireland to move toward resolving employment inequities and encourages them to abide by the MacBride Principles as expressed in San Francisco Administrative Code Section 12F.1 et seq. The City also urges San Francisco companies to do business with corporations that abide by the MacBride Principles. Developer acknowledges that it has read and understands the above statement of the City concerning doing business in Northern Ireland.

9.11 Tropical Hardwood and Virgin Redwood. The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood, tropical hardwood wood product, virgin redwood, or virgin redwood wood product.

9.12 Sunshine. The Developer understands and agrees that under the City's Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) and the State Public Records Law (Gov't Code Section 6250 et seq.), this Agreement and any and all records, information, and materials submitted to the City hereunder are public records subject to public disclosure.

9.13 Effective Date. This Agreement will become effective on the date that the last Party duly executes and delivers this Agreement. This Agreement shall remain in effect for the life of the Project.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT A

Legal Description of Property

~~11/30/17~~

C. May

"The building will have a 42-inch tall solid parapet above the roof surface on all sides of the building (north, east, west and south) which will be made of the same material as the building facade. Subject to the Building, Fire, Planning and all other applicable codes, any building elements above the roof surface (such as roof screening or other wind control measures), other than the solid 42-inch tall parapets shown on the north, east, west and south sides of the building in the plan set dated 11/29/2017, that are visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through such building element, and any framing or support for the screening will be the minimum needed to secure the building element."

11/30/17

May, Christopher (CPC)

C. May

From: Rosemary Bell <bklynbrn1826@gmail.com>
Sent: Sunday, November 19, 2017 10:06 PM
To: May, Christopher (CPC)
Subject: Lucky Penny building project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I live at 43 Emerson St. My living room window looks out on the rooftop of Trader Joe's, an eyesore of a billboard, which looks tiny compared to the massive Public Storage building. I strongly protest the addition of a 94 unit building, in the name of 'affordable housing' to be added to an already crowded and dangerous intersection.

1. The Geary/Masonic corridor is overcrowded. Often, I can not get out of my street (which is a cul-de-sac) because of local business traffic, deliveries to an assisted-living residence which takes up most of the block on Geary/Wood, the DaVita dialysis center, and a very busy bus route.
2. I understand there are to be 16 parking places for a 94 unit building. Parking is already at a premium in this vicinity; the City is hoping that the people who move into these units do not have cars. I believe City planners need to rethink the number of parking spaces.
3. The studio units in this building will be approximately 345 sq. foot. I understand that the 'affordable rate' of these studios will be in the \$1600 range. Affordable? I think not.

Please take into consideration the concerns of the neighbors within the immediate area. Often, our needs and concerns are considered, but we often find our voices falling on deaf ears.

Thank you for taking the time to read this letter.

Sincerely,
Rosemary Bell
Judy Yamamoto
43 Emerson St. homeowners

May, Christopher (CPC)

From: Calla Winkler <cwhappy@comcast.net>
Sent: Tuesday, November 21, 2017 2:09 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); Rich Hillis; Richards, Dennis (CPC); Rodney Fong; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Kathy Devincenzi; 'Richard Frisbie'; May, Christopher (CPC); J Rinca
Subject: 2670 Geary Blvd project - Lucky Penny site

Follow Up Flag: Follow up
Flag Status: Flagged

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard – Lucky Penny site
Planning Commission Hearing: November 30, 2017

I would like to express my appreciation to the developer for working with our neighborhood regarding the height of the proposed structure on the old Lucky Penny site.

While the allowance of a Special Use District will increase density from 21 to 95 living spaces, thus providing additional housing needed in our city, the structure can still accommodate the character of the surrounding neighborhood by maintaining the existing 80-ft height limit.

I also am happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas.

All of these design elements of the project are very important to the residents of this neighborhood.

I hope you will help us keep the integral balance of present and future neighbors in our community, and preserve the best part of this lovely city we call home.

Thank you for your consideration,

Calla Winkler
59 Lupine Ave #404
San Francisco, CA 94118

May, Christopher (CPC)

From: Meg Fitzgerald <mnfitz@hotmail.com>
Sent: Tuesday, November 21, 2017 2:44 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Johnson, Christine (CPC); planning@rodneymong.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: krdevincenzi@gmail.com; Richard Frisbie; 2jrinca@comcast.net; May, Christopher (CPC)
Subject: Application Number 2014-002181CUA - Lucky Penny Site - Planning Commission Hearing Nov. 30, 2017

Follow Up Flag: Follow up
Flag Status: Flagged

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.

Thank you,
Meg Fitzgerald
Homeowner - Wood Street

May, Christopher (CPC)

From: 2jrinca@comcast.net
Sent: Wednesday, November 22, 2017 9:07 AM
To: 2jrinca@comcast.net
Cc: Secretary, Commissions (CPC); Ionin, Jonas (CPC); Rich Hillis; Richards, Dennis (CPC); Rodney Fong; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Devincenzi, Kathy; Frisbie, Richard; May, Christopher (CPC)
Subject: Re: 2670 Geary Blvd project - Lucky Penny site

Follow Up Flag: Follow up
Flag Status: Flagged

November 21, 2017,

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard – Lucky Penny site
Planning Commission Hearing: November 30, 2017

We would like to express our appreciation to the developer for their consideration in working with our neighborhood regarding the 80-ft height limit of the proposed structure on the Lucky Penny site.

We do ask the planning commission to give our neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. However, as homeowners who have lived on Emerson Street in the neighborhood for 24 years we have watched the traffic congestion swell to dangerous levels. This project's very limited parking (16 spaces) will increase this problem; particularly for our dead-end street and the very busy Geary Corridor. The logistics of navigating this will greatly impact our neighborhood. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

The city should be *very proud* of a new building with 95 units and affordable housing on a small 12,684 sq. ft. lot!

We are also happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

We ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

Thank you for your consideration,

Jim and Colleen Ryan
19 Emerson Street
San Francisco, CA 94118

May, Christopher (CPC)

From: Ionin, Jonas (CPC)
Sent: Wednesday, November 22, 2017 10:01 AM
To: May, Christopher (CPC)
Cc: Son, Chanbory (CPC)
Subject: FW: Application Number 2014-002181CUA 2670 Geary Boulevard - Lucky Penny site, Planning Commission Hearing: November 30, 2017

Follow Up Flag: Follow up
Flag Status: Flagged

Jonas P. Ionin,
Director of Commission Affairs

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Rosemary Bell [<mailto:bklynbrn1826@gmail.com>]
Sent: Tuesday, November 21, 2017 7:15 PM
To: Secretary, Commissions (CPC); Rich Hillis; Richards, Dennis (CPC); planning@rodneymfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC)
Subject: Re: Application Number 2014-002181CUA 2670 Geary Boulevard - Lucky Penny site, Planning Commission Hearing: November 30, 2017

Greetings,

My wife and I live at 43 Emerson St., a household that is directly impacted by this Lucky Penny building project. I want to go on record that while I am not happy at all with building on this site, I also am a realist; since something will be built there, I want to have a say in what the end result will be.

The developer has worked with us regarding building height which has been held to an 80-foot-tall building. The developer has agreed to a condition of approval that all roof screening and/or wind control measure visible from Emerson St, Wood St. or Lupine Ave, shall be transparent or translucent. This will ensure that light will be able to pass through. This is crucial, as my home is directly shadowed by the monstrosity that is the Public Storage building.

The developers also agreed to our request that the mechanical screen be moved behind the Public Storage building and shall not be visible from the aforementioned streets.

The compromises that have been worked out will allow this project to be completed swiftly.

Respectfully submitted,

Rosemary Bell
Judy Yamamoto
43 Emerson St.

May, Christopher (CPC)

From: Secretary, Commissions (CPC)
Sent: Wednesday, November 22, 2017 1:15 PM
To: Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc: Son, Chanbory (CPC); May, Christopher (CPC)
Subject: FW: 2670 Geary Boulevard - September 7, 2017 Planning Commission
Attachments: 20170905154935.pdf; 20170905155201.pdf; 20170905155426.pdf; 20170905155633.pdf; 20170905160023.pdf; 20170905160224.pdf; 20171122162604.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Office of Commission Affairs

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

commissions.secretary@sfgov.org
www.sfplanning.org

From: Kathy Devincenzi [<mailto:krdevincenzi@gmail.com>]
Sent: Wednesday, November 22, 2017 1:10 PM
To: Secretary, Commissions (CPC)
Cc: Cyrus Sanandaji; Kabir Seth
Subject: Fwd: 2670 Geary Boulevard - September 7, 2017 Planning Commission

November 22, 2017

BY E-MAIL to commissions.secretary@sfgov.org

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: November 22, 2017

Dear President Rich Hillis and Commissioners:

We provide the following clarification. Our Association's written opposition submitted in this matter on September 5, 2017 applied to a previous version of the project which extended above the 80-foot height limit. (See forwarded copy of September 5, 2017 opposition.)

The current version of the project proposed for consideration at the November 30, 2017 Planning Commission hearing is within the 80-foot height limit.

Due to the possibility that the project could again be modified to exceed the 80-foot height limit, the Association's September 5, 2017 written opposition must remain in the official file for this matter and cannot be withdrawn. However, the Association's September 5, 2017 written opposition would only apply if the project was modified to exceed the 80-foot height limit.

Respectfully submitted,

Laurel Heights Improvement Association of SF, Inc.
By: Kathryn R. Devincenzi, Vice-President
22 Iris Avenue
San Francisco, CA 94118
(415) 221-4700

Attachment

----- Forwarded message -----

From: **Kathy Devincenzi** <krdevincenzi@gmail.com>

Date: Tue, Sep 5, 2017 at 2:01 PM

Subject: 2670 Geary Boulevard - September 7, 2017 Planning Commission

To: "Secretary, Commissions (CPC)" <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Rich Hillis <richhillissf@gmail.com>, dennis.richards@sfgov.org, planning@rodnevfong.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org

Cc: Richard Frisbie <frfbeagle@gmail.com>

To: Mr Jonas Ionin, Commission Secretary
President Rich Hillis and Commissioners

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: September 7, 2017; Item 12

Attached is the submission of the Laurel Heights Improvement Association for the above-described matter.

It consists of a letter and continued Parts 2 through 6 containing supporting Exhibits.

I would be happy to deliver a paper copy to any Commissioner who would like one before the hearing.

Respectfully submitted,

Laurel Heights Improvement Association of SF, Inc.
By: Kathryn Devincenzi, Vice-President
(415) 221-4700

May, Christopher (CPC)

From: Michael Coholan <michael@hilltopllc.com>
Sent: Wednesday, November 22, 2017 2:27 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Johnson, Christine (CPC); planning@rodneyfong.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: krdevincenzi@gmail.com; Richard Frisbie; 2jrinca@comcast.net; May, Christopher (CPC)
Subject: Application Number 2014-002181CUA - Lucky Penny Site - Planning Commission Hearing Nov. 30, 2017

Follow Up Flag: Follow up
Flag Status: Flagged

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.

Thank you,
Michael Coholan
Homeowner - Wood Street

May, Christopher (CPC)

From: Roger Miles <rmiles1600@comcast.net>
Sent: Wednesday, November 22, 2017 4:01 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); 'Rich Hillis'; Richards, Dennis (CPC); planning@rodneymfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: KRDevincenzi@gmail.com; frfbeagle@gmail.com; 2jrinca@comcast.net; May, Christopher (CPC); KRDevincenzi@gmail.com; frfbeagle@gmail.com; 2jrinca@comcast.net; May, Christopher (CPC)
Subject: Application Number 2014-002181CUA-2670 Geary Blvd.-Lucky Penny site-Planning Commission Hearing: Nov. 30, 2017

Follow Up Flag: Follow up
Flag Status: Flagged

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

I am pleased to say that the developer has worked with the neighbors regarding the height of the building and the screening of the equipment on the roof.

Maintaining the height of the building so that it does not exceed the 80 foot height limit is what I and my neighbors support.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.

May, Christopher (CPC)

From: Theresa Cole <tcohome@yahoo.com>
Sent: Wednesday, November 22, 2017 4:44 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Kathy Devincenzi; Richard Frisbie; 2jrinca@comcast.net; May, Christopher (CPC)
Subject: 2670 Geary Blvd - Lucky Penny site

Follow Up Flag: Follow up
Flag Status: Flagged

11/22/2017

To: President Rich Hillis and Commissioners
Mr. Jonas Ionian, Commission Secretary

Re: Application #. 2014-002181CUA / 2670 Geary Blvd-Lucky Penny Site / Planning commission hearing Nov 30, 2017

First, we thank the developer for working with our neighborhood on issues pertaining to height and roof screening which directly impacts our neighborhood. We are homeowners on Emerson for the past 16 years.

We see the many changes our City has undergone and we realize there is a need for more housing. We support the plan for more housing at the lucky penny site, but do object to the building being higher than the adjacent Public Storage building. We support the fact that the proposed building would be within the 80 foot height limit and not exceeding the height limit. No higher than the adjacent Public Storage building.

In addition to the height limit, the developers also agreed to work with the neighborhood on the roof screening/wind control measures visible from Emerson, Wood and Lupine. We agreed to have some type of transparent or translucent screening so light can pass through. We also ask that the support for the screening would be at a minimum. The developers also agreed to our request to move the mechanical screening to the south so it will be behind the Public Storage building and not visible by the neighbors.

Of course, another large impact to our neighborhood will be the increase traffic and parking. The Geary/Masonic intersection is already congested and adding this many additional units at this location will exacerbate the issue! We ask the planning commission to evaluate the number of parking units for this project and increase the number available to keep our neighborhood a nice place to live.

Thank you for your consideration.

Theresa Cole & Eric LeBoa
1 Emerson Street
San Francisco, CA 94118

May, Christopher (CPC)

From: Arlene <arlenefilippi@yahoo.com>
Sent: Wednesday, November 22, 2017 4:50 PM
To: Secretary, Commissions (CPC); Johnson, Christine (CPC); Richards, Dennis (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; planning@rodneyfong.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: Kathy Devincenzi; Richard Frisbie; Jim & Colleen Ryan; May, Christopher (CPC)
Subject: Application Number 2014-002181CUA-Lucky Penny Site- Planning Commission Hearing Nov. 30, 2017

Follow Up Flag: Follow up
Flag Status: Flagged

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard -Lucky Penny Site
Planning Commission Hearing: November 30, 2017

My family and I have lived on Wood Street for over 90 years. Our neighborhood appreciates that the Developer has listened to our concerns and is most cooperative. In particular, on the issue of height, we understand that the proposed building would be within the 80 foot height limit and would be approximately the height of the adjacent building. It is not exceeding the height limit.

We also understand that since the lot is small and of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units. Undoubtedly, this would serve the City's goals for additional housing units. The project would build 18% affordable housing on site, with about 1/3 of the units being two bedroom units.

We have also learned that the Developer has agreed to a condition of approval that (if permitted by applicable building and planning codes), all roof screening and/or wind control measures visible from neighboring streets will be transparent or translucent so that light will be able to pass through the screening.

We do think it unfortunate that more parking spaces will not be made available. Unfortunate, because just a block down from this proposed project is a rather large assisted living complex. Daily, we see visitors circle the neighborhood trying to find parking places so that they can visit with the residents inside this building. Parking is extremely difficult now. We can only imagine the nightmare it will become.

We thank you for your time.

Arlene Filippi
42 Wood Street
San Francisco, CA 94118

May, Christopher (CPC)

From: Farah Anwar <Farah.Anwar@junotherapeutics.com>
Sent: Sunday, November 26, 2017 5:34 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); Rich Hillis; Richards, Dennis (CPC); Rodney Fong; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Kathy Devincenzi; Richard Frisbie; May, Christopher (CPC)
Subject: Application Number 2014-002181CUA; 2670 Geary Boulevard – Lucky Penny site; Planning Commission Hearing: November 30, 2017

Follow Up Flag: Follow up
Flag Status: Flagged

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard – Lucky Penny site
Planning Commission Hearing: November 30, 2017

I would like to express my appreciation to the developer for their consideration in working with our neighborhood regarding the 80-ft height limit of the proposed structure on the Lucky Penny site.

I do ask the planning commission to give our neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. However, as homeowners who have lived on Emerson Street in the neighborhood for 24 years we have watched the traffic congestion swell to dangerous levels. This project's very limited parking (16 spaces) will increase this problem; particularly for our dead-end street and the very busy Geary Corridor. The logistics of navigating this will greatly impact our neighborhood. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

The city should be **very proud** of a new building with 95 units and affordable housing on a small 12,684 sq. ft. lot!

I am happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

I ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

Thank you for your consideration,

Farah Anwar | Vice President Clinical Operations
2000 Sierra Point Parkway | 11th floor | Brisbane, California 94005
Mobile: 415-640-3846
www.junotherapeutics.com



May, Christopher (CPC)

From: Secretary, Commissions (CPC)
Sent: Monday, November 27, 2017 9:52 AM
To: Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Cc: Son, Chanbory (CPC); May, Christopher (CPC)
Subject: FW: 2670 Geary Boulevard - September 7, 2017 Planning Commission
Attachments: 20170905154935.pdf; 20170905155201.pdf; 20170905155426.pdf; 20170905155633.pdf; 20170905160023.pdf; 20170905160224.pdf; 20171122162604.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Office of Commission Affairs

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

commissions.secretary@sfgov.org
www.sfplanning.org

From: Kathy Devincenzi [<mailto:krdevincenzi@gmail.com>]
Sent: Wednesday, November 22, 2017 6:40 PM
To: Secretary, Commissions (CPC)
Cc: Cyrus Sanandaji; Kabir Seth
Subject: Fwd: 2670 Geary Boulevard - September 7, 2017 Planning Commission

To: Commission Secretary

This means that the Association does **not** oppose the version of the project that is on the November 30, 2017 Planning Commission calendar.

Laurel Heights Improvement Association of SF, Inc.
By: Kathryn R. Devincenzi, Vice-President
22 Iris Avenue
San Francisco, CA 94118
(415) 221-4700

----- Forwarded message -----

From: Kathy Devincenzi <krdevincenzi@gmail.com>
Date: Wed, Nov 22, 2017 at 1:09 PM
Subject: Fwd: 2670 Geary Boulevard - September 7, 2017 Planning Commission
To: "Secretary, Commissions (CPC)" <commissions.secretary@sfgov.org>
Cc: Cyrus Sanandaji <cyrus@presidiobay.com>, Kabir Seth <Kabir@presidiobay.com>

November 22, 2017

BY E-MAIL to commissions.secretary@sfgov.org

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: November 22, 2017

Dear President Rich Hillis and Commissioners:

We provide the following clarification. Our Association's written opposition submitted in this matter on September 5, 2017 applied to a previous version of the project which extended above the 80-foot height limit. (See forwarded copy of September 5, 2017 opposition.)

The current version of the project proposed for consideration at the November 30, 2017 Planning Commission hearing is within the 80-foot height limit.

Due to the possibility that the project could again be modified to exceed the 80-foot height limit, the Association's September 5, 2017 written opposition must remain in the official file for this matter and cannot be withdrawn. However, the Association's September 5, 2017 written opposition would only apply if the project was modified to exceed the 80-foot height limit.

Respectfully submitted,
Laurel Heights Improvement Association of SF, Inc.
By: Kathryn R. Devincenzi, Vice-President
22 Iris Avenue
San Francisco, CA 94118
(415) 221-4700

Attachment

----- Forwarded message -----

From: **Kathy Devincenzi** <krdevincenzi@gmail.com>
Date: Tue, Sep 5, 2017 at 2:01 PM
Subject: 2670 Geary Boulevard - September 7, 2017 Planning Commission
To: "Secretary, Commissions (CPC)" <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Rich Hillis <richhillissf@gmail.com>, dennis.richards@sfgov.org, planning@rodnevfong.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org
Cc: Richard Frisbie <frfbeagle@gmail.com>

To: Mr Jonas Ionin, Commission Secretary
President Rich Hillis and Commissioners

Re: Application Number 2014-002181CUA
2670 Geary Boulevard - Lucky Penny site
Planning Commission Hearing: September 7, 2017; Item 12

Attached is the submission of the Laurel Heights Improvement Association for the above-described matter.

It consists of a letter and continued Parts 2 through 6 containing supporting Exhibits.

I would be happy to deliver a paper copy to any Commissioner who would like one before the hearing.

Respectfully submitted,

Laurel Heights Improvement Association of SF, Inc.

By: Kathryn Devincenzi, Vice-President

(415) 221-4700

May, Christopher (CPC)

From: John Shea <johnesheaconsult@gmail.com>
Sent: Tuesday, November 28, 2017 10:14 AM
To: May, Christopher (CPC)
Subject: Nov 30 meeting 2670 Geary Blvd

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr May

It was good to speak with you today on the phone. Thank you for keeping me informed about this project. I am a Native San Franciscan who moved back to the City in 2011 from Cupertino. I live at 1529 Lake Street San Francisco which is located in the Richmond District. I am retired and volunteer in the Presidio. I graduated from City College of San Francisco, UC Berkeley and the University of Santa Clara Law School.

I support the Planning Commission staff to increase the number of affordable units at this location to at least 23 units. While it would be great if it could be 100% affordable housing I realize that we need to reach an acceptable balance of affordable housing at this location.

I also recommend that we do not waive the rear yard requirements. We need green space in this city.

Increase the number of parking spaces for cars to 23 spaces.

Install electric charging stations in the garage. Install at a minimum 8 charging stations one for each floor.

John

--

John E. Shea

johnesheaconsult@gmail.com

May, Christopher (CPC)

From: Alfred Sodini <ducha931@aol.com>
Sent: Wednesday, November 29, 2017 10:19 AM
To: May, Christopher (CPC)
Cc: Karunaratne, Kanishka (BOS)
Subject: 2670 Geary Blvd: Case No. 2014-002181CUAVAR

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. May:

The Anza Vista Neighborhood Association would like to inform you of its support for a Conditional Use Permit to allow development of an 8-story mixed-use building at 2670 Geary Blvd; the site of the former Lucky Penny Restaurant. While the Lucky Penny was a cherished fixture in our neighborhood for as long as most of us can remember, we also realize the need for additional housing in our City.

Please let me know if I can answer any questions.

Regards,

Al Sodini
President
Anza Vista Neighborhood Association
415 931-8988

May, Christopher (CPC)

From: Nancy Yee <nancymyee@aol.com>
Sent: Wednesday, November 29, 2017 12:47 PM
To: Secretary, Commissions (CPC); Ionin, Jonas (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Cc: May, Christopher (CPC)
Subject: Application Number 2014-002181CUA, 2670 Geary Boulevard – Lucky Penny site

Follow Up Flag: Follow up
Flag Status: Flagged

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard – Lucky Penny site
Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

We do ask the planning commission to give the neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. This project's very limited parking (16 spaces) will create more problems for the very busy Geary Corridor. We would be experiencing the overflow parking as well as the increased traffic. Masonic and Geary already has bottleneck traffic issues.

I am especially concerned for my elderly parents who walk and use these intersections regularly. The logistics of navigating this will greatly impact the safety of our neighborhood for pedestrians and cars alike. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

We are also happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

We ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

We greatly appreciate your consideration of my concerns in this matter.

Respectfully,

Nancy Yee
Robert Yee
65 Lupine Avenue
San Francisco, CA 94118

May, Christopher (CPC)

From: Elisa <elisasyee@aol.com>
Sent: Wednesday, November 29, 2017 3:41 PM
To: Moore, Kathrin (CPC)
Cc: May, Christopher (CPC)
Subject: Application Number 2014-002181CUA , 2670 Geary Boulevard – Lucky Penny site

Follow Up Flag: Follow up
Flag Status: Flagged

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard – Lucky Penny site
Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

We do ask the planning commission to give the neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. This project's very limited parking (16 spaces) will create more problems for the very busy Geary Corridor. We would be experiencing the overflow parking as well as the increased traffic. Masonic and Geary already has bottleneck traffic issues.

We are very concerned about how increasingly dangerous it is to walk in the neighborhood. We do not drive and take Muni but just walking to the bus stop is a challenge as traffic is getting very very bad in the neighborhood and will be one of the most dangerous areas in the City for pedestrians and drivers. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

We are also happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

We ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

We greatly appreciate your consideration of my concerns in this matter.

Respectfully,

Elisa Yee
Willy Yee
65 Lupine Avenue
San Francisco, CA 94118

Received at CPC Hearing 11/30/17
L. Ajello-Hoyland

ZAIDA T. RODRIGUEZ
EARLY EDUCATION SCHOOL
PRE AND TRANSITIONAL KINDERGARTEN
EARLY EDUCATION DEPARTMENT
421 BARTLETT STREET
SAN FRANCISCO, CA 94110
(T) 415.695.5844



SFUSD SAN FRANCISCO
PUBLIC SCHOOLS

November 30, 2017

RE: proposed planning development at 2918 Mission Street

Dear Members of the Planning Commission;

My name is Dr. Thor Boucher and I am the Principal at Zaida T. Rodriguez Early Education School (EES) which is immediately adjacent to this proposed development.

Zaida T. Rodriguez EES serves roughly 100 students ranging in age from 2 years 9 months through kindergarten age. For the past 72 years, Zaida T. Rodriguez EES (formerly known as Mission Child Development Center until 2009 and renamed after the passing of the school's Principal) has provided exceptional high-quality child care programming to some of our most marginalized children and families. One of only two district schools with a Reggio Emilia-inspired curriculum focusing on projects, investigations and inquiry, our educational approach focuses on respect, responsibility and community. For more than 7 decades, our city's youngest learners have overcome tremendous obstacles by finding refuge and safety in a warm and caring school, free from environmental disruptions and built around a true sense of community supported by nurturing and inclusive neighbors.

Our student population includes more than 83% of our families receiving child care subsidies due to their low socio-economic situations. Over the years, we have watched the Mission District explode with new housing developments, pushing out generations of families that have once walked the halls of our school. Our staff, some going as far back as 1979, have watched as the encroaching gentrification pushed closer and closer to the gates of our play yard, classrooms, and open spaces. Now that encroachment is standing at our doorstep, overpowering our single-story school as a mid rise building catered towards the tech industry strips away more of the rich cultural and historical composition of our community.

If this project is approved, our children will be subjected to years of construction, interfering with their ability to learn, grow and receive their much needed rest as children this young still require naps to sustain their physical and cognitive development. In addition to the impact to learning, the environmental impacts on the health and general wellness of young students, some with severe disabilities cannot be known but can be anticipated as there is well documented evidence about the impacts construction toxins have on neighboring buildings. In addition to the nearly 100 students that attend our school each day and half which come year-round, we also have a Speech and Language Center located on campus and immediately in the room adjacent to where the construction will be taking place. Serving 40 students from all communities in San Francisco, those children receiving speech and language supports consistent with their federally mandated Individualized Education Plans under the Individuals with Disabilities Act would be detrimentally affected as the ability to provide clear, articulated

speech and language supports and monitoring for progress would be incomprehensibly affected by ongoing construction and the inability to access the high quality supports students are afforded allowing them to achieve their full potential.

Another important consideration is the increase traffic on Osage Alley, which is used as the primary entrance and exit points for families dropping off their young children. How will Osage Alley ensure that families have access to their children's school during construction? How will this impact our emergency egress plans in the event of a fire, earthquake or other disaster that requires the quick, and more importantly SAFE passageway for children and staff? Once completed, what will be the increased traffic usage of Osage Alley and for the above mentioned reason, how can we ensure the alley remains safe, accessible and unobstructed. The answer is simple. You can't. One may make promises of "keeping the space free and clear" to sell an idea, but the reality of it is you cannot predict human behavior and fortunately, we don't have to as our neighbors have been here for almost as long as the school has. We take pride in our community, and this project doesn't seem to add value or culture, nor does it add to community pride that has existed long before the tech bubble.

I urge the Planning Commission to come to Zaida T. Rodriguez. Get a first hand account of the potential impact this proposed project would have on our school and community. Come and see the joyful learners that are excited to come to school each day because they know that the school is a safe place, a secure and loving campus, and a space where they can learn and grow. As you make your way to our school, and I hope you do, please count the number of buildings you see along the way currently under construction, with scaffolding, and being built. Hold onto that number and I will show you 100 reasons why this project does not need to be a part of that count.

I welcome your visit, your questions, and your support to ensure that our children continue to thrive in an atmosphere free from construction and academic disruption.

THORBOUCHER, Ph.D.

Principal,
Zaida T. Rodriguez Early Education School
L. R. Flynn & Monroe Elementary School OST
San Francisco Unified School District
20 Cook Street
San Francisco, CA 94118
C: 415.852.0085
E: bouchert@sfusd.edu



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 11/30/17
M. Chandler

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1526 Wallace		4829/004	
Case No.	Permit No.	Plans Dated	
2017010819CUA		8-9-17	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Request for a Conditional Use Authorization to process and sell livestock (Livestock Processing I)			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____
<input type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </div> <div style="margin-top: 5px;"> a. Per HRER dated: _____ <i>(attach HRER)</i> b. Other <i>(specify)</i>: _____ </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments <i>(optional)</i> : <div style="height: 40px; border: 1px solid black;"></div>	
Preservation Planner Signature: _____	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : <div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </div> STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Planner Name: Mathew Chandler</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;">Project Approval Action:</div> <div style="margin-bottom: 5px;">Planning Commission Hearing</div> <div style="font-size: small;"> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </div>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;">Signature:</div> <div style="font-size: 2em; font-weight: bold; margin-bottom: 5px;">Mathew Chandler</div> <div style="font-size: 2em; font-weight: bold; margin-bottom: 5px;">r</div> <div style="font-size: small;"> Digitally signed by Mathew Chandler Date: 2017.11.29 12:58:07 -08'00' </div>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



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aldf.org

November 21, 2017

RE: Saba Live Poultry Conditional Use Permit Application (2017-010819CUA)

Dear San Francisco Planning Department,

Animal Legal Defense Fund (ALDF) hereby submits these comments to the San Francisco Planning Department (Department) for consideration in regard to the conditional use permit application currently pending for 1526 Wallace Avenue.

ALDF is a California-based national nonprofit organization whose mission is to protect the lives and advance the interests of animals through the legal system. ALDF has more than 250,000 members and supporters nationwide, including nearly 2000 in San Francisco County. ALDF achieves its mission in part by encouraging stricter enforcement of laws that protect and require consideration of animals, including the California Environmental Quality Act (CEQA).

As it stands, the Department lacks an adequate legal basis for approving the conditional use of 1526 Wallace Avenue as a livestock processing facility. The conversion of this building into a livestock sale and processing facility has significant environmental effects that demand analysis and mitigation under CEQA, rendering a categorical exemption inappropriate. Moreover, approving the transport, housing, slaughter, and processing at this location will detract from future economic development of Bayview-Hunters Point, and will unduly burden a community that already suffers from disproportionate environmental impacts. This facility should not be approved—but at the very least, its effects should be identified, analyzed, and mitigated.

Background: Saba Live Poultry

Saba Live Poultry is a New York-based company with 10 outlets nationwide.¹ Saba specializes in the sale and slaughter of live animals: chicken, ducks, quail, roosters, guinea hens, other types of fowl, rabbits, lamb, veal calves, goats, and sheep.² Animals at its facilities are individually selected by customers and can be slaughtered and prepared according to their specifications.³

Saba has an existing Bay Area location at 849 Kennedy Street in Oakland. Saba initially applied for a conditional use permit from the City of Oakland in 2012 to slaughter 20,000 birds per year (up to 100 per day) at this facility. In 2015 Saba sought to increase the number of birds slaughtered at this location each year from 20,000 to 50,000 (up to 150 per day), and to diversify its operation by slaughtering 2500 sheep and goats per year (25-50 per week).⁴ Saba's application to the S.F. Planning Department does not specify what types or how many animals it plans to process at its Bayview facility; the application merely states the proposed use is "livestock processing." To ALDF's knowledge, the Department has not made any further inquiry into the scale or nature of the proposed operation.

Saba's birds are raised in Lancaster, Pennsylvania and transported, live, nationwide.⁵ Birds are trucked in to the Oakland facility alive each day.⁶ They are housed in cages, three or four to a cage, for up to five days, before individual birds are purchased by customers and slaughtered to their specifications.⁷ Birds housed longer than 48 hours are offered to customers either at a reduced price or for free with the sale of fresh live birds.⁸ Goats and sheep are separately trucked in multiple times each week and housed on site for roughly two to three days.⁹ None of this information is included on Saba's permit application, and to ALDF's knowledge, the Department has not made any further inquiry into the scale or nature of the proposed operation.

When a customer purchases an animal at the Saba facility, it is slaughtered in accordance with Halal standards—standards that govern the specific manner in which an animal is slaughtered, but not necessarily how an animal is raised or handled before arriving at the Saba facility. Under Halal standards, an animal's throat is cut by a sharp knife that severs the carotid artery, jugular vein, and windpipe in a single swipe. Animals are not stunned or rendered unconscious before being killed, as they would be in a non-Halal slaughterhouse. Once the blood drains from the carcass, the feathers are plucked out, the skin is removed, and all internal organs are cleaned out and disposed of¹⁰; how exactly the animal's feathers, skin, and organs are removed at Saba's facilities is unclear, as is the method of disposal for the animal's feathers, skin, head, feet, organs, innards, and blood. The meat is then cut to the customer's specifications, packaged into several bags, and delivered to the customer on site.¹¹ Again, none of this information is included on Saba's permit application, and to ALDF's knowledge, the Department has not inquired about any of these facts.

The Saba Facility is Not Compatible with Long-Term Economic Development in Bayview-Hunters Point

To be clear, the Saba facility is not a quaint butcher shop that will bring a bit of the Bayview's history back to the area,[†] nor is it akin to the many food-based small businesses that are currently thriving there today. As explained below, a facility that houses and slaughters tens of thousands of animals each year in extremely close proximity to other businesses, customers, and residents presents concerns that are distinct from and far more significant than those implicated by a traditional butcher shop or deli, which would simply cut or prepare raw meat products to customer specifications.

ALDF recognizes the importance of the successful economic development of the Bayview in accordance with the desires of local residents. For this very reason, prior to submitting these comments, ALDF has engaged with Greenaction for Health and Environmental Justice, the Bayview-Hunters Point Environmental Justice Task Force, and Bayview-Hunters Point Community Advocates, as well as individual business owners and members of Economic Development on Third (EDOT) and the Merchants of Butchertown—several of whom support ALDF's comments or are submitting comments separately to raise their concerns about this facility. Still, the nature and reality of animal slaughter and processing result in serious and significant environmental, social, and economic effects that the Department must thoroughly assess under CEQA *before* allowing this type of industry to be established in a sensitive and overly-burdened community. The designation of Bayview-Hunters Point as an industrial zone should not and does not provide the Department with carte blanche to site facilities that will further reduce the quality of life of its residents.

The Department Must Comply with CEQA

Upon receipt of an application for a conditional use permit,¹² CEQA requires the Planning Department to review the application and determine whether the proposed use qualifies for a categorical exemption.¹³ A project is exempt from CEQA *only if* the exemption is not barred by an exception to the exemption.¹⁴ The Department has the authority to request additional information from the applicant to inform its CEQA analysis.¹⁵

[†] In fact, such a shop exists just 400 feet from the proposed Saba facility, which further demonstrates that the facility is not necessary to serve a need within the community. Just around the corner of Wallace Ave & Jennings Street is a family-owned business that has operated in the Bayview since 1917, which provides fresh eggs as well as fresh and frozen poultry, small game, and seafood, some of which are certified organic. Thus, the expansion of this chain is not necessary to bring the service it provides to the Bayview, nor to the Bay Area.

An exemption to CEQA applies to the permitting of existing private facilities involving negligible or no expansion of use beyond that existing at the time the Planning Department makes its CEQA determination.¹⁶ This is not a categorical, statutory exemption to CEQA, but a regulatory guideline; it can only be applied in the absence of certain factors.¹⁷ In assessing whether this exception applies, it is the Department's duty to determine whether there is substantial evidence that the project may have the particular environmental impacts described in the exception.¹⁸ "The key consideration is whether the project involves negligible or no expansion of an existing *use*" of a facility.¹⁹ That is, the Department must consider how the facility will be used, not simply the extent to which its physical structure will be altered. Moreover, CEQA requires the Department to consider the indirect effects of its actions,²⁰ including economic and social impacts that flow from the physical use of a facility.²¹

To determine whether an exemption can properly apply to a new project, the Department completes a CEQA Categorical Exemption Determination (CEQA Worksheet). This Worksheet contains several questions that purport to assess the potential impacts of a proposed action. Among these questions are whether the project has "the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)," or "the potential to adversely affect transit" In any event, a categorical exclusion is never appropriate "for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."²²

The fact that other agencies will regulate the after-effects of an approved action does not absolve the Department of its duty to assess the environmental effects of a proposed action in the first instance.²³

"[I]f a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an [Environmental Impact Report] even though it may also be presented with other substantial evidence that the project will not have a significant effect." After preparing an Environmental Impact Report, the Department may only issue a "negative determination" if there is no substantial evidence, in light of whole record, that the project may have a significant effect.²⁴

The Saba Facility Will Have Significant Environmental Effects

Environmental issues associated with poultry and livestock processing include air emissions, wastewater and water emissions, solid waste management, socioeconomic and environmental justice, and animal health and welfare. The Department can and must consider all of these issues prior to granting a conditional use permit.

1. Air emissions

The CEQA Worksheet prepared for this facility indicates that it will not emit substantial pollutant concentrations from diesel trucks, nor adversely affect transit. This is incorrect. CEQA requires the Department to consider not just emissions and effects from the facility itself, but from the project as a whole—including the trucks and transport that are essential to its operation. If operations at Saba's Oakland facility are any indication, trucks will travel both to and from the Bayview facility each day to deliver birds, to and from the facility several times per week to deliver larger animals, and an unknown amount of times at unknown intervals to carry waste from the facility. Each of these trips is essential to Saba's operation, and also a direct contributor to air emissions and climate change. In fact, the federal Farm Service Agency recognizes that trucks are a primary source of greenhouse gases produced by the poultry industry.²⁵

As of 2009, diesel particulate matter emission from trucks and buses made up 23 percent of all air emissions within Bayview-Hunters Point.²⁶ Over half of these emissions result from activity on the freeways that cut through the neighborhood and disproportionately burden the community with air quality impacts.²⁷ However, diesel trucks also account for over 1.6 million vehicle miles traveled through arterial streets and over 120,000 vehicle miles traveled on local roads in Bayview-Hunters Point, not including idling time.²⁸ Traffic densities in the western portion of the neighborhood exceed the traffic densities of more than 85 percent of the remaining tracts in San Francisco, and this is only expected to increase through 2040.²⁹ Increasing truck traffic on arterial and local streets will continue to decrease local air quality and public health, further burdening this community.

In addition to the diesel emissions caused by these trucks, trucks carrying animals to the facility have the potential to spread pathogens and other matter from the animals, themselves. The nature of live animal transport requires open-sided trucks or ventilatory openings.³⁰ The Food and Agriculture Organization (FAO) of the United Nations describes live animal transport as "ideally suited for spreading disease," given that animals are "confined together for long periods in a poorly

ventilated stressful environment.”³¹ The immunosuppressive stress of prolonged transport may not only increase a healthy animal’s susceptibility to infection, but it may trigger the emergence of a variety of diarrheal and respiratory diseases caused by endogenous microorganisms that might not normally lead to disease.³² Because no federal laws regulate the long-distance transport of chickens, specifically, it is even more difficult to ensure that flocks do not present disease risk to the communities of residents through which they are transported.³³

Air emissions from animal confinement, slaughter, and processing that will take place at the facility also present significant environmental concerns. Animal holding areas, processing operations, sanitizing operations, wastewater systems, and heat sources are recognized by the U.S. Environmental Protection Agency as sources of volatile organic compounds, hazardous air pollutants, and other criteria pollutants. In addition to volatile organic compounds, confinement facilities can emit other air pollutants of concern, such as hydrogen sulfide, ammonia, and toxins less than 10 microns in diameter (“PM₁₀”), including endotoxins, bacteria, yeasts, and molds.³⁴ They also cause odors from animal housing and waste management, and dust from feed storage, loading and unloading, and waste management activities.³⁵ Long-distance live animal transport also may increase the fecal shedding of disease agents: studies have shown that long-distance transport increases the prevalence of *Salmonella* within animal feces, and the number of contaminated animals.³⁶ Long-distance live animal transport may also facilitate the spread of animal pathogens with the potential to cause human disease, such as Avian influenza.³⁷

Facilities that confine animals emit air pollutants through the management and disposal of animal manure, the movement of animals and their bedding, and the animals themselves. Ammonia gas and other sources of odor are generated primarily during denitrification of manure and can be released directly into the atmosphere at any stage of the manure handling process, including through ventilation of buildings and manure storage areas.³⁸ Ammonia gas levels also may be affected by the ambient temperature, ventilation rate, humidity, stocking rate, litter quality, and feed composition (crude protein). Ammonia gas (NH₃) has a sharp and pungent odor and can act as an irritant when present in elevated concentrations. When deposited into surface waters it may contribute to eutrophication, which depletes water of oxygen and harms aquatic and other water-dependent species.

Airborne dust is another factor. In poultry production and processing operations, dust results from the handling and storage of feed ingredients that may include biological agents (pathogens, bacteria, fungi, mites, and viruses) and particles from grain, mites, fungi, and bacteria, as well as inorganic material such as limestone.³⁹

Other sources of dust include bird manure and associated bioaerosols.⁴⁰ Dust can cause respiratory problems and facilitate transport of odors and diseases. Some dusts may contain antigens that can cause severe irritation to the respiratory tract.⁴¹ Acute toxic alveolitis, otherwise known as organic dust toxic syndrome, can accompany even brief, occasional exposures to heavy concentrations of organic dust and moldy feed materials in agricultural environments.⁴² Inadequately ventilated buildings can exacerbate these concerns for workers in the facility, while improper ventilation systems can disperse the risks to nearby businesses and their customers, as well as local residents.

Children, the elderly, and other sensitive populations are particularly susceptible to air emissions, including particulate matter and suspended dust that are linked to asthma and bronchitis. Smaller particles can actually be absorbed by the body and can have systemic effects, including cardiac arrest. Long-term exposure can lead to decreased lung function.⁴³ Ammonia emissions are rapidly absorbed by the upper airways in the body, causing severe coughing and mucous build-up—and if severe enough, scarring of the airways. Particulate matter may lead to more severe health consequences for workers who are exposed by their occupation.⁴⁴

This is especially relevant in Bayview-Hunters Point. Compared to San Francisco as a whole, all of Bayview-Hunters Point is in the top 25 percent of tracts with highest “PM2.5”⁴⁵ concentrations; however, the average concentration in Bayview-Hunters Point is about 2 percent higher than the average for all of San Francisco. In 2010, 4.4 percent of Bayview-Hunters Point population lived in an area with a PM2.5 concentration at or above 10 µg/m³, compared to 1.2 percent of citywide populations living in such an area.⁴⁶ Likewise, 5.5 percent of Bayview-Hunters Point residents live in an area with total cancer risk greater than 100 cases per 1 million people, compared to 3.3 percent of residents citywide—a disproportionately greater percentage than the surrounding community.⁴⁷

Degraded air quality can negatively affect the mental health and quality of life of nearby residents. Odors can cause lifestyle changes for individuals in the surrounding communities and can alter many daily activities. If odors are severe, people may choose to keep their windows closed, even in high temperatures when there is no air conditioning; parents may choose to not let their children play outside nearby. Odors can cause negative mood states, such as tension, depression, or anger, and possibly neuropsychiatric abnormalities, such as impaired balance or memory.⁴⁸

These effects warrant consideration with regard to the Saba facility, especially, because nuisance odors, traffic density, and asthma hospitalization rates are already environmental justice indicators for Bayview-Hunters Point—meaning this

neighborhood already suffers from these adverse environmental circumstances disproportionately compared to San Francisco as a whole or other San Francisco neighborhoods.⁴⁹ The effect of nuisance odors is already familiar to residents of Bayview-Hunters Point: since publication of the Southeast Plant Odor Control Master Plan in 1998, the San Francisco Public Utility Commission has recognized that nuisance odors are an issue due to the siting of the treatment plant that processes 80 percent of San Francisco's wastewater.⁵⁰ Plus, the Saba facility will be located less than a half-mile from Drew and Carver Elementary Schools (.4), a half-mile from the Burnett Child Development Center, and under a mile from both Hart Elementary and the Malcolm X Academy (.7). As the members of this community who are most sensitive to airborne emissions, the health of students at these schools must be protected.

To ALDF's knowledge, the Department lacks *any* information about the Saba facility's effects with regard to air emissions, which the Department can and must consider prior to granting a conditional use permit.

2. Wastewater and water emissions

Wastewater is one of the biggest concerns associated with slaughterhouses nationwide. Poultry operations, specifically, may generate effluents from various sources, including poultry housing, feeding, and watering, as well as from waste storage and management. The siting of the Southeast Plant mentioned above indicates that the Bayview-Hunters Point community already bears a disproportionate burden from the indirect impacts of wastewater.⁵¹

Effluents from poultry operations typically have a high content of organic material—and consequently a high biochemical oxygen demand and chemical oxygen demand—as well as nutrients and suspended solids such as fat, grease, and manure.⁵² The greenhouse gases methane and carbon dioxide are created both in the process of slaughter and by the degradation of wastewater. Wastewater contains a number of organic materials, all of which release methane and carbon dioxide when they decompose. It may also contain residual amounts of growth enhancers and antibiotics, hazardous materials such as disinfecting agents, and pesticides and rodenticides that may be used to control pests within the facility.⁵³

Wastewater from slaughterhouses is also one of the largest sources of nitrate pollution in drinking water nationwide.⁵⁴ High nitrate levels can cause blue baby syndrome, a fatal condition that impacts babies under six months of age. Nitrogen pollution in waterways can also kill aquatic life, and make it much more difficult for fish, insects, and other water-dependent species to survive.

To ALDF's knowledge, the Department lacks *any* information about the Saba facility's effects with regard to water emissions, which the Department can and must consider prior to granting a conditional use permit.

3. Solid waste management and disposal

Solid waste generated during poultry production includes waste feed, animal waste, carcasses, wastewater, contaminated ventilation filters, and used cleaning materials.

With regard to feed, common poultry feed primarily consists of corn and soy, although other grains, materials, and substances of animal origin (e.g. fish meal, meat and bone meal, and milk products) may also be added.⁵⁵ Feed is typically supplemented with amino acids, enzymes, vitamins, mineral supplements, and may contain hormones, antibiotics, and heavy metals.⁵⁶ Feed can become unusable waste material if spilled during storage, loading, and unloading or during animal feeding.⁵⁷

With regard to animal waste, poultry production operations can generate significant quantities. Animal waste management requires collection, transport, storage, treatment, and either use or disposal. Manure is generally stored on-site at poultry processing facilities until it can be transported elsewhere. Poultry manure contains nitrogen, phosphorus, and potentially hormones, antibiotics, and heavy metals that are part of the animals' feed.⁵⁸ In fact, the U.S. Department of Agriculture has found that poultry manure generally contains two to four times more nutrients than is contained in the manure of other livestock.⁵⁹ These substances may result in air emissions of ammonia and other gases and may pose a potential risk of contamination to surface or groundwater resources if not properly stored, treated, and disposed of. Manure also contains bacteria and pathogens that may potentially affect soil, water, and food resources.⁶⁰ Animal carcasses are also a significant source of disease and odors, and can attract disease vectors.⁶¹

To ALDF's knowledge, the Department lacks *any* information about the Saba facility's effects with regard to solid waste, which the Department can and must consider prior to granting a conditional use permit.

4. Socioeconomic and Environmental Justice impacts

CEQA requires the Department to analyze the effects of the Saba facility on the particular community in which it will operate; even if the facility could generally be permitted, it may not be appropriate for the Bayview, specifically. To guide an environmental justice analysis, “indicators” are used to determine what adverse socioeconomic, environmental, health, community, and other circumstances residents of Bayview-Hunters Point experience disproportionately compared to San Francisco as a whole or to other neighborhoods in San Francisco. The U.S. Environmental Protection Agency defines environmental justice indicators as data that “provide information that can be used in an environmental justice assessment to supplement, as appropriate, information more specific to the environmental decision being evaluated (e.g., impacts from a facility being sited or permitted, or potential impacts from a proposed rule) and data required by the statutes and regulations that apply to the particular situation.”⁶²

In June 2017, the San Francisco Public Utility Commission (SFPUC) published an Environmental Justice Analysis for Bayview-Hunters Point as part of its Biosolids Digester Facilities Project. This analysis builds upon previous or concurrent studies that are also relevant to the Department’s environmental justice analysis of the Saba facility.⁶³ The recent SFPUC analysis shows that nuisance odors, traffic density, population of children, resiliency to climate change, and asthma hospitalization rates are considered environmental justice indicators for Bayview-Hunters Point—meaning this neighborhood already suffers from these adverse environmental circumstances disproportionately compared to San Francisco as a whole or other San Francisco neighborhoods.⁶⁴ These indicators are particularly relevant to the permitting of the Saba facility in light of its potential environmental effects explained above.

Over half of San Francisco’s industrial zoning is located in Bayview-Hunters Point.⁶⁵ Ninety-one to 100 percent of residents in the immediate neighborhood around the proposed 1526 Wallace Ave are considered “minority” or non-White.⁶⁶ In the neighborhood as a whole, 19 percent of families and 21 percent of individuals live below the federal poverty thresholds.⁶⁷ This community’s designation as an industrial zone should not and does not provide the Department with carte blanche to site facilities that will further reduce the quality of life of its residents.

To ALDF’s knowledge, the Department lacks *any* information about the Saba facility’s effects with regard to environmental justice, which the Department can and must consider prior to granting a conditional use permit.

5. Animal Health and Welfare

Confining large numbers of animals indoors results in direct and detrimental impacts to the animals, which should be considered under CEQA.

The cross-country journey from Pennsylvania undoubtedly causes physical and psychological trauma to the animals before they even arrive at the Saba facility. No federal law protects live chickens, specifically, during transport, nor guarantees them access to food, water, and shelter. The nature of live animal transport requires open-sided trucks or ventilatory openings; crates are often improperly covered, and birds can be exposed to high winds and cold temperatures. The unfeathered parts of their bodies become red and swollen, and sometimes even gangrened. During the trip, many chickens can die from hypothermia or heart failure associated with stress.⁶⁸

Once at the Saba facility, birds are housed in cages indoors. Indoor cage confinement causes hens more psychological stress, which is generally thought to render birds more susceptible to infectious disease.⁶⁹ Stress hormones can also increase bacteria colonization and systemic spread in chickens,⁷⁰ and stress-related corticosteroids can impair the immune system.⁷¹

The birds' environment also leads to social issues that affect their health. Feather pecking occurs when one bird pecks or pulls at the feathers of another; it can damage plumage and injure a bird's skin, and sometimes lead to cannibalism. Cannibalism refers to the pecking, tearing, and consuming of skin, tissue, or organs of flock mates. Pecking and cannibalism are easier to prevent than to stop once they start; because birds are attracted to blood and have a tendency to imitate each other, they mimic the aggressive pecking or cannibalistic behavior they see in other members of the flock. Overcrowding, overheating, inadequate nutrition, excessive lighting, incorrect flock sizes, flocks of different ages and colors, and abrupt changes in management and environment can all precipitate feather pecking and cannibalism among flocks in facilities of any size.⁷²

Chickens, ducks, and turkeys are more sensitive to lights than humans—because chickens have greater sensitivity to multiple regions of visible light, they perceive light as brighter and more intense than humans.⁷³ As such, the number of hours of light provided to a flock and the intensity of the light can influence cannibalistic behavior; extremely bright lights or excessively long periods of light will cause birds to become hostile toward each other. High-energy and low-fiber diets, feed lacking in protein and other nutrients, and diets with inadequate salt content can also lead to pecking behavior. Underweight birds are particularly prone to be victims of this behavior.

Caged facilities are particularly problematic because they prevent chickens from engaging in natural behaviors that keep them mentally and physically healthy. A chicken's natural behavior includes spending a considerable portion of the day searching for food. Accordingly, when a bird's environment is not suitable for the expression of normal foraging behavior, pecking can be redirected toward flock mates and lead to cannibalism. Combining birds of different ages, breeds, colors, or sizes that have not been reared together often upsets the social order of a flock and increases the chances of cannibalism. Birds caged without access to a perch cannot escape it if it occurs within their cage. Because indoor, confined conditions exacerbate many of the social and environmental factors that contribute to pecking and cannibalism, they are particularly harmful.

Animal disease-causing agents can also spread rapidly among confined flocks. Animal diseases can enter a facility with new animals, on equipment, and on people. Some diseases can weaken or kill large numbers of animals at an infected facility. Both poultry manure and carcasses contain pathogenic organisms which can infect humans, for example viruses such as Avian Influenza (strain HN51), and parasites such as parasitical worms. In some cases, the only remedy available to an operation is to euthanize an entire group of animals to prevent the spread of the disease.

Good ventilation, air movement, proper temperature, dry conditions, freedom to express natural behaviors, and sunlight are also essential for other animals who may be housed at the Saba facility. ALDF is deeply concerned about the conditions in which these animals will be kept. However, due to Saba and the Department's lack of notice about the specific types of animals who will be housed and slaughtered at the Saba facility, ALDF is unable to provide meaningful comments about the health and welfare of these additional species.⁷⁴

To ALDF's knowledge, the Department lacks *any* information about the Saba facility's practices or effects with regard to animal health and welfare, which the Department can and must consider prior to granting a conditional use permit.

Conclusion

Animal confinement facilities, slaughterhouses, and processing plants of any scale may have significant environmental effects. The Department simply does not possess enough information about the proposed Saba Live Poultry facility and its effects to make the requisite determination that a categorical exemption under CEQA is appropriate. The Department's approval of this facility without proper analysis of the effects documented herein would violate CEQA.

The detrimental impact that live animal confinement, slaughter, and processing will have on the Bayview-Hunters Point community, environment, and animals counsel toward denying this facility a conditional use permit. At the very least, the Department must conduct a proper CEQA analysis before making a decision on the application. ALDF therefore urges the Department to deny the conditional use permit for this facility unless and until its effects on animals, the environment, and the local community are studied and mitigated.

Respectfully Submitted,

Cristina Stella

Cristina Stella
Staff Attorney, Animal Legal Defense Fund

¹ See Saba Fresh Meat, "About Our History Here at Saba Halal," <http://www.sabahalal.com/about-us.html> (last visited Nov. 20, 2017).

² *Id.*

³ *Id.*

⁴ Oakland City Planning Comm'n, Case File No. DET15-026-A01, Staff Report (July 1, 2015), available at <http://www2.oaklandnet.com/oakcal/groups/ceda/documents/agenda/oak053781.pdf> (hereinafter "Oakland Staff Report").

⁵ Saba Fresh Meat, *supra* note 1.

⁶ Oakland Staff Report, *supra* note 4.

⁷ *Id.*

⁸ *Id.*

⁹ *Id.*

¹⁰ *Id.*

¹¹ *Id.*

¹² Cal. Pub. Res. Code § 21080(a).

¹³ Cal. Code Regs. tit. 14, § 15061(a).

¹⁴ *Id.* § 15061(b)(2).

¹⁵ *Id.* § 15060.5.

¹⁶ *Id.* § 15301.

¹⁷ See *Save Our Schs. v. Barstow Unified Sch. Dist.*, 240 Cal. App. 4th 128, 140-41 (Cal. Ct. App. 2015).

¹⁸ *Id.* at 139.

¹⁹ Cal. Code Regs. tit. 14, § 15301.

²⁰ *Id.* § 15064(d).

²¹ *Id.* § 15064(e).

²² *Id.* § 15300.2.

²³ See *Buffalo River Watershed Alliance v. USDA*, No. 4:13-cv-450-DPM, 2014 WL 6837005 (E.D. Ark. Dec. 2, 2014).

²⁴ Cal. Code Regs. tit. 14, § 15070.

²⁵ United States Dept. of Agric. Farm Serv. Agency, Draft Environmental Assessment (Oct. 2017), at 3-10, available at https://www.fsa.usda.gov/Assets/USDA-FSA-Public/usdfiles/State-Offices/Arkansas/env-docs/draft_ea_tracypoultry_20171025.pdf; see generally Humane Soc’y of the United States (HSUS), Green Gas Emissions from Animal Agriculture, available at <http://www.humanesociety.org/assets/pdfs/farm/hsus-fact-sheet-greenhouse-gas-emissions-from-animal-agriculture.pdf>.

²⁶ San Francisco Dept. of the Env’t, Bayview Hunters Point Community Diesel Pollution Reduction Project at 10 (Feb. 2009), available at https://sfenvironment.org/sites/default/files/fliers/files/sfe_ej_bvhp_diesel_pollution_reduction_project_report.pdf (hereinafter “Diesel Pollution Report”).

²⁷ *Id.* at 12, 17.

²⁸ *Id.* at 14.

²⁹ San Francisco Pub. Utils. Comm’n, Env’tl. Justice Analysis for Bayview-Hunters Point at 4-30 (June 2017), available at <http://sfwater.org/modules/showdocument.aspx?documentid=10879> (hereinafter “SFPUC Analysis”).

³⁰ M. Greger, *The Long Haul: Risks Associated With Livestock Transport, Biosecurity and Bioterrorism: Biodefense Strategy, Practice, and Science* at 305 (2007), available at <http://www.humanesociety.org/assets/pdfs/farm/b-b2007-5-4.pdf>.

³¹ *Id.* at 301.

³² *Id.*

³³ *Id.* at 304.

³⁴ Declaration of Professor Steven B. Wing, Ph.D., (Sept. 3, 2015), available at <http://buffaloriveralliance.org/Resources/Documents/Ex.%205%20-%20Wing%20declaration%20FINAL%20w%20Exhibits%20-%20reduced%20size.pdf>.

³⁵ Int'l Finance Corp., Environmental, Health, and Safety Guidelines for Poultry Production at 6 (Apr. 30, 2007), available at <http://www.ifc.org/wps/wcm/connect/26baaf004886581fb43ef66a6515bb18/final+-+poultry+production.pdf?mod=ajperes> (hereinafter "IFC Guidelines").

³⁶ Greger, *supra* note 30, at 301.

³⁷ *Id.* at 302.

³⁸ IFC Guidelines, *supra* note 35, at 6.

³⁹ *Id.* at 11.

⁴⁰ *Id.*

⁴¹ *Id.*

⁴² *Id.*

⁴³ Carrie Hribar, Nat'l Ass'n of Loc. Boards of Health, *Understanding Concentrated Animal Feeding Operations and Their Impact on Communities* at 6 (Mark Schultz, ed., 2010), available at http://www.cdc.gov/nceh/ehs/docs/understanding_cafos_nalboh.pdf.

⁴⁴ *Id.*

⁴⁵ PM_{2.5}, also called "fine particulates," consists of particles with diameters that are less than or equal to 2.5 microns in size. PM_{2.5} is a more serious health concern than PM₁₀, since smaller particles can travel more deeply into our lungs and cause more harmful effects. SFPUC Analysis, *supra* note 29, at 4-24.

⁴⁶ *Id.*

⁴⁷ *Id.* at 4-28, 4-29.

⁴⁸ Wing Decl., *supra* note 34, at ¶ 15.

⁴⁹ SFPUC Analysis, *supra* note 29, at 4-2.

⁵⁰ *Id.* at 4-29.

⁵¹ SFPUC Analysis, *supra* note 29, at 4-29.

⁵² IFC Guidelines, *supra* note 35, at 5.

⁵³ *See id.* at 5, 6-7.

⁵⁴ *See* Env'tl. Working Group, Meat Processors/Slaughterhouses (2011), <https://www.ewg.org/meateatersguide/interactive-graphic/meat-processorsslaughterhouses>.

⁵⁵ IFC Guidelines, *supra* note 35, at 2.

⁵⁶ *Id.*

⁵⁷ *Id.*

⁵⁸ *Id.* at 3.

⁵⁹ The PEW Env't. Group, *Big Chicken: Pollution and Industrial Poultry Production in America* at 13 (July 27, 2011), available at <http://www.pewtrusts.org/~media/legacy/uploadedfiles/peg/publications/report/pegbigchickenjuly2011pdf.pdf>.

⁶⁰ IFC Guidelines, *supra* note 35, at 3.

⁶¹ *Id.* at 4.

⁶² SFPUC Analysis, *supra* note 29, at 1-8.

⁶³ *See id.* at 4-10 – 4-22.

⁶⁴ *Id.* at 4-2.

⁶⁵ *Id.* at 4-39.

⁶⁶ *Id.* at 4-6.

⁶⁷ *Id.* at 4-7.

⁶⁸ *See generally* Greger, *supra* note 30.

⁶⁹ *See* T. Humphrey, *Are Happy Chickens Safer Chickens? Poultry Welfare and Disease Susceptibility*, 47 *British Poultry Sci.* 379, 379-91 (2006); A.M. de Passillé & J. Rushen, *Food Safety and Environmental Issues in Animal Welfare*, 24 *Revue Scientifique et Technique de l'Office International des Epizooties* 757, 757-66 (2005).

⁷⁰ U. Methner et al., *Effect of Norepinephrine on Colonisation and Systemic Spread of Salmonella Enterica in Infected Animals: Role of Catecholate Siderophore Precursors and Degradation Products*, 298 *Int'l J. of Med. Microbiology* 429, 429-39 (2008).

⁷¹ M.T. Bailey et al., *In Vivo Adaptation of Attenuated Salmonella Typhimurium Results in Increased Growth Upon Exposure to Norepinephrine*, 67 *Physiology & Behavior* 359, 359-64 (1999); S. Shini et al., *Biological Response of Chickens (Gallus gallus domesticus) Induced by Corticosterone and a Bacterial Endotoxin*, 149 *Comparative Biochemistry & Physiology Part B* 324, 324-33 (2008).

⁷² Jacquie Jacob, *Feather Pecking and Cannibalism in Small and Backyard Poultry Flocks*, eXtension.org, <http://articles.extension.org/pages/66088/feather-pecking-and-cannibalism-in-small-and-backyard-poultry-flocks> (last visited Nov. 20, 2017).

⁷³ Bob Alphin, Dept. of Animal and Food Sciences, Univ. of Delaware, *Impact of Light on Poultry*, available at http://extension.umd.edu/sites/extension.umd.edu/files/_images/programs/poultry/Alphin%20Light%20Impact%20on%20Poultry%203-11-14.pdf.

⁷⁴ See generally HSUS, The Welfare of Animals in the Veal Industry (July 2012), available at <http://www.humanesociety.org/assets/pdfs/farm/hsus-the-welfare-of-animals-in-the-veal-industry-b.pdf> (discussing animal welfare issues associated with veal calves); HSUS, The Welfare of Animals in the Duck Industry, available at <http://www.humanesociety.org/assets/pdfs/farm/hsus-the-welfare-of-animals-in-the-duck-industry.pdf> (ducks); HSUS, The Welfare of Animals in the Turkey Industry, available at <http://www.humanesociety.org/assets/pdfs/farm/HSUS-Report-on-Turkey-Welfare.pdf> (turkeys); HSUS, The Welfare of Animals in the Chicken Industry (Dec. 2013), available at http://www.humanesociety.org/assets/pdfs/farm/welfare_broiler.pdf (broiler chickens).



November 22, 2017

Mathew Chandler
San Francisco Planning Department
1650 Mission St. Suite 400
San Francisco, CA 94103
Submitted via email to Mathew.chandler@sfgov.org

RE: OPPOSITION: Saba Live Poultry Conditional Use Permit Application (2017-010819CUA)

Greenaction for Health and Environmental Justice submits these comments on behalf of our members and constituents in Bayview Hunters Point, San Francisco in opposition to Saba Live Poultry's application for a Conditional Use Permit.

Greenaction For Health and Environmental Justice is a multiracial grassroots organization that was founded by and is led by low-income and working class urban, rural, and indigenous communities to fight environmental racism and build a clean, healthy and just future for all. Greenaction has been involved in environmental health and justice advocacy in Bayview Hunters Point since we were founded in 1997. This low-income community of color continues to be negatively and disproportionately impacted by pollution, gentrification, health disparities, and other forms of environmental, social, economic injustice.

The proposed project would have potential significant, negative environmental and health impacts which demand analysis and mitigation under CEQA, rendering a categorical exemption inappropriate. Approval of this project would unduly burden a community that already suffers from disproportionate environmental impacts. This facility should not be approved.

The Department Must Comply with CEQA

Upon receipt of an application for a conditional use permit,¹ CEQA requires the Planning Department to review the application and determine whether the proposed use qualifies for a categorical exemption.² A project is exempt from CEQA *only if* the exemption is not barred by an exception to the exemption.³ The Department has the authority to request additional information from the applicant to inform its CEQA analysis.⁴

An exemption to CEQA applies to the permitting of existing private facilities involving negligible or no expansion of use beyond that existing at the time the Planning Department makes its CEQA determination.⁵ This is not a categorical, statutory exemption to CEQA, but a regulatory guideline; it can only be applied in the absence of certain factors.⁶ In assessing whether this exception applies, it

is the Department's duty to determine whether there is substantial evidence that the project may have the particular environmental impacts described in the exception.⁷ "The key consideration is whether the project involves negligible or no expansion of an existing *use*" of a facility.⁸ That is, the Department must consider how the facility will be used, not simply the extent to which its physical structure will be altered. Moreover, CEQA requires the Department to consider the indirect effects of its actions,⁹ including economic and social impacts that flow from the physical use of a facility.¹⁰

To determine whether an exemption can properly apply to a new project, the Department completes a CEQA Categorical Exemption Determination (CEQA Worksheet). This Worksheet contains several questions that purport to assess the potential impacts of a proposed action. Among these questions are whether the project has "the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)," or "the potential to adversely affect transit. . . ." In any event, a categorical exclusion is never appropriate "for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."¹¹

The fact that other agencies will regulate the after-effects of an approved action does not absolve the Department of its duty to assess the environmental effects of a proposed action in the first instance.¹²

"[I]f a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an [Environmental Impact Report] even though it may also be presented with other substantial evidence that the project will not have a significant effect." After preparing an Environmental Impact Report, the Department may only issue a "negative determination" if there is no substantial evidence, in light of whole record, that the project may have a significant effect.¹³

The Saba Facility Will Have Significant Environmental Effects

Environmental issues associated with poultry and livestock processing include air emissions, odors, wastewater and water emissions, solid waste management, increased truck traffic and diesel emissions, socioeconomic and environmental justice, and animal health and welfare. The Department can and must consider all of these issues prior to granting a conditional use permit.

1. Air emissions

The CEQA analysis should include environmental, health, air quality and cumulative impact information from the California Environmental Protection Agency and the Bay Area Air Quality Management District (BAAQMD) – both of whom have documented that Bayview Hunters Point is a community highly at risk from pollution.

In 2004 BAAQMD initiated the Community Air Risk Evaluation (CARE) program to identify areas with high concentrations of air pollution and populations most vulnerable to air pollution's

health impacts. The Bayview Hunters Point community was designated by BAAQMD as a CARE community. In Bayview Hunters Point, the intersection of ports, railways, municipal vehicle yards, concrete batch plants, freeways, and a large waste water treatment facility has contributed to high rates of air pollution and asthma hospitalizations. According to the Bay Area Air Quality Management District (BAAQMD), despite tremendous strides in air pollution reduction, communities such as Bayview Hunters Point, experience higher pollution levels, and more adverse health effects, compared to their counterparts in other parts of the region (http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/CARE%20Program/Documents/CARE_Retrospective_April2014.ashx). Additionally, according to a report by the Bay Area Regional Health Inequities Initiative (a collaboration of senior officials, managers and staff from eight health departments in the Bay Area), where a person lives helps determine his or her health outcomes: Bayview/Hunters Point residents are expected to live 14 years less than those living in Russian Hill (http://barhii.org/wp-content/uploads/2015/09/barhii_hiba.pdf).

The CEQA Worksheet prepared for this facility indicates that it will not emit substantial pollutant concentrations from diesel trucks, nor adversely affect transit. This is incorrect. CEQA requires the Department to consider not just emissions and effects from the facility itself, but from the project as a whole—including the trucks and transport that are essential to its operation. If operations at Saba's Oakland facility are any indication, trucks will travel both to and from the Bayview facility each day to deliver birds, to and from the facility several times per week to deliver larger animals, and an unknown amount of times at unknown intervals to carry waste from the facility. Each of these trips is essential to Saba's operation, and also a direct contributor to air emissions and climate change. In fact, the federal Farm Service Agency recognizes that trucks are a primary source of greenhouse gases produced by the poultry industry.¹⁴

As of 2009, diesel particulate matter emission from trucks and buses made up 23 percent of all air emissions within Bayview-Hunters Point.¹⁵ Over half of these emissions result from activity on the freeways that cut through the neighborhood and disproportionately burden the community with air quality impacts.¹⁶ However, diesel trucks also account for over 1.6 million vehicle miles traveled through arterial streets and over 120,000 vehicle miles traveled on local roads in Bayview Hunters Point, not including idling time.¹⁷ Traffic densities in the western portion of the neighborhood exceed the traffic densities of more than 85 percent of the remaining tracts in San Francisco, and this is only expected to increase through 2040.¹⁸ Increasing truck traffic on arterial and local streets will continue to decrease local air quality and public health, further burdening this community.

Air emissions from animal confinement, slaughter, and processing that will take place at the facility also present significant environmental concerns. Animal holding areas, processing operations, sanitizing operations, wastewater systems, and heat sources are recognized by the U.S. Environmental Protection Agency as sources of volatile organic compounds, hazardous air pollutants, and other criteria pollutants. In addition to volatile organic compounds, confinement facilities can emit other air pollutants of concern, such as hydrogen sulfide, ammonia, and toxins less than 10 microns in diameter ("PM10"), including endotoxins, bacteria, yeasts, and molds.¹⁹ They also

cause odors from animal housing and waste management, and dust from feed storage, loading and unloading, and waste management activities.²⁰ Long-distance live animal transport also may increase the fecal shedding of disease agents: studies have shown that long-distance transport increases the prevalence of *Salmonella* within animal feces, and the number of contaminated animals.²¹ Long-distance live animal transport may also facilitate the spread of animal pathogens with the potential to cause human disease, such as Avian influenza.²²

Facilities that confine animals emit air pollutants through the management and disposal of animal manure, the movement of animals and their bedding, and the animals themselves. Ammonia gas and other sources of odor are generated primarily during denitrification of manure and can be released directly into the atmosphere at any stage of the manure handling process, including through ventilation of buildings and manure storage areas.²³ Ammonia gas levels also may be affected by the ambient temperature, ventilation rate, humidity, stocking rate, litter quality, and feed composition (crude protein). Ammonia gas (NH₃) has a sharp and pungent odor and can act as an irritant when present in elevated concentrations. When deposited into surface waters it may contribute to eutrophication, which depletes water of oxygen and harms aquatic and other water-dependent species.

Airborne dust is another factor. In poultry production and processing operations, dust results from the handling and storage of feed ingredients that may include biological agents (pathogens, bacteria, fungi, mites, and viruses) and particles from grain, mites, fungi, and bacteria, as well as inorganic material such as limestone.²⁴ Other sources of dust include bird manure and associated bioaerosols.²⁵ Dust can cause respiratory problems and facilitate transport of odors and diseases. Some dusts may contain antigens that can cause severe irritation to the respiratory tract.²⁶ Acute toxic alveolitis, otherwise known as organic dust toxic syndrome, can accompany even brief, occasional exposures to heavy concentrations of organic dust and moldy feed materials in agricultural environments.²⁷ Inadequately ventilated buildings can exacerbate these concerns for workers in the facility, while improper ventilation systems can disperse the risks to nearby businesses and their customers, as well as local residents.

Children, the elderly, and other sensitive populations are particularly susceptible to air emissions, including particulate matter and suspended dust that are linked to asthma and bronchitis. Smaller particles can actually be absorbed by the body and can have systemic effects, including cardiac arrest. Long-term exposure can lead to decreased lung function.²⁸ Ammonia emissions are rapidly absorbed by the upper airways in the body, causing severe coughing and mucous build-up—and if severe enough, scarring of the airways. Particulate matter may lead to more severe health consequences for workers who are exposed by their occupation.²⁹

These effects warrant consideration with regard to the Saba facility, especially, because nuisance odors, traffic density, and asthma hospitalization rates are already environmental justice indicators for Bayview Hunters Point—meaning this neighborhood already suffers from these adverse environmental circumstances disproportionately compared to San Francisco as a whole or other San

Francisco neighborhoods.³⁰ The effect of nuisance odors is already familiar to residents of Bayview Hunters Point due to the emissions from the sewage treatment plant that processes 80 percent of San Francisco's wastewater.³¹ Plus, the Saba facility will be located less than a half-mile from Drew and Carver Elementary Schools (.4), a half-mile from the Burnett Child Development Center, and under a mile from both Hart Elementary and the Malcolm X Academy (.7). As the members of this community who are most sensitive to airborne emissions, the health of students at these schools must be protected.

2. Wastewater and water emissions

Wastewater is one of the biggest concerns associated with slaughterhouses nationwide. Poultry operations, specifically, may generate effluents from various sources, including poultry housing, feeding, and watering, as well as from waste storage and management. The siting of the Southeast Sewage Treatment Plant mentioned above indicates that the Bayview Hunters Point community already bears a disproportionate burden from the indirect impacts of wastewater.³²

Effluents from poultry operations typically have a high content of organic material—and consequently a high biochemical oxygen demand and chemical oxygen demand—as well as nutrients and suspended solids such as fat, grease, and manure.³³ The greenhouse gases methane and carbon dioxide are created both in the process of slaughter and by the degradation of wastewater. Wastewater contains a number of organic materials, all of which release methane and carbon dioxide when they decompose. It may also contain residual amounts of growth enhancers and antibiotics, hazardous materials such as disinfecting agents, and pesticides and rodenticides that may be used to control pests within the facility.³⁴

Wastewater from slaughterhouses is also one of the largest sources of nitrate pollution in drinking water nationwide.³⁵ High nitrate levels can cause blue baby syndrome, a fatal condition that impacts babies under six months of age. Nitrogen pollution in waterways can also kill aquatic life, and make it much more difficult for fish, insects, and other water-dependent species to survive.

3. Solid waste management and disposal

Solid waste generated during poultry production includes waste feed, animal waste, carcasses, wastewater, contaminated ventilation filters, and used cleaning materials.

With regard to feed, common poultry feed primarily consists of corn and soy, although other grains, materials, and substances of animal origin (e.g. fish meal, meat and bone meal, and milk products) may also be added.³⁶ Feed is typically supplemented with amino acids, enzymes, vitamins, mineral supplements, and may contain hormones, antibiotics, and heavy metals.³⁷ Feed can become unusable waste material if spilled during storage, loading, and unloading or during animal feeding.³⁸

With regard to animal waste, poultry production operations can generate significant quantities.

Animal waste management requires collection, transport, storage, treatment, and either use or disposal. Manure is generally stored on-site at poultry processing facilities until it can be transported elsewhere. Poultry manure contains nitrogen, phosphorus, and potentially hormones, antibiotics, and heavy metals that are part of the animals' feed.³⁹ In fact, the U.S. Department of Agriculture has found that poultry manure generally contains two to four times more nutrients than is contained in the manure of other livestock.⁴⁰ These substances may result in air emissions of ammonia and other gases and may pose a potential risk of contamination to surface or groundwater resources if not properly stored, treated, and disposed of. Manure also contains bacteria and pathogens that may potentially affect soil, water, and food resources.⁴¹ Animal carcasses are also a significant source of disease and odors, and can attract disease vectors.⁴²

4. Socioeconomic, Environmental Justice and Cumulative Impacts

CEQA requires the Department to analyze the effects of the Saba facility on the particular community in which it will operate; even if the facility could generally be permitted, it may not be appropriate for the Bayview, specifically. To guide an environmental justice analysis, "indicators" are used to determine what adverse socioeconomic, environmental, health, community, and other circumstances residents of Bayview Hunters Point experience disproportionately compared to San Francisco as a whole or to other neighborhoods in San Francisco.

In June 2017, the San Francisco Public Utility Commission (SFPUC) published an Environmental Justice Analysis for Bayview Hunters Point as part of its Biosolids Digester Facilities Project. This analysis builds upon previous or concurrent studies that are also relevant to the Department's environmental justice analysis of the Saba facility.⁴³ The recent SFPUC analysis shows that nuisance odors, traffic density, population of children, resiliency to climate change, and asthma hospitalization rates are considered environmental justice indicators for Bayview Hunters Point - meaning this neighborhood already suffers from these adverse environmental circumstances disproportionately compared to San Francisco as a whole or other San Francisco neighborhoods.⁴⁴ These indicators are particularly relevant to the permitting of the Saba facility in light of its potential environmental effects explained above.

The Office of Environmental Health Hazard Assessment (OEHHA), on behalf of the California Environmental Protection Agency (CalEPA) created CalEnviroScreen, which is a screening tool that ranks California communities based on potential exposures to pollutants, adverse environmental conditions, socioeconomic factors and prevalence of certain health conditions. CalEnviroScreen 3.0 ranks Bayview Hunters Point in the 90th percentile. This percentile means that Bayview Hunters Point has a higher pollution burden and pollution vulnerability than 90% of California (CalEnviroScreen 3.0 Data Map, <https://arcg.is/qim5X>).

More specifically, CalEnviroScreen ranks Bayview Hunters Point in the 99th percentile for diesel particulates, 98th percentile for groundwater threats, 98th percentile for asthma, 99th percentile for low birth weight, and 86th percentile for hazardous waste. The community's vulnerability to

pollution is amplified by socioeconomic factors such as poverty, unemployment, and housing affordability. CalEnviroScreen ranks Bayview Hunters Point in the 87th percentile for poverty, 84th percentile in unemployment, and 91st percentile in housing affordability (residents of low-income households with high housing costs may suffer adverse health impacts).

Conclusion

The detrimental impact that the proposed facility live animal confinement, slaughter, and processing will have on the Bayview-Hunters Point community, environment, and animals requires a full CEQA analysis – and we believe a denial of the project.

The Department's approval of this facility without proper analysis of the effects documented herein would violate CEQA, and would violate environmental justice. Greenaction therefore urges the Department to deny the conditional use permit for this facility unless and until its effects on animals, the environment, and the local community are studied and mitigated.

Submitted,

Sincerely,

Bradley Angel, Executive Director

Brian Butler, Community Organizer and Policy Advocate

¹ Cal. Pub. Res. Code § 21080(a).

² Cal. Code Regs. tit. 14, § 15061(a).

³ *Id.* § 15061(b)(2).

⁴ *Id.* § 15060.5.

⁵ *Id.* § 15301.

⁶ See *Save Our Schs. v. Barstow Unified Sch. Dist.*, 240 Cal. App. 4th 128, 140-41 (Cal. Ct. App. 2015).

⁷ *Id.* at 139.

⁸ Cal. Code Regs. tit. 14, § 15301.

⁹ *Id.* § 15064(d).

¹⁰ *Id.* § 15064(e).

¹¹ *Id.* § 15300.2.

¹² See *Buffalo River Watershed Alliance v. USDA*, No. 4:13-cv-450-DPM, 2014 WL 6837005 (E.D. Ark. Dec. 2, 2014).

¹³ Cal. Code Regs. tit. 14, § 15070.

¹⁴ United States Dept. of Agric. Farm Serv. Agency, Draft Environmental Assessment (Oct. 2017), at 3-10, available at https://www.fsa.usda.gov/Assets/USDA-FSA-Public/usdfiles/State-Offices/Arkansas/env-docs/draft_ea_tracypoultry_20171025.pdf; see generally Humane Soc’y of the United States (HSUS), Green Gas Emissions from Animal Agriculture, available at <http://www.humanesociety.org/assets/pdfs/farm/hsus-fact-sheet-greenhouse-gas-emissions-from-animal-agriculture.pdf>.

¹⁵ San Francisco Dept. of the Env’t, Bayview Hunters Point Community Diesel Pollution Reduction Project at 10 (Feb. 2009), available at https://sfenvironment.org/sites/default/files/fliers/files/sfe_ej_bvhp_diesel_pollution_reduction_project_report.pdf (hereinafter “Diesel Pollution Report”).

¹⁶ *Id.* at 12, 17.

¹⁷ *Id.* at 14.

¹⁸ San Francisco Pub. Utils. Comm’n, Env’tl. Justice Analysis for Bayview-Hunters Point at 4-30 (June 2017), available at <http://sfwater.org/modules/showdocument.aspx?documentid=10879> (hereinafter “SFPUC Analysis”).

¹⁹ Declaration of Professor Steven B. Wing, Ph.D., (Sept. 3, 2015), available at <http://buffaloriveralliance.org/Resources/Documents/Ex.%205%20-%20Wing%20declaration%20FINAL%20w%20Exhibits%20-%20reduced%20size.pdf>.

²⁰ Int’l Finance Corp., Environmental, Health, and Safety Guidelines for Poultry Production at 6 (Apr. 30, 2007), available at <http://www.ifc.org/wps/wcm/connect/26baaf004886581fb43ef66a6515bb18/final+-+poultry+production.pdf?mod=ajperes> (hereinafter “IFC Guidelines”).

²¹ Greger, *supra* note 30, at 301.

²² *Id.* at 302.

²³ IFC Guidelines, *supra* note 35, at 6.

²⁴ *Id.* at 11.

²⁵ *Id.*

²⁶ *Id.*

²⁷ *Id.*

²⁸ Carrie Hribar, Nat'l Ass'n of Loc. Boards of Health, *Understanding Concentrated Animal Feeding Operations and Their Impact on Communities* at 6 (Mark Schultz, ed., 2010), available at http://www.cdc.gov/nceh/ehs/docs/understanding_cafos_nalboh.pdf.

²⁹ *Id.*

³⁰ SFPUC Analysis, *supra* note 29, at 4-2.

³¹ *Id.* at 4-29.

³² SFPUC Analysis, *supra* note 29, at 4-29.

³³ IFC Guidelines, *supra* note 35, at 5.

³⁴ *See id.* at 5, 6-7.

³⁵ *See* Env'tl. Working Group, Meat Processors/Slaughterhouses (2011), <https://www.ewg.org/meateatersguide/interactive-graphic/meat-processorsslaughterhouses>.

³⁶ IFC Guidelines, *supra* note 35, at 2.

³⁷ *Id.*

³⁸ *Id.*

³⁹ *Id.* at 3.

⁴⁰ The PEW Env't. Group, Big Chicken: Pollution and Industrial Poultry Production in America at 13 (July 27, 2011), available at <http://www.pewtrusts.org/~media/legacy/uploadedfiles/peg/publications/report/pegbigchickenjuly2011pdf.pdf>.

⁴¹ IFC Guidelines, *supra* note 35, at 3.

⁴² *Id.* at 4.

⁴³ *See id.* at 4-10 – 4-22.

⁴⁴ *Id.* at 4-2.



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November 29, 2017

RE: Saba Live Poultry Conditional Use Permit Application (2017-010819CUA)

Dear San Francisco Planning Department,

United Poultry Concerns (UPC) hereby submits these comments to the San Francisco Planning Department for consideration in regard to the conditional use permit application currently pending for 1526 Wallace Avenue. We regret this comment coming the day before the meeting, but we did not receive timely notice of the hearing and didn't feel we had adequate time to prepare the comments. We are extremely concerned about the potential impacts associated with this proposed slaughterhouse including air emissions, wastewater and water emissions, solid waste management, and animal health and welfare.

Poor air quality is a significant concern as this proposed facility would have increased truck traffic further affecting pollution in the Bayview-Hunters Point area. Animal confinement buildings often emit other air pollutants such as hydrogen sulfide, ammonia, endotoxins, bacteria, yeasts, and molds. Slaughterhouses increase insect and rodent activity in the area as well as noxious odors. Processing plants are also associated with an increased use of dangerous and polluting materials such as disinfecting chemicals, pesticides, and rodenticides.

The recent San Francisco Public Utility Commission (SFPUC) analysis shows that this neighborhood already suffers from adverse environmental circumstances disproportionately compared to San Francisco as a whole. Some issues cited in the study were nuisance odors, traffic density, population of children, resiliency to climate change, and asthma hospitalization. Allowing a slaughterhouse in this neighborhood has the potential to exacerbate all of these issues.

The transportation of chickens to the slaughterhouse is fraught with ethical and health issues. Not only is there a disease risk to the residents of communities through which they are transported, chickens often go without food or water for days and are exposed to all extremes of weather. Some die from the tremendous physical stress of the transportation to the slaughter facility.

Forward-thinking leaders, schools, and communities are moving away from animal products toward healthier, more environmentally sound, animal-free foods. San Francisco should be leading the way to a cleaner, more humane, and more ecologically sustainable future and reject this flawed effort that moves us backward. UPC therefore urges the Department to deny the conditional use permit for this facility due to the significant negative effects on the local community, the environment, and the welfare of animals.

Hope Bohanec

Projects Manager, United Poultry Concerns

Slaughterhouses and Increased Crime Rates

An Empirical Analysis of the Spillover From “The Jungle” Into the Surrounding Community

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More than 100 years after Upton Sinclair denounced the massive slaughterhouse complex in Chicago as a “jungle,” qualitative case study research has documented numerous negative effects of slaughterhouses on workers and communities. Of the social problems observed in these communities, the increases in crime have been particularly dramatic. These increases have been theorized as being linked to the demographic characteristics of the workers, social disorganization in the communities, and increased unemployment rates. But these explanations have not been empirically tested, and no research has addressed the possibility of a link between the increased crime rates and the violent work that takes place in the meatpacking industry. This study uses panel analysis of 1994-2002 data on nonmetropolitan counties in states with “right-to-work” laws (a total of 581 counties) to analyze the effect of slaughterhouses on the surrounding communities using both ordinary least squares and negative binomial regression. The findings indicate that slaughterhouse employment increases total arrest rates, arrests for violent crimes, arrests for rape, and arrests for other sex offenses in comparison with other industries. This suggests the existence of a “Sinclair effect” unique to the violent workplace of the slaughterhouse, a factor that has not previously been examined in the sociology of violence.

Keywords: *meatpacking industry; slaughterhouses; crime; employment; rural communities*

At the turn of the 20th century, Upton Sinclair exposed the devastating work conditions and living environments of those who toiled in Chicago’s stockyard slaughterhouses. In *The Jungle* he made a connection between the numerous after-work fights instigated by slaughterhouse workers and the killing and dismembering of animals all day at work:

He [the police officer] has to be prompt—for these two-o’clock-in-the-morning fights, if they once get out of hand, are like a forest fire, and may mean the whole reserves at the station. The thing to do is to crack every fighting head that you can see, before there are so many fighting heads that you cannot crack any of them. There is but scant account kept of cracked heads in back of the [stock] yards, for men who have to crack the heads of animals all day seem to get into the habit, and to practice on their friends, and even on their families, between times (Sinclair, 1905/1946, pp. 18-19).

Although the “Sinclair hypothesis”—the propensity for violent crime is increased by work that involves the routine slaughter of other animals—has not been given much attention, geographers, sociologists, and anthropologists have begun to examine the community effects of the migration of slaughterhouses from urban areas to rural communities. As we will detail below, the framing of that work is solidly grounded in community sociology, where work on “boomtowns” resulting from a new industry coming to town has been a topic of research for at least three decades (see Berry, Krannich, & Greider, 1990; Camasso & Wilkinson, 1990; Freudenberg, 1981, 1984, 1986; Freudenberg & Jones, 1991; Hunter, Krannich, & Smith, 2002; Krannich, Berry, & Greider, 1989; Smith, Krannich, & Hunter, 2001; Wilkinson, Reynolds, Thompson, & Ostresh, 1984; Wilkinson, Thompson, Reynolds, & Ostresh, 1982). The application of the “boomtown” hypothesis and related theories to meatpacking communities undertheorizes the slaughterhouse in that it treats the work of killing animals as more or less the same as other assembly line work. We will demonstrate that a “sociology of the slaughterhouse,” (York, 2004) which attends to the unique characteristics of this form of work, is needed.

A number of recent sociological studies have suggested that many social problems and phenomena cannot be adequately understood unless we examine the social role of nonhuman animals. For example, Arluke and Sanders (1996) and Irvine (2004) suggest that companion animals can play the role of the Median “other” in interactions. Fitzgerald (2005, 2007) and Flynn (2000a, 2000b) demonstrate the importance of companion animals in the dynamics of intimate partner violence. Jerolmack (2007) examines the importance of animals in constructing ethnicity and how some species become constructed as social problems (Jerolmack, 2008). Nibert (2002) and Winders and Nibert (2004) articulate the myriad ways the oppression of animals and humans are linked within the system of industrialized animal agriculture. Kalof (2007) documents the critical role animals have played in Western society for thousands of years. These and many other recent studies make that case that human interactions with nonhuman animals must be adequately theorized to understand a number of key social phenomena. Further, social organizations are frequently at the center of our most complex (and harmful) relations with animals (Gaines & Jermier, 2000). In particular, Rémy (2003) and Smith (2002) have demonstrated that the slaughterhouse occupies a contradictory position within society. Formal rules about requiring humane slaughter acknowledge that sentient creatures are being killed.¹ Yet those who are engaged in the work of the slaughterhouse also develop constructions that allow them to carry out this work. This contradiction does not occur when the subject of the industrial process is not an animal.

In this article, we test the argument—the Sinclair hypothesis—that suggests that the work of industrial animal slaughter with its inherent contradiction has a different effect on local communities than other forms of industrial work. We examine the relationship between slaughterhouse employment levels and crime rates, controlling for the variables commonly proposed in the literature as associated with crime in communities, and we compare the effects of the slaughterhouse industry with other manufacturing industries that are similar in labor force composition, injury and illness rates, but different in that the materials of production are inanimate objects, rather than animals. Our immediate goal is to examine the causes of crime in slaughterhouse communities, including the Sinclair hypothesis, and thereby contribute to the discussion of whether or not this social problem can be understood without taking account of “the animal Other” in human society.

The Community Effects of the Contemporary Slaughterhouse Industry

The production and slaughter of animals for human consumption has increased dramatically since the time of Sinclair's writing, facilitated by the "free" market and state policies (Winders & Nibert, 2004). This increase has been accompanied by drastic changes in the slaughterhouse or meatpacking industry—most notable in the past few decades—including corporate consolidation, the relocation of slaughterhouses to rural areas, a depression in wages, and the increased recruitment of immigrant workers (Stull & Broadway, 2004; Winders & Nibert, 2004). These changes have attracted the attention of scholars who have carefully documented three areas of impact: (a) influence on the physical environment and human health in communities where slaughterhouses have been sited, (b) physical impacts on the workers, and (c) social impacts in the communities. Our focus is on the latter category.

Ethnographic studies of communities where large slaughterhouses have been sited (such as Finney County, Kansas; Lexington, Nebraska; Perry and Storm Lake, Iowa; Guymon, Oklahoma; and Brooks, Alberta) have documented housing shortages (due to the influx of workers into the community), increased demand for social assistance (due to a number of factors, including the low wages paid by the industry, high injury and illness rates, and the high employee turnover rate), and an increase in crime (Broadway, 2000; Stull & Broadway, 2004). Of these social problems, increased crime rates have been the least readily explainable.

The slaughterhouse community studies have documented dramatic increases in crime that have outpaced increases in the population. Increases have been documented for violent crimes (Broadway, 2000; Grey, 1998b; Stull & Broadway, 2004), property crimes (Grey, 1995), and drug offenses (Horowitz & Miller, 1999). Most of the increases in violent crime rates have been attributed to increases in domestic violence and child abuse (Broadway, 1990, 2000, p. 40; Stull & Broadway, 2004, p. 103).

Crime Increases in Slaughterhouse Communities: Theory

The explanations proposed for the increase in crime rates in slaughterhouse communities have coalesced into three categories grounded in the sociology of community crime: explanations based on the demographic characteristics of the workforce, explanations based on population booms and social disorganization, and explanations that point to unemployment. These categories are certainly not mutually exclusive; rather, they represent three strains of thought that have developed rather distinctly in the literature on slaughterhouse communities and in slaughterhouse communities themselves.

Crime as a result of the demographic characteristics of the workforce. Much attention has been directed to the demographic profile of slaughterhouse employees. Whereas the general public, media, and even government officials have focused on the immigration status of slaughterhouse employees in relation to crime (discussed below), the academic literature has focused on the age, gender, and marital status of the workers as posing an increased criminogenic risk, with young single males most likely to seek employment in the meatpacking industry (Broadway, 1990, 1994, 2000, 2001; Broadway & Stull, 2006; Stull & Broadway, 2004).

It is, however, not clear that the bulk of those who move to slaughterhouse communities are single males. Immigration for work purposes generally involves the following process:

solo men are recruited or come to an area for work; later their families follow; and subsequently other immigrants might follow, using social networks with individuals already settled in the area to find employment (Dalla, Ellis, & Cramer, 2005; Martin, Taylor, & Fix, 1996). Although this pattern is characteristic of migrant farmer communities, the immigrants moving to slaughterhouse communities for work are usually not migrant farm workers, although this is not meant to imply that there is never crossover between these groups. The salient point here is that there are fewer solo males and more families in meatpacking towns than in migrant farm worker towns because unlike migrant farm work, slaughterhouse jobs offer year-round employment and enough money to make supporting a family more feasible (Martin et al., 1996).

The influx of immigrants into slaughterhouse communities has also been blamed for the increase in crime. The transition to the use of immigrant labor has been a profound and highly contested development in the meatpacking industry (Grey, 1998a). Immigrants who relocate to communities to work in slaughterhouses are often scapegoated by the general public, the media, government officials, and the meatpacking industry itself, in an attempt to explain away the resultant social disruption in communities where slaughterhouses have been sited. After a recent influx of slaughterhouses in Nebraska, a group of police officers and government officials contacted the Immigration and Naturalization Service (INS) Commissioner in Washington with concerns over the increased crime rates, which they attributed to the increase in immigrants in their communities (Bacon, 1999). In Buena Vista County, Iowa, an assumed link between immigration and crime became the central issue of the 1994 election for the county attorney position. The challenger to the 16-year incumbent made the slaughterhouse industry's hiring practices a central theme of his campaign and accused a slaughterhouse company of "social pollution" (Grey, 1998b). The challenger won the primary. Racial violence has erupted in some locations. For example, there have been reports of cross burnings and physical confrontations in meatpacking towns in Iowa, Nebraska, and Kansas (Dalla et al., 2005). This notion that immigration leads to increases in crime is consistent with the assumption of social disorganization theory that population heterogeneity and population influxes result in the weakening of social institutions and crime increases.

Crime as the result of population booms and social disorganization. It has been hypothesized that the sheer increase in population in some communities could foster social disorganization, bringing about an increase in crime. Popular in studies of boomtowns,² this hypothesis has also been proposed in studies of slaughterhouse communities (Broadway, 2000, 2007; Broadway & Stull, 2006; Markus, 2005; Stull & Broadway, 2004), and assumes that preboom communities are stable and characterized by social cohesiveness, where social control is made possible by a "high density of acquaintanceship" (Freudenberg, 1986). In areas that experience a population influx, newcomers bring new values that conflict with those of current residents and may disrupt established networks and support systems (Broadway, 1990), perhaps resulting in a reduction of informal social control and increases in personal disorganization and social isolation, exacerbating the frequency of mental breakdowns, suicide, deviance, and social isolation (Broadway, 2000, p. 40).

Increased crime as a result of unemployment. It has also been proposed that slaughterhouse communities experience increased crime rates because the recruitment of workers

from outside the community, coupled with high turnover rates in the meatpacking industry, might result in increased unemployment in the community (Eisnitz, 1997; Schlosser, 2005). Eisnitz (1997) explicitly argues that former slaughterhouse workers may turn to crime due to their unemployment. The empirical research on the relationship between crime and unemployment rates in general (Cantor & Land, 1985), however, has found that the relationship varies by type of crime and is not as straightforward as many assume.

In summary, the demographic characteristics of the workforce, the effects of population influxes on social disorganization, and increased levels of unemployment have all been invoked to explain increased crime rates in communities where slaughterhouses have opened. However, none of these theories have been tested empirically. Additionally, the slaughterhouse community literature has not explicitly mentioned the possibility of a link between the violent work undertaken in slaughterhouses and the social disruption in the surrounding communities. One exception is Broadway (1990), who suggests that work-related stress might contribute to the increases in crime and occurrences of other depression, divorce, and alcoholism. The source of this "work-related stress," however, has not been interrogated. Although the possibility that the killing and dismembering of thousands of animals a day might contribute to work-related stress and crime has not been addressed in the literature on slaughterhouse communities, the link has been raised by green criminology scholars.

Green Criminology and the Slaughtering of Animals

"Green Criminology" (Lynch, 1990) examines "the study of those harms against humanity, against the environment (including space) and against non-human animals committed by both powerful institutions (e.g. governments, transnational corporations, military apparatuses) and also by ordinary people" (Beirne & South, 2007, p. xiii). Within green criminology explicit attention is paid to animals with the aim of developing a "nonspeciesist criminology" (Beirne, 1999; Cazaux, 1999) concerned with taking harm to animals seriously. Thus far, however, attention has focused exclusively on individual actions against companion animals, such as drawing a link between abuse perpetrated within the family and animal abuse (e.g., Fitzgerald, 2005; Flynn, 2000a, 2000b). Several scholars have argued that attention should also be given to institutionalized practices that result in harm to animals but are considered socially acceptable (Beirne, 2002, 2004, 2007; Beirne & South, 2007; Cazaux, 1999; South & Beirne, 2006). In particular, the potential effects of institutionalized harm to animals on those engaged in such activities needs consideration. This leads us to the Sinclair hypothesis—the work of killing animals in an industrial process may have social and psychological consequences for the workers over and above other characteristics of the work.

For example, Piers Beirne (2004) considers slaughterhouses the ideal site for investigating the institutionalized harm to animals and how violence perpetrated against animals might affect the perpetrators, even though the violence is socially sanctioned. He argues that "[w]hen human-animal relationships are marked by authority and power, and thus by institutionalized social distance, there is an aggravated possibility of extra-institutional violence" (2004, p. 54). This proposition parallels studies of other types of work wherein the institutionalized distance and aggression between people can spillover³ into other social contexts, such as studies documenting extra-institutional violence among military personnel (e.g., Allen, 2000; Marshall, Panuzio, & Taft, 2005; Marshall & McShane, 2000; Mercier, 2000; Rosen,

Kaminski, Parmley, Knudson, & Fancher, 2003) and prison guards (Black, 1982; Kauffman, 1988; Stack & Tsoudis, 1997). It also parallels claims made under the "brutalization hypothesis." According to this hypothesis, instead of having a deterrent effect on homicides, the use of the death penalty (a clear example of state-sanctioned violence) increases homicides due to the legitimization of the use of lethal violence. Research testing the hypothesis, however, has had mixed results depending on the inclusion of a lagged effect (King, 1978), whether the measure of homicides is disaggregated to take the relationship between the offender and victim into consideration (Cochran & Chamlin, 2000; Cochran, Chamlin, & Seth, 1994), and whether the studies are longitudinal or cross-sectional (Yang & Lester, 2008).

More specific to the work in slaughterhouses, ethnographic accounts by Eisnitz (1997), Fink (1998), and Rémy (2003) have emphasized the contradiction faced by slaughterhouse workers between the rules that regulate the slaughter and the necessity of carrying out the killing in an efficient and routinized way. This contradiction is dramatized by the all-too-frequent abuse of animals during the slaughtering process (see Grandin, 1988). Their studies, along with Beirne's proposition and Sinclair's 100-year-old hypothesis, draw our attention to the possibility that negative effects of employment in arenas where institutionalized support for violence exists and employees have total power over others (although circumscribed in some regards; see Sykes, 1980) can result even when the "Others" being subjugated are animals. This study provides an initial test of the propositions of Beirne and Sinclair. In particular, we consider whether or not a relationship exists between slaughterhouse employment levels and community crime rates net of what is explained by the typical correlates of crime and that is unique when compared with other similar industries.

Study Objectives and Research Hypotheses

The general objectives of this study are (a) to test the three theories proposed in the literature to explain increases in crime that are applicable to slaughterhouse communities but afford no special theoretical status to slaughterhouse work and (b) to compare the effects of slaughterhouse employment levels on crime rates with the effects of other industries categorized mainly as manufacturing and similarly characterized by high immigrant worker concentrations, low pay, routinized labor, and dangerous conditions but that do not entail killing and dismembering animals, to see if the effects of slaughterhouses are unique or are congruent with those of enterprises with similar characteristics. Finding unique effects of slaughterhouse employment compared to similar forms of industrial work would point to the type of work undertaken in slaughterhouses as a contributor to the crime increases observed in the communities. Therefore, the general hypothesis tested in this study is as follows:

Hypothesis: Controlling for the variables commonly proposed to explain crime, slaughterhouse presence and employment will be associated with increased crime rates. These increases will be greater than those observed from industries that use the same type of labor force, have high injury and illness rates, and entail routinized labor, but do not involve killing and dismembering animals. In particular, rape and family violence will be influenced by slaughterhouse work, net of other factors.

Testing the hypothesis requires ascertaining whether or not the increase in crime in slaughterhouse communities can be explained by the variables proposed in the literature,

and if the effects are unique to slaughterhouses or if employment rates in similar industries would result in similar increases in crime. The focus on rape and family violence is suggested by scholars such as Adams (1991), Nibert (2002), Patterson (2002), and Spiegel (1996) who posit a connection between the victimization of animals and the victimization of less powerful human groups, such as children and women. It also reflects the claims made by some of the scholars who have studied slaughterhouse communities that the observed crime increases have been propelled by increases in domestic violence and child abuse. Several issues were taken into consideration in designing a study to test this hypothesis, and we describe these next.

Research Design and Methods

The unit of analysis for this study is the U.S. county. Only nonmetropolitan counties not adjacent to metropolitan areas were analyzed to remove the potentially confounding effects of urbanization and spillover from metropolitan areas to rural counties documented in previous research (e.g., Lee & Ousey, 2001). Furthermore, rural counties in states with right-to-work laws,⁴ where most slaughterhouse facilities have been relocated to (Stull and Broadway, 2004), are examined here. The result of these criteria is that 581 counties are analyzed in this study (a complete list is available from the authors). The data were compiled from six secondary sources, for the period from 1994 to 2002.⁵ Pooled time-series cross-section (TSCS) techniques were used in analyzing the data, therefore the number of data points is 5,229 (581 counties \times 9 years of data).

The independent variables are the number of "Animal (except Poultry) Slaughtering" employees in each county for each year and the number of employees in five comparison industries for which bridgeable SIC-NAICS⁶ data are available. These data were accessed through the U.S. Census Bureau's County Business Patterns. The number of slaughterhouse employees is used instead of the number of slaughterhouse establishments because it has greater variance (see Table 1) and provides us with more complete information about the magnitude of employment than the number of slaughterhouses, which provides no information about their size. The same is true of the comparison industries used (see Table 2). These include iron and steel forging, truck trailer manufacturing, motor vehicle metal stamping, sign manufacturing, and industrial laundering. These industries were selected because they are similar to the slaughterhouse industry: They are categorized as manufacturing (with the exception of one industry, which was included due to a high rate of immigrant concentration), the industries are characterized by high immigrant worker concentrations, low pay, routinized labor, and dangerous conditions (Bureau of Labor Statistics, 2004a, 2004b; Cortes, 2005; U.S. Census Bureau, 2006). Unfortunately, comparisons could not be made with agricultural production industries, as the Census Bureau's County Business Patterns does not record that information.

There are 22 dependent variables in the analyses, including 14 arrest variables and 8 crime report variables drawn from the Uniform Crime Report.⁷ Some of these variables are of particular theoretical interest because they are violent offenses which are implicated by the hypothesis that violence from the slaughterhouses would spillover into the larger community. The other variables (i.e., property crimes) were identified by factor analysis as grouping together with the variables of most theoretical interest. Additionally, it seemed

Table 1
Trends in Slaughterhouse Establishment and Employment Variables, 1994-2002

	Slaughterhouse Establishments			Slaughterhouse Employment		
	Mean	Minimum	Maximum	Mean	Minimum	Maximum
1994	0.28	0	6	57.14	0	3,750
1995	0.28	0	4	60.08	0	3,750
1996	0.29	0	4	67.02	0	3,750
1997	0.28	0	4	63.33	0	3,750
1998	0.47	0	5	64.86	0	3,750
1999	0.44	0	5	73.94	0	7,500
2000	0.44	0	5	71.89	0	7,500
2001	0.44	0	5	62.55	0	3,750
2002	0.38	0	4	57.49	0	3,750

Table 2
Slaughterhouse and Comparison Industries Characteristics

NAICS	Name	No. of employees	Immigrant Concentration	Injury/Illness
311611	Animal (except Poultry) Slaughtering	142,374	Part of Food Manufacturing, which is #7 in immigrant concentration	#15 for injury and illness
332111	Iron and Steel Forging	26,432	Part of Fabricated Metal Products, which is #18 in immigrant concentration	#8 for injury / #7 for injury and illness
336212	Truck Trailer Manufacturing	30,678	Part of Motor Vehicles and Equipment manufacturing, which is #35 in immigrant concentration	#12 in injury and #12 in injury and illness
336370	Motor Vehicle Metal Stamping	126,905	Part of Motor Vehicles and Equipment manufacturing, which is #35 in immigrant concentration	#19 in injury and illness
339950	Sign Manufacturing	82,956	Part of Miscellaneous Manufacturing, which is #4 in immigrant concentration	Not among the highest rates
812332	Industrial Launderers	81,908	Part of Personal and Laundry Services, which is #5 in immigrant concentration	Not among the highest rates

Source: Information on the industry classification and number of employees obtained from County Business Patterns Web site (U.S. Census Bureau, 2006). Information on immigrant concentration obtained from Cortes (2005). Information on illness and injury rates obtained from Bureau of Labor Statistics, U.S. Department of Labor (2004a, 2004b).

prudent to include property offences in the analyses as the slaughterhouse community studies documented important shifts in these variables. Consistent with the theorized causes of crime increases the following control variables are used: the number of males in the county aged 15 to 34 years, population density, the total number of males, the number of people in poverty, international migration, internal migration, total non-White and/or Hispanic population, and the unemployment rate (the county population is accounted for in the analyses through its use to create rates in the ordinary least squares (OLS) regression models and as the exposure variable in the negative binomial regression models). (Please see the appendix for the descriptive statistics and zero order correlations among the variables used in the analyses).

The statistical approach used in this study was motivated by two factors: (a) the availability of longitudinal data and (b) the count nature of the dependent variables. In response to the first factor, pooled fixed effects TSCS techniques are used. There are many advantages to the use of this approach. Notably, it makes it possible to control for all time-invariant county-specific variables (such as history and geographic location) not included in the model but which could potentially result in a spurious relationship between the observed independent variables and the dependent variables (Halaby, 2004; Wooldridge, 2002). Because the dependent variables are counts (often with very small numbers) some of the assumptions of OLS regression cannot adequately be met; specifically the assumptions of homogeneity of error variance and normal error distributions are frequently violated with units of analysis containing small population (such as rural counties; Osgood, 2000). Recent criminological studies examining aggregate crime with expected small counts have instead used regression models based on the Poisson distribution (Krivo & Peterson, 2004; Lee, Martinez, & Rosenfield, 2001; Lee & Ousey, 2001; Osgood, 2000; Rosen et al., 2003). However, the basic Poisson regression model assumes that the variance equals the mean. This assumption is often violated in analyses of crime data. Violating this assumption produces underestimates of the standard errors and misleading significance tests. In instances of overdispersion (where variance exceeds the mean), negative binomial regression (using the Poisson distribution) is preferred, as it allows for overdispersion (Long, 1997; Osgood, 2000). Therefore, negative binomial regression, which is a more conservative approach, is used in the analyses conducted here with individual crime variables as the dependent variable.

For some analyses, crime rate variables were created and factor analyzed to create two scales (arrest rate and report rate scales). Using the scales as dependent variables mitigates the assumption violations of OLS regression, creating a more normal distribution of scores than obtained with the counts or rates for particular crimes. To create the scales the counts were first converted into rates. Then principal components analysis was used to determine the factor structure, followed by iterative principal factors to obtain the factor loadings. The resulting Arrest Rate Scale is made up of the following variables: rape, robbery, burglary, other assaults, forgery, possessing stolen property, vandalism, offences against the family, and disorderly conduct.⁸ The same process was followed to create the Report Rate Scale.⁹ The Report Rate Scale is made up of the following variables: reports of rape, robbery, assault, burglary, motor vehicle theft, and arson. Three pooled TSCS models were run with each of the scales in turn as the dependent variable (each with fixed effects): (a) with the number of slaughterhouse workers as the sole independent variable, (b) with the control variables added, and (3) with the comparison industries added.¹⁰

Table 3
Multiple Regression With Arrest Scale as the Dependent Variable ($N = 4,646$)

Independent Variables	Coefficient (Standard Error)		
	Model 1	Model 2	Model 3
Slaughterhouse employment	0.019 (0.004)***	0.013 (0.004)**	0.013 (0.004)**
Unemployment		1.17 (0.346)**	1.164 (0.346)**
Number in poverty		0.0003 (0.0007)	0.0003 (0.0007)
Immigration		0.072 (0.028)*	0.069 (0.028)*
Migration		0.004 (0.003)	0.003 (0.003)
Number of non-Whites and/or Hispanics		0.008 (0.001)***	0.008 (0.001)***
Young males		-0.003 (0.002)	-0.003 (0.002)
Total number of males (0.002)***		-0.009 (0.002)***	-0.009
Population density		-0.563 (0.257)*	-0.556 (0.257)*
Iron and steel forging			-0.204 (0.126)
Truck trailer manufacturing			-0.016 (0.020)
Motor vehicle metal stamping			-0.035 (0.061)
Sign manufacturing			-0.011 (0.013)
Industrial launderers			0.086 (0.062)
Model F value	21.36***	19.83***	19.72***
R^2	.004	.040	.030

* $p < .05$. ** $p < .01$. *** $p < .001$.

Results

The results of the OLS regression models with the Arrest and Report Rate Scales in turn as the dependent variables are described first. Then we describe the results of the negative binomial regression models with individual crime variables as the dependent variables.

OLS Regression Analyses

As shown in Tables 3 and 4, the Number of Slaughterhouse Employees variable is a significant predictor in all six models. With the Arrest Rate Scale as the dependent variable (Table 3), the Slaughterhouse variable coefficient decreases from 0.019 to 0.013 with the addition of the control variables, but it remains significant. This means that controlling for all of the variables in the model, when the number of slaughterhouse workers increases by 1 the arrest rate scale increases by 0.013 arrests ($p < .01$).

The results are more substantial with the Report Rate Scale as the dependent variable (Table 4). Controlling for all of the variables, the coefficient for slaughterhouse employment is 0.027 ($p < .01$). It is worth noting that none of the comparison industries have significant effects on the Arrest Rate Scale or Report Rate Scale.

By fixing the control variables at their means and adjusting only the number of slaughterhouse employees in a county it is possible to see how different levels of slaughterhouse employment would affect the scales (see Table 5). An average-sized slaughterhouse, which employs 175 people at any given point in time, would be expected to increase the arrest

Table 4
Multiple Regression With Report Scale as the Dependent Variable (N = 4,646)

Independent Variables	Coefficient (Standard Error)		
	Model 1	Model 2	Model 3
Slaughterhouse employment	0.039 (0.008)***	0.027 (0.008)**	0.027 (0.008)**
Unemployment		2.035 (0.662)**	2.027 (0.662)**
Number in poverty		0.006 (0.001)***	0.006 (0.001)***
Immigration		0.264 (0.053)***	0.263 (0.054)***
Migration		0.014 (0.005)**	0.014 (0.005)**
Number of non-Whites and/or Hispanics		0.012 (0.002)***	0.012 (0.002)***
Young males		-0.003 (0.003)	-0.003 (0.003)
Total number of males		-0.019 (0.003)***	-0.019 (0.003)***
Population density		0.308 (0.492)	0.312 (0.492)
Iron and Steel Forging			-0.363 (.240)
Truck Trailer Manufacturing			0.060 (0.038)
Motor Vehicle Metal Stamping			-0.113 (0.117)
Sign Manufacturing			-0.018 (0.024)
Industrial Launderers			0.016 (0.118)
Model <i>F</i> value	21.51***	15.46***	10.39***
<i>R</i> ²	.003	.068	.068

p* < .01. *p* < .001.

Table 5
Results of TSCS OLS Equation at Varying Levels of Slaughterhouse Employment,
Keeping Control Variables Stable (N = 4,646)

Slaughterhouse Employment	Arrest Scale	Report Scale
0 employees	69.32	115.40
10 employees	69.44	115.67
60 employees	70.09	117.01
175 employees	71.56	120.09
375 employees	74.13	125.45
750 employees	78.94	135.50
1,750 employees	91.78	162.30
3,750 employees	117.45	215.90
7,500 employees	165.59	316.39

Note: TSCS = time-series cross-section; OLS = ordinary least squares.

scale by 2.24 arrests and the report scale by 4.69 reports. Particularly telling is the fact that the expected arrest and report values in counties with 7,500 slaughterhouse employees are more than double the values where there are no slaughterhouse employees.

These results demonstrate that the effect of slaughterhouse employment on these scales cannot be explained away by the control variables and that the comparison industries do not have similar significant effects. Also, because the analyses employ fixed effects they also therefore control for time-invariant variables in these counties that might affect the crime rates, such as geographic location. These findings, however, cannot provide insight

into how slaughterhouses, the comparison industries, and the control variables affect individual crime variables. To provide this insight, we used negative binomial regression.

Negative Binomial Regression Analyses

Pooled TSCS negative binomial regression was performed on 11 individual dependent variables (7 arrest variables and 4 report variables).¹¹ These analyses were modeled with county population set as the exposure variable¹² and county fixed effects. The same three models were run for each of the dependent variables as was done with the OLS regression analyses.

The regressions were performed on the data for two time periods: the entire time period under study (1994-2002) and the period before custom slaughter facilities were added to the slaughterhouse industry category (1994-1997). A few words here regarding this change in classification are warranted. In 1998, custom slaughtering facilities were added to the Animal (except poultry) Slaughtering category (personal communication with Census Bureau representative, May 2, 2006). Custom slaughter includes (a) slaughter or processing of uninspected food animals for the sole consumption of the owner; (b) slaughtering/processing animals as a custom service for an individual who owns the animal, and uses the meat for his or her own consumption. These tend to be very small establishments. This change in classification resulted in an increase in the smaller slaughterhouse facilities from 1997 to 1998 (an increase of 514 facilities employing 1 to 4 people). A potential consequence of this change in classification is that the effects of slaughterhouses on crime in these years could be diluted in the aggregate data by the increase in these small slaughter facilities, an issue that we discuss in more detail below.

The values reported in Tables 6 and 7 are the incidence-rate ratio (IRR)¹³ values for the most complete models (Model 3). Analysis of the precustom slaughterhouse period (1994-1997), while controlling for all the control variables, indicates that slaughterhouse employment has a significant positive effect on the total number of arrests and arrests for violent crimes (see Table 6). The IRR value for total number of arrests (1.000454) means that each additional slaughterhouse employee would be expected to increase the total arrest rate by a factor of 1.000454 or approximately 0.05%. Again, although on face value this may not appear impressive, it is important to note that some of the large facilities employ thousands of people, so that the actual effect could be much more substantial. For example, 4,000 slaughterhouse employees would increase the total number of arrests by approximately 2%.

The IRR value for the Arrests for Violent Crimes variable is interpreted to mean that each additional slaughterhouse employee increases the expected number of violent arrests by a factor of 1.000221 or by 0.0221%. Accordingly, 4,000 slaughterhouse employees would be expected to increase the number of arrests for violent offenses by nearly 1%. Note that only one of the comparison industries (motor vehicle metal stamping) has a significant positive effect on any of the crime variables (rape reports) and there are several instances where the comparison industries have significant negative effects.

When the entire time period is examined (Table 7), the effect of slaughterhouse employment on total arrests and arrests for violent crimes is no longer significant in the expected direction. This is likely due to the inclusion of the custom slaughter facilities. However, in the analysis of the entire time period, the slaughterhouse employment variable has a significant positive effect on arrests for rape and for other sex offenses (the effects are in the same direction in the previous analysis, but it is possible that they are significant here because of the increase in data points). Additionally, these effects are not found in the comparison industries.

Table 6
Effects of the Independent and Control Variables (Net of the Other Variables)
on the Crime Variables of Interest, 1994-1997 (N = 1,743)

Independent Variables	Total Arrests	Violent Arrests	Murder Arrests	Rape Arrests	Family Arrests	Sex Arrests	Assault Arrests	Index Reports	Murder Reports	Rape Reports	Assault Reports
Slaughterhouse employment	1.000454**	1.000221*	1.000869	1.000059	1.000222	1.000083	1.000196	.9997331	1.001345	1.000008	0.9999967
Unemployment	0.9267538***	0.9981239	1.040852	1.024633	0.9700561	1.031244	1.004418	0.9448218***	0.9880815	0.9971552	0.9490392**
Number	1.000018*	0.9999896	0.9999166*	0.9999978	0.9999625	0.9998982***	0.9999922	1.000016	1.000019	1.000032	1.000039*
in poverty											
Immigration	0.9990475	0.9968228*	0.9953541	0.9979653	1.003668**	1.000434	0.9965581*	1.002738***	1.000711	1.000913	1.000715
Migration	1.000243***	0.9999918	1.000304	0.9999951	0.9998443	0.9999715	0.9999702	0.9999195**	1.000048	0.9997468**	0.999887*
Non-White/	1.000464***	1.000038*	1.000049	1.00001	1.000015	1.000006	1.000036	0.9999082***	1.00006	1.000065	0.9999471**
Hispanic											
Number of	0.9994193***	1.000081	0.9996847	1.00012	1.000025	0.9998274	1.000141	1.000807***	0.9997969	1.000182	1.00056***
young males											
Total number	0.9993236***	0.9998762**	1.000111	0.9998887	0.9998898*	0.9999842	0.9998497***	0.9997796***	1.000049	0.9999179	0.9997982***
of males											
Population	1.073137	0.9988433	0.9972847	1.036529	1.002707	1.00699	1.000122	0.9891606**	0.9937794	0.9966124	1.000516
density											
Iron and	0.9968899	0.989946	1.031706	0.9604903*	1.024801	1.001263	0.9894973	1.005325	1.037114	0.9883354	0.9877602
Steel Forging											
Truck Trailer	0.9979979***	0.9980742**	0.9979514	0.9997399	0.9983923	1.000406	0.997983**	1.000048	0.9995342	0.9996249	0.9987897
Manufacturing											
Motor Vehicle	0.9992525	0.9946924*	0.9985286	0.9992979	0.9985946	0.9997529	0.9953782	0.9941526**	1.000061	1.072275*	1.00843
Metal											
Stamping											
Sign	1.003135	1.000377	1.004712	1.002019	0.9996684	1.003013	0.999614	0.9896203***	0.9935767	0.9949149**	0.9920695***
Manufacturing											
Industrial	1.006312	1.00489	.9862215	0.9974364	1.011544	1.009035	1.00595	1.005605	0.993868	1.005044	1.004502
Launderers											

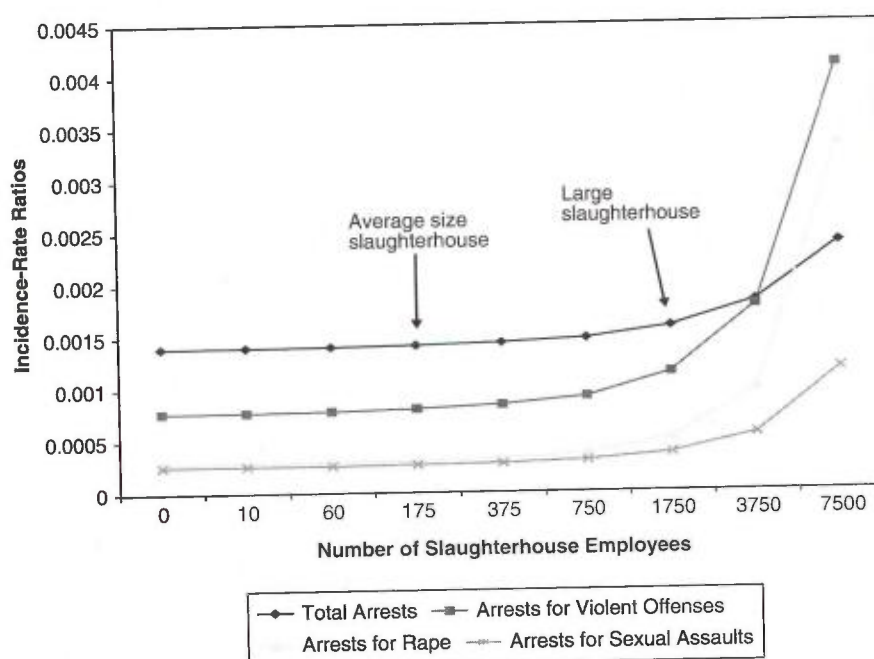
*p < .05. **p < .01. ***p < .001.

Table 7
Effects of the Independent and Control Variables (Net of the Other Variables)
on the Crime Variables of Interest, 1994-2002 (N = 4,646)

Independent Variables	Total Arrests	Violent Arrests	Murder Arrests	Rape Arrests	Family Arrests	Sex Arrests	Assault Arrests	Index Reports	Murder Reports	Rape Reports	Assault Reports
Slaughterhouse employment	0.9993113***	0.9993811***	1.000044	1.000327**	0.9996448***	1.000202*	0.9994051***	0.999141***	1.000081	0.9993045***	0.9992509***
Unemployment	1.024472***	1.01407*	1.017718	1.049572***	0.9748383**	1.008044	1.013346*	0.9803073**	1.001645	1.001668	0.9848345*
Number in poverty	1.000004	1.000008	0.9999858	1.000019	0.9999584*	0.9999497**	1.00001	1.00003**	1.000037*	1.000008	1.000034**
Immigration	0.9998359	1.000491	1.000039	1.000373	1.001244*	1.001403*	1.000503	1.002717***	0.9999194	1.001314**	1.002496***
Migration	1.000391***	1.000358***	1.000429***	1.000305***	1.000048	1.000068	1.000332***	1.000353***	1.000269**	1.000144**	1.000348***
Non-White/Hispanic	1.000103***	1.000055***	1.000065***	1.000068***	1.00004***	0.9999926	1.000047***	1.000063***	1.000084***	1.000036**	1.000027***
Number of young males of males	0.9999787*	0.999984	1.000046	0.999983	0.9999822	0.999893**	0.9999805	0.9999704*	0.9999701	0.9999002***	0.9999574*
Total number	0.9998677***	0.9998769***	0.9999138***	0.9999041***	0.9998871***	0.9999781	0.9998815***	0.9999053***	0.9999452*	0.999974	0.9999168***
Population Density	1.00558***	1.002586	1.003975	1.000542	1.003551*	1.002014	1.003026*	0.9985326	1.003147	1.000152	0.9996134
Iron and Steel Forging	0.9921377***	0.9918974***	0.9957149	0.9926863*	0.9944603**	0.9924746	0.9924163***	0.9959642**	1.005719	0.9969287	0.9926321***
Truck Trailer Manufacturing	0.9992624*	1.000008	0.9994264	1.000295	1.0002	1.000339	1.000083	1.000966**	0.9998746	1.000313	1.000424
Motor Vehicle	1.000723	0.9993025	1.000228	1.000279	0.9997799	1.001256	0.9995619	0.9993088	1.000025	0.9989647	0.998472
Metal Stamping	1.000269	1.000019	1.000082	0.9997824	0.9999199	0.9999348	1.000124	0.9972855***	0.9998537	0.9992095	0.9980522**
Sign Manufacturing	1.002269*	1.000014	1.000547	0.999034	1.001069	1.000004	0.9998854	1.004173***	1.002587	1.000645	1.001481

*p < .05. **p < .01. ***p < .001.

Figure 1
Log Scale Prediction Equation Values for Total Arrests,
Arrests for Violent Offenses, Rape, and Sexual Assaults



With these data we can estimate the effects of varying levels of slaughterhouse employment on the four variables that slaughterhouse employment significantly predicts. Figure 1 demonstrates how the effects of slaughterhouse employment on these variables become particularly pronounced with higher levels of employment in the industry.

Discussion and Conclusions

We anticipated that controlling for key variables (the number of young men in the county, population density, the total number of males, the number of people in poverty, international migration, internal migration, total non-White and/or Hispanic population, unemployment rate, and the total county population), slaughterhouse employment levels would be associated with increased crime rates in counties, and that the effects would be greater than the effects of employment in the comparison industries. Two techniques were employed to test this hypothesis. The first technique is OLS regression using the arrest and report scales in turn as the dependent variable. The results using this technique are consistent with our hypothesis: Slaughterhouse employment is a significant predictor of both the arrest and report rate scales with all the control variables included in the model. The comparison industries do not have parallel effects: none of the comparison industries have significant positive effects on the Arrest and Report Scales.

Positive effects of slaughterhouses employment levels on crime rates were also found using pooled TSCS negative binomial regression to regress individual arrest and report

variables. In the results derived from the entire time period, and controlling for the extraneous variables, slaughterhouse employment has significant effects on arrests for rape and arrests for sex offenses. Of the comparison industries, only iron and steel forging demonstrates a significant effect on arrests for rape, but it is a negative one. Thus, controlling for the other variables, an increase in employment in iron and steel forging is associated with a *decrease* in arrests for rape.

The effects of slaughterhouse employment on the arrests for rape and other sex offenses are not significant in the analysis of the data prior to the inclusion of custom slaughter facilities (1994-1997). This is not surprising given that the analysis of the entire time period includes more than double the number of observations than the period before the inclusion of custom slaughter facilities. For the analyses of the entire time period (1994-2002), 4,646 observations are analyzed (581 counties \times 8 years [8 years of observations instead of 9 are included in the analyses as the result of the one year lag] - 2 missing cases = 4,646). For the analyses of the time period before custom slaughter facilities were added to the slaughterhouse categorization (1994-1997), 1,743 observations are analyzed (581 counties - 3 years = 1,743). Slaughterhouse employment is a significant predictor of two variables for the period before custom slaughter facilities were added to the slaughterhouse categorization: total arrests and violent arrests. Only one of the comparison industries (Truck Trailer Manufacturing) has a significant effect on the total arrests variable, but it is a negative effect and therefore an increase in the number of truck trailer employees in these counties would be expected to *decrease* the number of total arrests.

The IRR value for the slaughterhouse employment variable in predicting violent arrests is 1.0002 (rounded), controlling for the other variables. Two of the comparison industries (Truck Trailer Manufacturing and Motor Vehicle Metal Stamping) have significant effects on violent arrests, but both are negative. Again, we would therefore expect that an increase in the number of employees in these industries would be associated with a decrease in the number of arrests for violent offenses. Thus, the results of the pooled TSCS OLS regression and pooled TSCS negative binomial regression both demonstrate that slaughterhouse employment does have significant positive and unique effects on the Arrest and Report Rate Scales, as well as on rates of total arrests, arrests for violent crimes, arrests for rape, and arrests for other sex offences, controlling for the number of young men in the county, population density, the total number of males, the number of people in poverty, international migration, internal migration, total non-White and/or Hispanic population, the unemployment rate, and the total county population.

The effect of slaughterhouse employment on offenses against the family was significant and negative for the analysis of the entire time period, and positive but not significant for the analysis of the 1994-1997 data. The negative effect found in the 1994-2002 analysis may be the result of including the custom slaughter facilities. It is also worth noting that the Offenses Against the Family variable consists of unlawful *nonviolent* acts by family members against each other (U.S. Department of Justice and Federal Bureau of Investigation, 2004). Therefore, there is not a clear measure of family violence in the Uniform Crime Reports that includes violence against family members. Perhaps the inclusion of violent forms of offenses against the family in this variable would have made the effects of slaughterhouse employment clearer. Additionally, we cannot assess the effect of slaughterhouse employment on reports of offenses against the family, because, as previously mentioned, only data on reports for Part I or Index offenses are collected (including murder, rape, robbery, aggravated assault, burglary, larceny, motor vehicle theft, and arson).

Increases in slaughterhouse employment had a significant positive effect on rape arrests across the entire time period under study. However, this effect was not significant when fewer observations were analyzed for the period before custom slaughter facilities were added (1994-1997). Similarly, slaughterhouse employment did not have a significant effect on reports of rape for the years 1994 to 1997. Slaughterhouse employment did have a significant negative effect on the rape reports variable for the analysis of the entire time period. It is possible that this result was impacted by the inclusion of the custom slaughter facilities.¹⁴

The significant positive effect of slaughterhouse employment on sex offenses is also noteworthy. Although this variable excludes forcible rape and prostitution, it does include sexual attacks on males, incest, indecent exposure, statutory rape, and "crimes against nature" (U.S. Department of Justice and Federal Bureau of Investigation, 2004). Many of these offenses are perpetrated against those with less power, and we interpret this as evidence that the work done within slaughterhouses might spillover to violence against other less powerful groups, such as women and children. Further, the positive effects of slaughterhouse employment on rape and other sexual assaults were not observed in the comparison industry analyses.¹⁵

The results presented here therefore demonstrate significant and unique effects of slaughterhouse employment on several crime variables. These effects are not found in the comparison industries, and they cannot be explained by unemployment, social disorganization, and demographic variables. Additionally, the differences in the results before and after custom slaughter facilities were added to the slaughterhouse category also suggests that the industrialization of slaughter has the strongest adverse effects, whereas the addition of the smaller, custom slaughter facilities likely adds "noise" to the analyses and may even be adding the effects of social capital (related to small businesses and small-scale agriculture). Given the highly stochastic nature of the arrest and report variables in rural counties, the findings presented here are quite suggestive.

A few words on the performance of the control variables are in order. Recall that the control variables have gathered into three groupings in the literature: demographic, social disorganization, and unemployment. The control variables with the most explanatory power in predicting the crime variables in this study include the unemployment variable and some of the social disorganization variables (specifically migration and immigration). The effects of the demographic variables were largely contradictory and close to zero. The arguments that have been used to explain the slaughterhouse effect overall find limited substantiation here, again supporting the claim that there is something unique about slaughterhouse work.

The major limitation of our study is the reliance on Uniform Crime Report (UCR) data. Although many studies of crime rely on the UCR for their data (such as Kawachi, Kennedy, & Wilkinson, 1999; Krivo & Peterson, 2004; Lee & Ousey, 2001; Wilkinson, Reynolds, et al., 1984), shortcomings of the data have been identified. For instance, official statistics obviously exclude those crimes that law enforcement officials are not aware of. However, for some offenses, such as motor vehicle theft and homicide (Kawachi et al., 1999), and serious crimes more generally (Sampson, 1987), the undercount is trivial. There are also problems related to the ability of victims and witnesses to recall and report accurate information, limitations of police resources for making arrests, and inconsistencies in the deployment of resources and enforcement of laws across geographic areas (Krivo & Peterson, 2004; Sampson & Groves, 1989). The validity of official statistics has been questioned particularly in areas undergoing rapid growth. It is possible that increases in official crime rates in growing areas are the result of increases in police staff, additions which are common in boomtowns. It is also possible that

increases in crime rates in boomtowns might be partly due to increased reports by law enforcement officials in an attempt to justify increasing their resources (Gold, 1982). On the other hand, residents in stable areas have been known to assert that the police record even minor incidents because their time is not occupied with serious offenses (Freudenberg & Jones, 1991), thus potentially increasing crime rates at the less severe end of the spectrum. Some have suggested that victimization data be used instead of arrest and report data; however, victimization data are more limited and few differences have been found between the arrest rates of the UCR and offending rates estimated from the national victimization survey (Sampson, 1987). Despite the critiques of official arrest and report data, these data are the best sources of systematic and timely offense information at the county level (Miles-Doan, 1998).

Our results cannot be generalized to counties in states without right-to-work laws and to counties in or adjacent to metropolitan areas. Subsequent research expanding these delimitations might provide interesting information about the effects of labor unions and urbanization on social disruption in communities surrounding slaughterhouses.

Finally, the aggregated level of the data poses three limitations: (a) There may be inconsistencies in reporting across counties and the small number of certain types of crime (such as homicide) may make reliable estimates difficult (Pridemore, 2005). However, given the scope of this study and the need for comparable crime data at a fairly low level of aggregation, there are no viable alternatives to using official crime data at the county level. (b) Because of spatial aggregation, the effects of slaughterhouses might be muted and thus make the analysis rather conservative. (c) These data provide a broad picture, but do not enable gaining a clear understanding of the dynamics in these communities, such as who is actually committing the crimes, or if some jobs in slaughterhouses are more problematic than others. Thus, although this study does not permit one to draw conclusions about the individuals who work in slaughterhouses, it nonetheless is a first step in better understanding what is occurring in slaughterhouse communities. It is therefore an important complement to micro-level survey or ethnographic research that would permit a more nuanced analysis of what is occurring in the work and life experiences of those involved in the slaughterhouse industry but would not allow the detection of overall patterns and control for alternative theoretical explanations.

In conclusion, despite some limitations, our research makes valuable theoretical and empirical contributions to a developing sociology of the slaughterhouse. This study is the first to test the theories proposed to explain increased crime in slaughterhouse communities,¹⁶ providing evidence that elaborates on the case study research that initially documented increased crime in communities where large slaughterhouses were sited. The inclusion of comparison industries as well as standard predictors of crime rates in our analyses supports the claim that slaughterhouses have a unique and insidious effect on the surrounding communities. Although studies have found that employment in the manufacturing sector in general has suppressant effects on crime (e.g., Lee & Ousey, 2001), this is clearly not the case for the slaughterhouse subsector of manufacturing. Meaningful theoretical and empirical distinctions can and ought to be drawn between slaughterhouse employment and other types of manufacturing employment. In particular, our results lend support to the argument, first articulated by Sinclair, and since elaborated by Beirne, that the industrial slaughterhouse is different in its effects from other industrial facilities. We believe that this is another of a growing list of social problems and phenomena that are undertheorized unless explicit attention is paid to the social role of nonhuman animals.

Appendix

Descriptive Statistics and Zero Order Correlations

**Descriptive Statistics and Zero Order Correlations, Independent Variables,
Control Variables, and Summary Arrest Variables**

	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.
1. Slaughterhouse employment	1											
2. Slaughterhouse establishments	.338	1										
3. Total arrests	.021	.015	1									
4. Violent crime	-.013	-.05	.545	1								
5. Number in poverty	.08	.133	.398	.361	1							
6. Unemployment rate	-.062	-.12	.322	.381	.344	1						
7. Immigration	.513	.188	.095	.052	.366	.163	1					
8. Migration	-.176	-.080	-.035	.023	-.139	-.071	-.198	1				
9. Non-White or Hispanic residents	.113	.058	.362	.354	.822	.426	.477	-.231	1			
10. Population density	.080	.054	.358	.3122	.548	.171	.169	.007	.425	1		
11. Number of males	.168	.213	.344	.294	.880	.173	.439	-.119	.700	.597	1	
12. Males aged 15 to 34 years	.187	.195	.304	.257	.849	.187	.510	-.176	.727	.552	.959	1
Mean	64.26	0.37	3348.05	99.07	2239.99	5.02	15.95	-33.84	3077.25	22.2	6816.09	1988.33
Median	0	0	3002.79	67.97	1281.50	4.20	3	-25	764.5	12.54	4529	1184
Standard deviation	402.36	0.65	2605.23	111.06	2548.04	3.06	47.48	260.96	5449.53	32.09	6908.21	2394.04
Minimum	0	0	0	0	8.25	1	-6	-4.083	1	0.1	34	3
Maximum	7,500	6	27,044	1,288	21,450	38.4	777	3,281	47,049	519	66,194	22,118

Note: Correlations and descriptive statistics for dependent variables are shown as crime rates per 100,000 population.

Descriptive Statistics and Zero Order Correlations, Independent Variables, Control Variables, and Individual Arrest Variables

	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.
1. Slaughterhouse employment	1																	
2. Slaughterhouse establishments	.338	1																
3. Murder	-.011	-.026	1															
4. Rape	.036	.022	.116	1														
5. Robbery	-.008	-.025	.229	.249	1													
6. Aggravated assault	-.016	-.052	.216	.297	0.500	1												
7. Other assaults	.076	-.026	.194	.286	.495	.482	1											
8. Sex offenses	.029	.016	.092	.147	.182	.218	.325	1										
9. Offenses against the family	-.004	-.017	.129	.168	.330	.269	.352	.193	1									
10. Disorderly conduct	.029	-.015	.161	.188	.384	.345	.522	.185	.312	1								
11. Number in poverty	.080	.133	.145	.206	.436	.311	.445	.122	.216	.311	1							
12. Unemployment rate	-.062	-.120	.178	.151	.331	.349	.319	.102	.235	.284	.344	1						
13. Immigration	.513	.188	-.009	.038	.068	.048	.144	.050	.011	.023	.366	.163	1					
14. Migration	-.176	-.080	-.001	-.006	-.031	.032	-.089	.019	-.017	-.092	-.139	-.071	-.198	1				
15. Non-White or Hispanic residents	.113	.058	.168	.197	.469	.294	.466	.120	.253	.322	.822	.426	.477	-.231	1			
16. Population density	.080	.054	.095	.145	.310	.287	.360	.098	.166	.182	.548	.171	.169	.007	.425	1		
17. Number of males aged 15 to 34 years	.168	.213	.086	.160	.335	.261	.398	.126	.147	.226	.880	.173	.439	-.119	.700	.597	1	
18. Males aged 15 to 34 years	.187	.195	.075	.145	.307	.226	.355	.108	.127	.203	.849	.187	.510	-.176	.727	.552	.959	1
Mean	0.37	3.56	6.44	8.3	80.21	289.45	14.74	48.87	134.18	2239.9	5.02	15.95	-33.84	3077.3	22.2	6816.1	1988.3	
Median	0	0	0	0	0	53.51	218.76	7.67	15.81	70.72	1281.5	4.20	3	-25	764.5	12.54	4,529	1,184
Standard deviation	402.4	0.65	11.64	11.76	15.95	94.96	283.35	23.63	92.21	193.69	2548	3.06	47.48	260.96	5449.5	32.09	6908.2	2,394
Minimum	0	0	0	0	0	0	0	0	0	0	8.25	1	-6	-4.083	1	0.1	34	3
Maximum	7,500	6	366.1	245.1	174.98	1143.4	2108.6	530.51	1680.2	2098.6	21450	38.4	777	3,281	47,049	519	66,194	22,118

Note: Correlations and descriptive statistics for dependent variables are shown as crime rates per 100,000 population.

Descriptive Statistics and Zero Order Correlations, Independent Variables, Control Variables, and Crime Report Variables

	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.
1. Slaughterhouse employment	1																	
2. Slaughterhouse establishments	.338	1																
3. Index reports	.095	.132	1															
4. Murder	-.004	-.022	.197	1														
5. Rape	.086	.082	.544	.135	1													
6. Robbery	.031	.028	.595	.219	.350	1												
7. Assault	.010	.017	.679	.220	.406	.511	1											
8. Burglary	.032	.059	.847	.226	.467	.590	.601	1										
9. Motor vehicle theft	.076	.117	.780	.180	.438	.494	.532	.672	1									
10. Arson	.009	.029	.378	.111	.264	.186	.293	.355	.344	1								
11. Number in poverty	.080	.133	.526	.144	.326	.580	.385	.498	.455	.169	1							
12. Unemployment rate	-.062	-.120	.133	.136	.067	.240	.248	.210	.103	.044	.344	1						
13. Immigration	.513	.188	.283	.026	.180	.173	.150	.204	.261	.071	.366	.163	1					
14. Migration	-.176	-.080	-.074	-.006	-.101	-.116	-.016	-.039	-.031	-.038	-.139	-.071	-.198	1				
15. Non-White or Hispanic residents	.113	.058	.443	.162	.2737	.618	.350	.443	.371	.114	.822	.426	.477	-.231	1			
16. Population density	.080	.054	.416	.082	.258	.401	.294	.318	.355	.1443	.548	.171	.169	.007	.425	1		
17. Number of males aged 15 to 34 years	.168	.213	.562	.081	.346	.492	.341	.455	.475	.171	.880	.173	.439	-.119	.700	.597	1	
18. Males aged 15 to 34 years	.187	.195	.517	.073	.320	.457	.316	.4138	.425	.147	.849	.187	.510	-.176	.727	.552	.959	1
Mean	64.26	0.37	1827.9	3.25	14	15.743	142.1	429.53	87.83	11.83	2239.99	5.02	15.95	-33.84	3077.25	22.2	6816.09	1988.33
Median	0	0	1523.5	0	0	0	83.20	367.60	70.19	0	1281.50	4.20	3	-25	764.5	12.54	4,529	1,184
Standard deviation	402.36	0.65	1611.9	8.82	20.88	31.55	181.13	390.19	88.16	22.51	2548.04	3.06	47.48	260.96	5449.53	32.09	6908.21	2394.04
Minimum	0	0	0	0	0	0	0	0	0	0	8.25	1	-6	-4,083	1	0.1	34	3
Maximum	7,500	6	9630.4	173.71	245.1	405.34	2808.7	3076.9	697.67	528.17	21,450	38.4	777	3,281	47,049	519	66,194	22,118

Note: Correlations and descriptive statistics for dependent variables are shown as crime rates per 100,000 population.

Notes

1. Similar contradictions have been noted in examinations of vivisection (see Adams, 2000; Balcombe, 2000; Dunayer, 2000; Fox, 2000). Animals are used in experiments precisely because they share many characteristics and qualities with humans, and all the while linguistic devices are employed to distance the experimenters from their subjects.

2. Boomtown communities are characterized by the following features: They experience unprecedented population growth within a short amount of time; relatedly, they experience expanded employment opportunities; and they also experience heavy demands on social services (Camasso & Wilkinson 1990).

3. The use of the term *spillover* here derives from the cultural spillover of violence theory developed by Larry Baron and Murray Straus (1987, 1988; Baron, Straus, & Jaffe 1988). The central tenet of this theory is that

The more a society tends to endorse the use of physical force to attain socially approved ends—such as order in the schools, crime control, and military dominance—the greater the likelihood that this legitimization of force will be generalized to other spheres in life, such as the family and relations between the sexes, where force is less approved socially. (Baron et al., 1988, p. 80)

Although the authors did not specifically discuss the slaughter of animals as part of this process, we argue here that it is a possibility.

4. In these states, employees cannot be required to join or pay dues to a union and may resign from the union at any time, but still enjoy the benefits of the collective agreement. The following are the right-to-work states included in the analyses in this study: Alabama, Arizona, Arkansas, Georgia, Idaho, Iowa, Kansas, Louisiana, Mississippi, Nebraska, Nevada, North Carolina, North Dakota, Oklahoma, South Carolina, South Dakota, Tennessee, Texas, Utah, Virginia, and Wyoming.

5. This time period is used because due to reporting changes in the Uniform Crime Report data, data prior to 1994 are not comparable with data from later years, and at the time of the study some of the demographic variables were not yet available at the county level for 2003 and later.

6. In 1998, the classification of industries changed from the Standard Industrial Classification (SIC) system to the North American Industry Classification System (NAICS), and only some industries remain comparable across the time period.

7. The arrest variables used include the following: Total arrests, Violent offenses, Murder, Rape, Offenses against the family, Sex offenses, Assault, Robbery, Burglary, Forgery, Possessing stolen property, Vandalism, Other assaults, and Disorderly conduct. The report variables used include: Index offenses, Murder, Rape, Assault, Robbery, Burglary, Motor vehicle theft, and Arson.

8. The factor loadings are all above the commonly accepted minimum values of 0.3 to 0.4 and the Chronbach's alpha for the scale is .6728.

9. Again, all of the loadings for these variables were above the acceptable range and Chronbach's alpha was .6062.

10. As is commonly done in panel studies, in the analyses here the Slaughterhouse Employment variable and the comparison industry variables were lagged 1 year because their impact on crime would likely not be felt in the same year in these counties. More likely, the impact would be felt the following year (especially in cases where the industry opened or expanded late in the year).

11. The variables analyzed include the following: Total number of arrests, Arrests for violent crimes, Arrests for murder, Arrests for rape, Arrests for offenses against the family, Arrests for sex offenses (excluding rape), Arrests for aggravated assault, Total reports for index offenses, Reports of murder, Reports of rape, and Reports of assault.

12. Negative binomial regression requires that an exposure variable be identified to differentiate across cases differences in the possibility of being "exposed" to the effect. Long and Freese (2006) use the example of time as an exposure variable. In this study, however, it is not time that differentiates the likelihood of crime in the counties but the differences across counties in population (a larger number of people makes the possibility of offending or being victimized greater). Therefore, we set county population as the exposure variable. Including the exposure variable adds the natural log of the size of the population at risk to the model. Thus, in essence, the model analyzes per capita rates of crime instead of merely counts of crime even though the dependent variable is

a count, not a rate. This is standard practice in the quantitative criminology literature (Osgood, 2000). Using the population as the exposure variable also permits an acknowledgement in the model that rates based on larger populations have greater precision, which addresses the issue of heterogeneity of variance, which is problematic in the use of OLS regression on count variables (Krivo & Peterson, 2004; Osgood, 2000)

13. The IRR values can be interpreted as the multiplicative factor by which a one unit change in the independent variable affects the dependent variable, controlling for the other variables. Therefore, an IRR value below one indicates that the predictor variable (controlling for the other variables) decreases the incidence-rate, which demonstrates a negative effect. Accordingly, an IRR value above one indicates an increase in the incidence-rate, or a positive effect.

14. The change in classification to include small custom slaughterhouses in the slaughterhouse category may affect these analyses in two ways. If the years after the reclassification are included, due to the way the County Business Patterns categorizes the employee data (e.g., 1-19, 20-99) instead of reporting the exact number of employees, the inclusion of small custom slaughter facilities could artificially increase the number of slaughterhouse workers in counties since the midpoint of the ranges are used in the analyses, therefore diluting the possible effect of slaughterhouse employment. In addition, work at a custom slaughterhouse may be episodic, involving the slaughter of a relatively small number of animals in any given time period rather than the routinized slaughter of the larger facilities. This means that workers may be less exposed to slaughter. If the years after the reclassification are excluded, then these problems are avoided but the sample size is reduced from 4,646 to 1,743, reducing the power of the analysis. Although this seems like a large sample, given the highly stochastic nature of crime in rural communities, substantial power is required to see significant effects. Unfortunately, there is no way to disaggregate the slaughterhouse data and exclude these facilities from the analysis.

15. It is also possible that if violent offenses committed by family members were included in the offenses against the family category that the effect of slaughterhouse employment on offenses against the family would have been positive and significant (instead of *positive* but *not significant* for the period prior to the inclusion of custom slaughter facilities).

16. This study should not, however, be considered the definitive testing of these theories, or predictive models of crime in general. Different operationalizations of the theories might have resulted in slightly different findings. Further, The R^2 values of the models are low; however, the purpose of this research was to control for the variables implicated in the theorized causes in the literature to assess the effects of slaughterhouse employment. It is also worth noting that there is some degree of multicollinearity among the variables. Specifically, the total number of males, number of young males, and the number of people in poverty have variance inflation factor (VIF) values greater than 4 (the values are 19.25, 15.64, and 8.01, respectively). Because this colinearity is entirely among control variables, it has no important effect on the estimates of the effects of slaughterhouse employment (the VIF value of the lagged slaughterhouse employment variable is 1.47).

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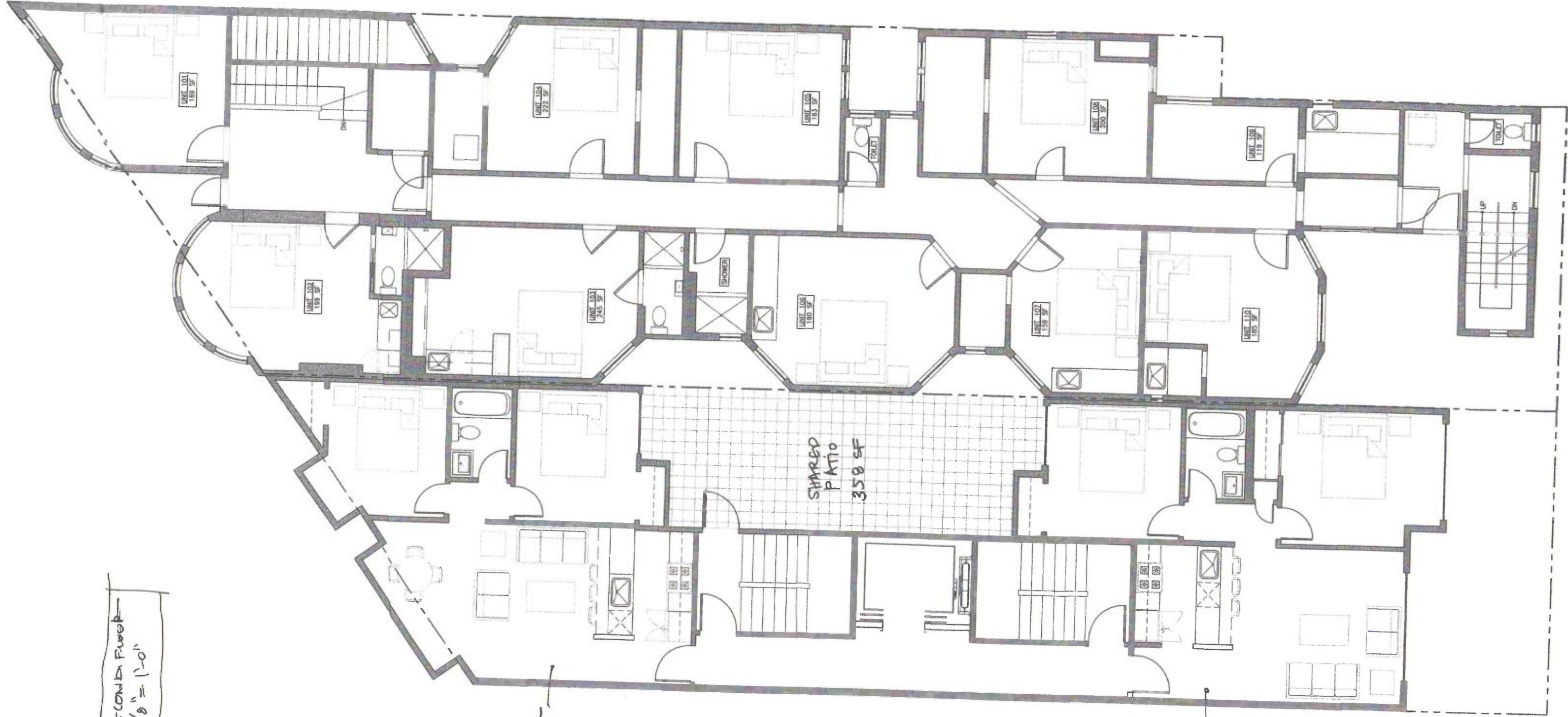
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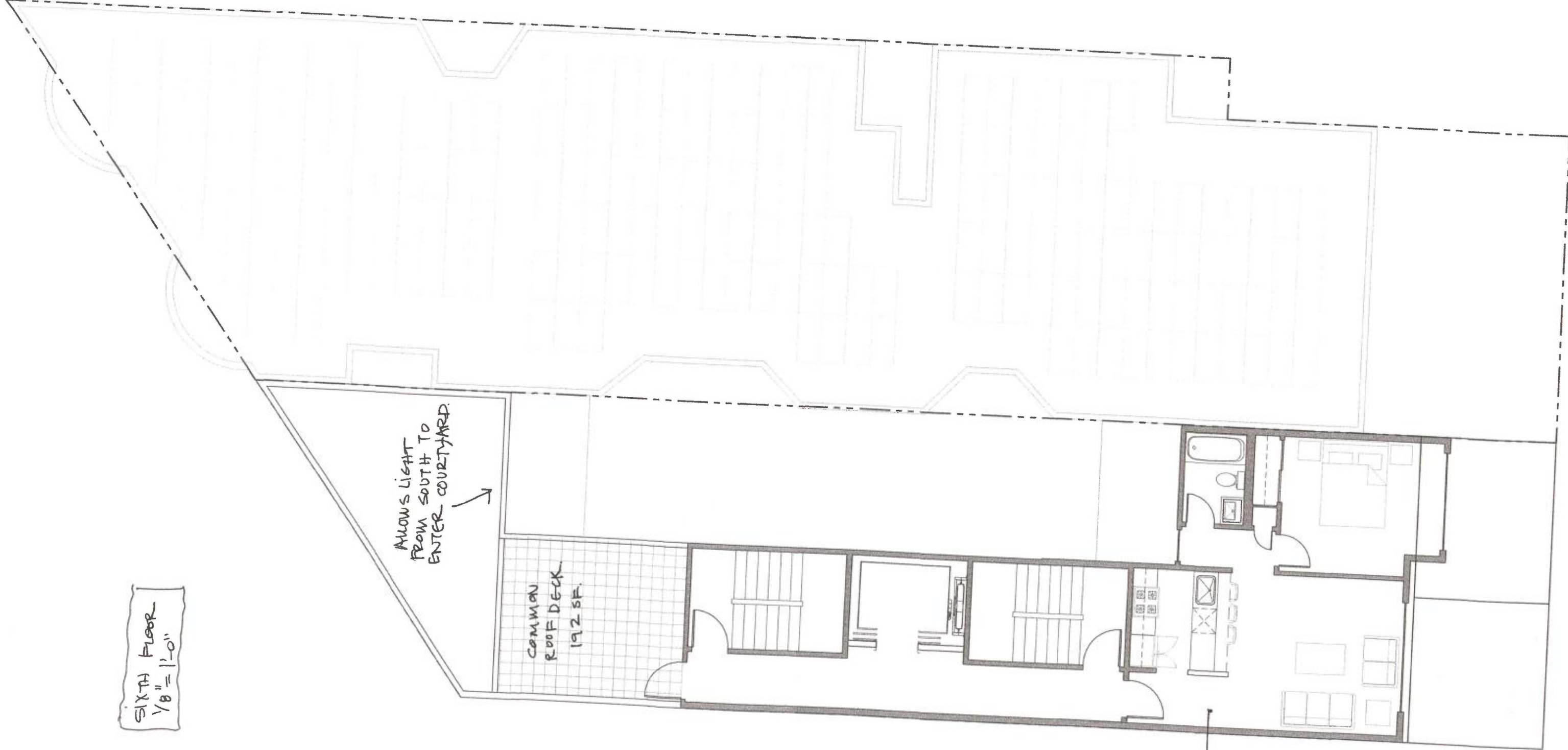


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date:	issues/ revisions:	by:
08.08.16	site permit submission	mm
12.07.16	site permit rev1	mm
03.07.17	site permit rev2	mm
05.23.17	site permit rev4	mm

project name:
ZHANG RESIDENCE

TITLE SHEET

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ABBREVIATIONS:

& #	AND ANGLE AT NUMBER
C	CENTER LINE
R	PROPERTY LINE
(E)	EXISTING
(N)	NEW
(R)	REPLACE
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECTURE
ASPH.	ASPHALT
BD.	BOARD
BASE BD.	BASE BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BM.	BEAM
B.U.	BUILT-UP
CLG.	CEILING
CONT.	CONTINUOUS
CTR.	CENTER
CLR.	CLEAR
C.L.	CENTER LINE
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DM.	DIMENSION
DN.	DOWN
D.P.	DOUBLE POLE
D.S.	DOWN SPOUT
DWG.	DRAWING
E	EAST
EL.	ELEVATION
EL. OR ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EXP.	EXPOSED
EXT.	EXTERIOR
F.A.U.	FORCED-AIR UNIT
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
FIN.	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.O.P.	FACE OF PLYWOOD
F.P.	FIRE PLACE
FURN.	FURNACE
GA.	GALVANIZED
GND.	GROUND
GYP BD.	GYPSPUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARD WOOD
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
I.D.	INSIDE DIMENSION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MANUF.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
O.C.	ON CENTER
OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.D.	OUTSIDE DIMENSION
P.C.	PLUMBING CHASE
PL.	PLATE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
PT.	POINT
PTD.	PAINTED
R	RADIUS
RETURN AIR	RETURN AIR
RM.	ROOM
RDWD.	RED WOOD
R.W.L.	RAIN WATER LEADER
S.D.	SOUTH
SEE	SEE STRUCTURAL DRAWINGS
SQ. FT.	SQUARE FOOT
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
S.P.	SINGLE POLE
SO.	SQUARE
S.ST.	STAINLESS STEEL
ST.	STEEL
STD.	STANDARD
SUP. AIR	SUPPLY AIR
T&G.	TONGUE AND GROOVE
TBD.	TO BE DETERMINED
THK.	THICK
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.F.F.	TOP OF FINISHED FLOOR
T.O.W.	TOP OF WALL
T.P.	TOILET PAPER HOLDER
T.R.	TOWEL RACK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.D.C.	VERIFY DURING CONSTRUCTION
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W.	WEST
W.C.	WATER CLOSET
WD.	WOOD
WP.	WATER PROOF
W.H.	WATER HEATER

SYMBOLS:

EXISTING WALL	
NEW WALL	
NEW RATED WALL	
DEMO WALL	
LINE OVERHEAD OR HIDDEN	
CENTERLINE	
PROPERTY LINE	
DIMENSION TO FACE OF FINISH	
DIMENSION TO CL OF STUD	
DATUM LINE	
WINDOW SYMBOL	
DOOR SYMBOL	
COLOR SYMBOL	
FLOOR SYMBOL	
SECTION MARKER	
ELEVATION MARKER	
INTERIOR ELEVATION MARKER	
PLAN DETAIL MARKER	
DETAIL MARKER	
REVISION MARKER	

GENERAL NOTES:

- AIA DOCUMENT 201 "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT" ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN FRANCISCO CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
 - ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
 - CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
 - SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
 - DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
 - ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
 - CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
 - IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
 - WRITTEN DIMENSIONS REFER TO: FACE OF FINISH OR CENTERLINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
 - DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
 - "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
 - "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
 - DIMENSIONS NOTED "CLF" OR "CLR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
 - CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH ARCHITECT.
 - ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
 - ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
 - WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALLS AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
 - ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
 - ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
 - PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
 - MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - MINIMUM ROOF/CEILING INSULATION R-19
 - MINIMUM WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
 - MINIMUM FLOOR INSULATION OVER CRAWL OR UNOCCUPIED SPACES R-13
 - ALL INSULATION TO MEET CEC QUALITY STANDARDS
 - INFILTRATION CONTROL:
 - DOORS AND WINDOWS WEATHER-STRIPPED
 - EXHAUST SYSTEMS DAMPED
 - DOORS AND WINDOWS CEC CERTIFIED AND LABELED
 - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED
 - DUCTS CONSTRUCTED AND INSTALLED PER UMC
 - ELECTRICAL OUTLET PLATEGASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS
 - SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REF. PLANS FOR LOCATIONS.
 - GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES
 - LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS W/ GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE WITH TEMPERED GLASS (UBC SECTION 2406)

PROJECT DATA:

CODES:
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
APPLICABLE SAN FRANCISCO MUNICIPAL CODES

PROJECT ADDRESS:
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110

PROJECT DESCRIPTION:
- LEGALIZE GROUND FLOOR UNIT PER NOV# 201695061
- (N) NFPA 13-R FIRE SPRINKLERS THROUGHOUT (UNDER SEPARATE PERMIT)
- VERTICAL & HORIZONTAL ADDITION & REMODEL OF A MULTI-FAMILY RESIDENCE
- (N) KITCHEN ON FIRST FLOOR & SECOND FLOOR
- ADDITION OF FOURTH FLOOR W/ (N) KITCHEN, (N) POWDER ROOM & (N) DECK
- (N) SOLAR PANELS ON (N) ROOF AND (N) ROOF OF (E) DETACHED GARAGE

PLANNING INFORMATION:

BLOCK/LOT:	6526 / 21
ZONING DISTRICT:	RM-1
LOT SIZE:	2,875 SQ. FT.
BUILDING HEIGHT:	50'-X
NO. OF STORIES:	EXISTING - 3 STORIES PROPOSED - 4 STORIES
SETBACKS / YARD REQUIREMENTS:	FRONT: AVERAGE OF NEIGHBORS REAR: 25% MIN. (28'-9") CLASS C
PRESERVATION:	CLASS C
GROSS FLOOR AREA:	
EXISTING 1ST FLOOR:	1,205 SQ. FT. (UNCONDITIONED)
EXISTING 2ND FLOOR:	457 SQ. FT. (CONDITIONED)
EXISTING 3RD FLOOR:	64 SQ. FT. (UNCONDITIONED)
EXISTING 4TH FLOOR:	1,231 SQ. FT. (CONDITIONED)
EXISTING 5TH FLOOR:	1,295 SQ. FT. (CONDITIONED)
TOTAL EXISTING:	2,962 SQ. FT. (CONDITIONED) 1,299 SQ. FT. (UNCONDITIONED)
PROPOSED 1ST FLOOR:	832 SQ. FT. (UNCONDITIONED)
PROPOSED 2ND FLOOR:	1,046 SQ. FT. (CONDITIONED)
PROPOSED 3RD FLOOR:	33 SQ. FT. (UNCONDITIONED)
PROPOSED 4TH FLOOR:	1,321 SQ. FT. (CONDITIONED)
PROPOSED 5TH FLOOR:	1,445 SQ. FT. (CONDITIONED)
TOTAL PROPOSED:	4,658 SQ. FT. (CONDITIONED) 868 SQ. FT. (UNCONDITIONED)
NET CHANGE:	1,675 SQ. FT. (CONDITIONED) -504 SQ. FT. (UNCONDITIONED)
UNIT 1	821 SQ. FT.
UNIT 2	1,378 SQ. FT.
UNIT 3	2,568 SQ. FT.

BUILDING INFORMATION:

OCCUPANCY:	GROUP R, DIVISION 2
CONSTRUCTION TYPE:	TYPE 5B (PER C.B.C. TABLE 601)
MINIMUM ROOF CLASS:	CLASS B ROOF

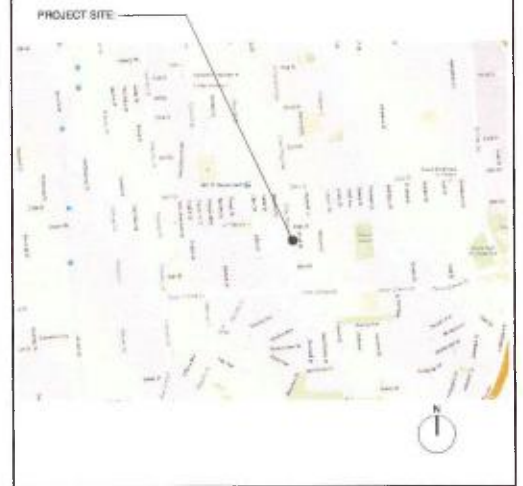
PROJECT PARTICIPANTS:

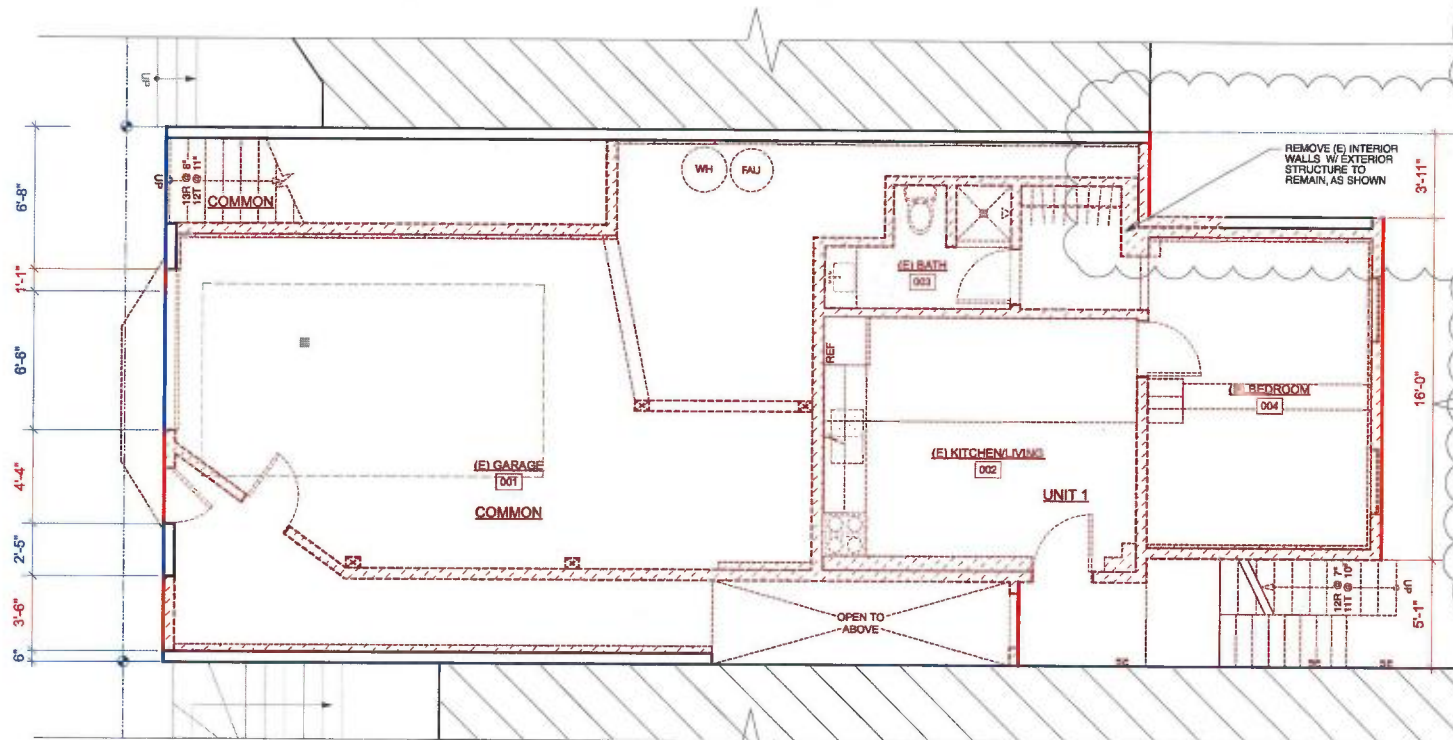
OWNER: MARK ZHANG 1439-1441 SOUTH VAN NESS AVE. SAN FRANCISCO, CA 94110	ARCHITECT: JOHN LUM ARCHITECTURE 3246 17TH STREET SAN FRANCISCO, CA 94110
GENERAL CONTRACTOR: T.B.D.	PROJECT MANAGER: MICHAEL MORRISON t. 415 . 558 . 9550 x0024 f. 415 . 558 . 0554
	STRUCTURAL ENGINEER: T.B.D.

DRAWING INDEX:

ARCHITECTURAL	
1.	A0.0 TITLE SHEET
2.	A0.1 SITE PHOTOS
3.	A0.2 DEMOLITION CALCULATIONS - SUM OF FRONT REAR & SIDE FACADES
4.	A0.3 DEMOLITION CALCULATIONS - VERTICAL ELEMENTS
5.	A0.4 DEMOLITION CALCULATIONS - HORIZONTAL ELEMENTS
6.	A0.5 DEMOLITION CALCULATIONS - HORIZONTAL ELEMENTS
7.	A1.0 SITE & ROOF PLANS
8.	A1.1 FIRST FLOOR PLANS
9.	A1.2 SECOND FLOOR PLANS
10.	A1.3 THIRD FLOOR PLANS
11.	A1.4 FOURTH FLOOR PLANS
12.	A2.0 EXTERIOR ELEVATIONS
13.	A2.1 EXTERIOR ELEVATIONS
14.	A2.2 EXTERIOR ELEVATIONS
15.	A2.3 EXTERIOR ELEVATIONS
16.	A3.0 SECTIONS
17.	A6.0 PERSPECTIVES

VICINITY MAP:





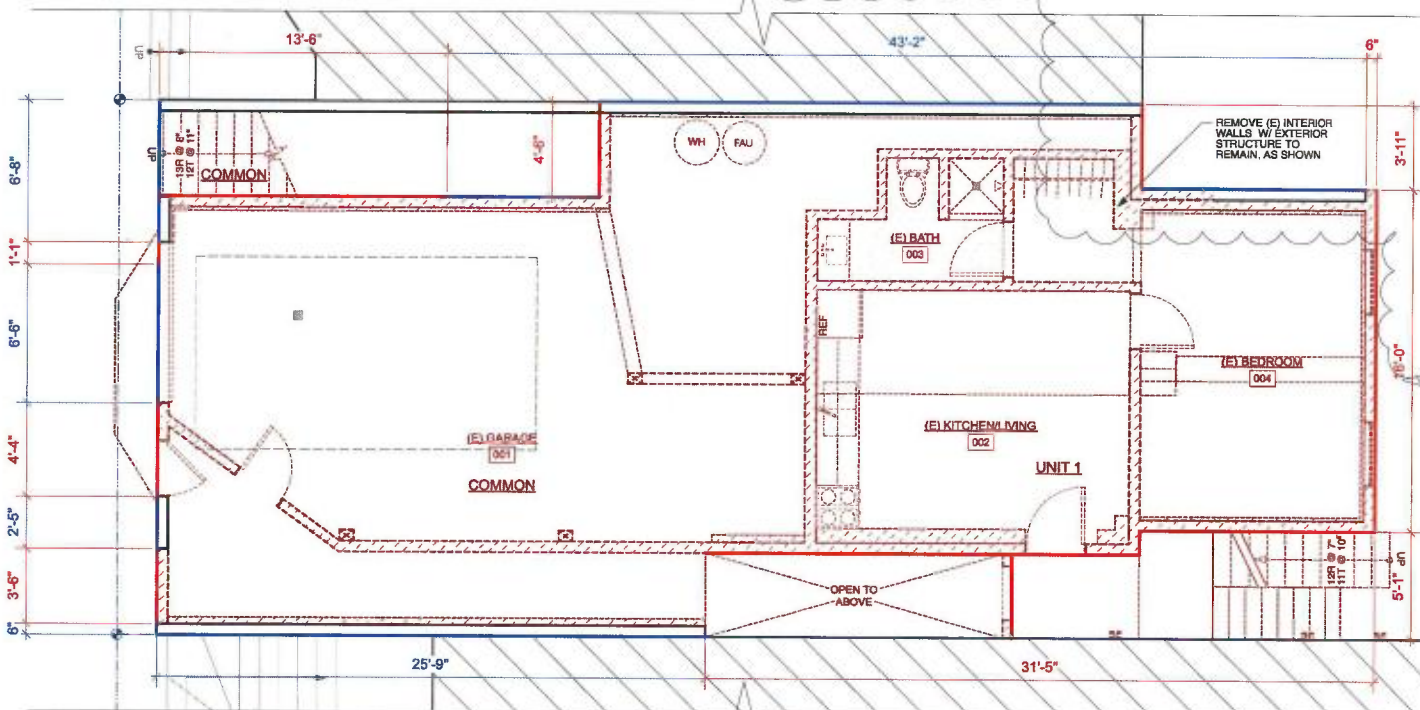
1 FIRST FLOOR DIAGRAM - SUM OF THE FRONT FACADE & REAR FACADE
Scale: 1/4" = 1'-0"

SYMBOLS:
TO BE RETAINED
TO BE REMOVED

SEC. 317 (2) (B) - PART 1
REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT AND REAR FACADE MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

SUM OF FRONT FACADE AND REAR FACADE

ELEMENT	(E) LENGTH (ft.)	TO BE REMOVED (ft.)	% TO BE REMOVED	TO BE RETAINED (FT.)	% TO BE RETAINED
A: FRONT(WEST) FACADE	25'-0"	8'-11"		16'-1"	
C: REAR (EAST) FACADE	25'-0"	25'-0"		0'-0"	
TOTALS:	50'-0"	33'-11"	67.8%	16'-1"	32.2%



2 FIRST FLOOR DIAGRAM - SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL
Scale: 1/4" = 1'-0"

SYMBOLS:
TO BE RETAINED
TO BE REMOVED

SEC. 317 (2) (B) - PART 2
REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL

LINEAR FOOTAGE MEASUREMENT

ELEMENT	(E) LENGTH (ft.)	TO BE REMOVED (ft.)	% TO BE REMOVED	TO BE RETAINED (FT.)	% TO BE RETAINED
A: FRONT(WEST) FACADE	29'-6"	13'-5"		16'-1"	
C: REAR(EAST) FACADE	25'-0"	25'-0"		0'-0"	
B: SIDE 1(NORTH) FACADE	57'-2"	14'-0"		43'-2"	
D: SIDE 2(SOUTH) FACADE	57'-2"	31'-5"		25'-9"	
TOTALS:	168'-10"	83'-10"	49.7%	85'-0"	50.3%

DEMOLITION CALCULATIONS PER SECTION 317 (b) (2)

- 1/A0.2 BEYOND THRESHOLD
EXTERIOR WALL AT FRONT AND REAR FACADES
TOTAL LINEAL FEET: 50'-0"
TOTAL TO BE REMOVED: 33'-11"
TOTAL TO BE RETAINED: 16'-1"
67.8%
32.2%
- 2/A0.2 PASSED
ALL EXTERIOR WALLS
TOTAL LINEAL FEET: 168'-10"
TOTAL TO BE REMOVED: 83'-10"
TOTAL TO BE RETAINED: 85'-0"
49.7%
50.3%
- 3, 1, 2, 3 & 4/A0.3 PASSED
VERTICAL ELEMENTS
TOTAL VERTICAL ELEMENTS: 5281.0 SQ. FT.
TOTAL VERT. ELEMENTS REMOVED: 2317.5 SQ. FT.
TOTAL VERT. ELEMENTS RETAINED: 2963.6 SQ. FT.
43.9%
56.1%
- 4, 1/A0.4; 1 & 3/A0.5 PASSED
HORIZONTAL ELEMENTS
TOTAL HORIZONTAL ELEMENTS: 3763.2 SQ. FT.
TOTAL HORZ. ELEMENTS REMOVED: 1443.4 SQ. FT.
TOTAL HORZ. ELEMENTS RETAINED: 2319.8 SQ. FT.
38.4%
61.6%

PASSED PLANNING CODE §317(2)(B):
A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FACADE AND ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT FOUNDATION LEVEL, OR

PASSED PLANNING CODE §317(2)(C):
A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE 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.

ZHANG RESIDENCE

1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 6528 - LOT 021

client: mark zhang
1439-1441 south van ness street
san francisco, ca 94110

date: 08.08.16
12.07.16
issues/ revisions: site permit submission
site permit rev1
by: mm
mbm

project name:
ZHANG RESIDENCE

DEMOLITION
CALCULATIONS
SUM OF FRONT, REAR,
& SIDE FACADES

A0.2

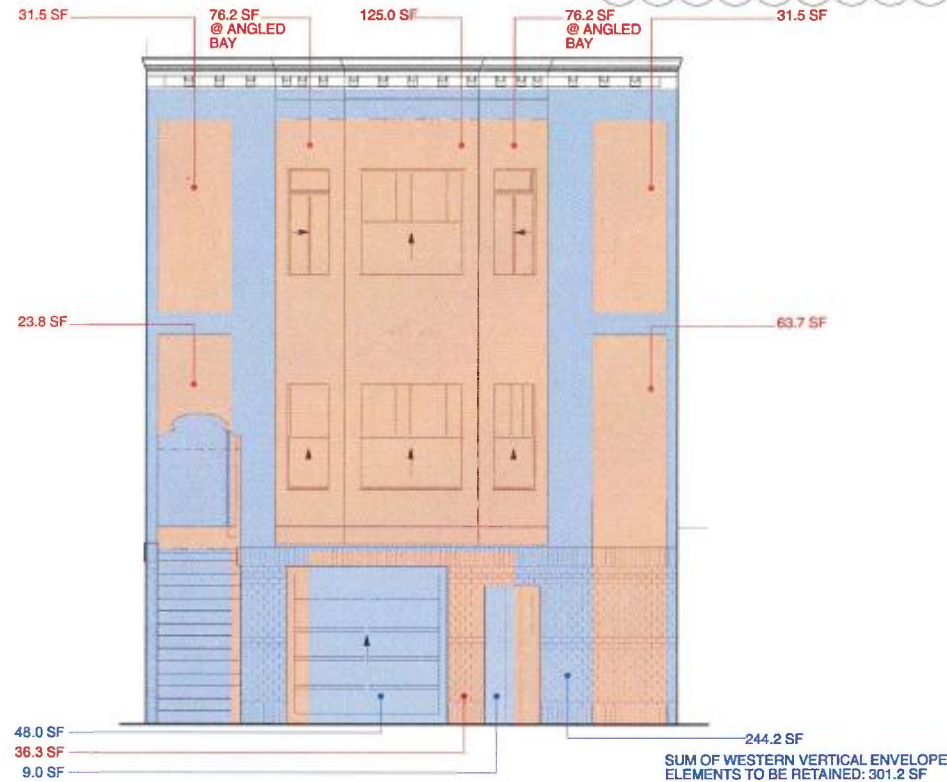
NOT FOR
CONSTRUCTION
10.31.19

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 0550 FAX 415 558 0554

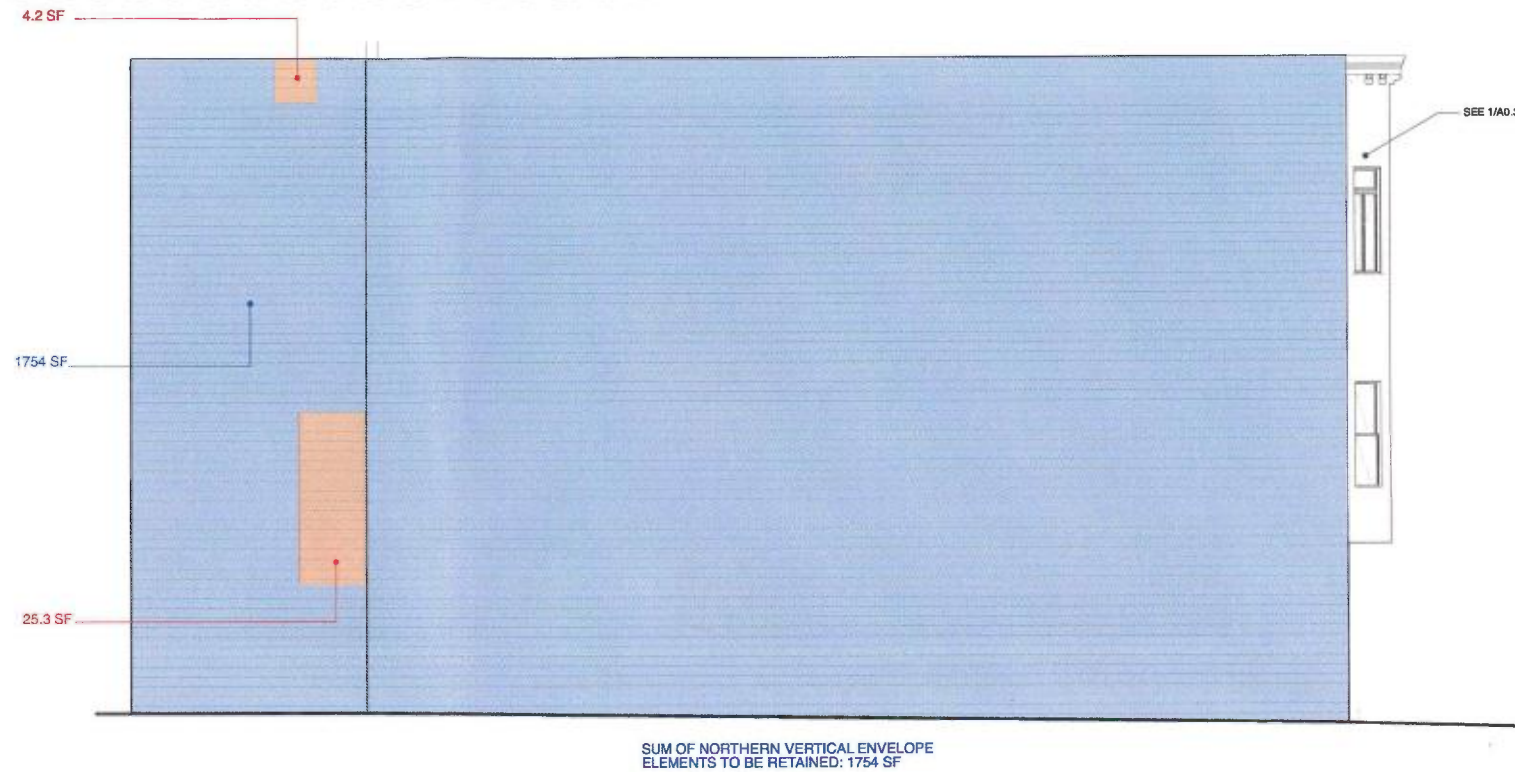
SYMBOLS:
TO BE RETAINED
TO BE REMOVED

SEC. 317 (2) (C) - PART 1
REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

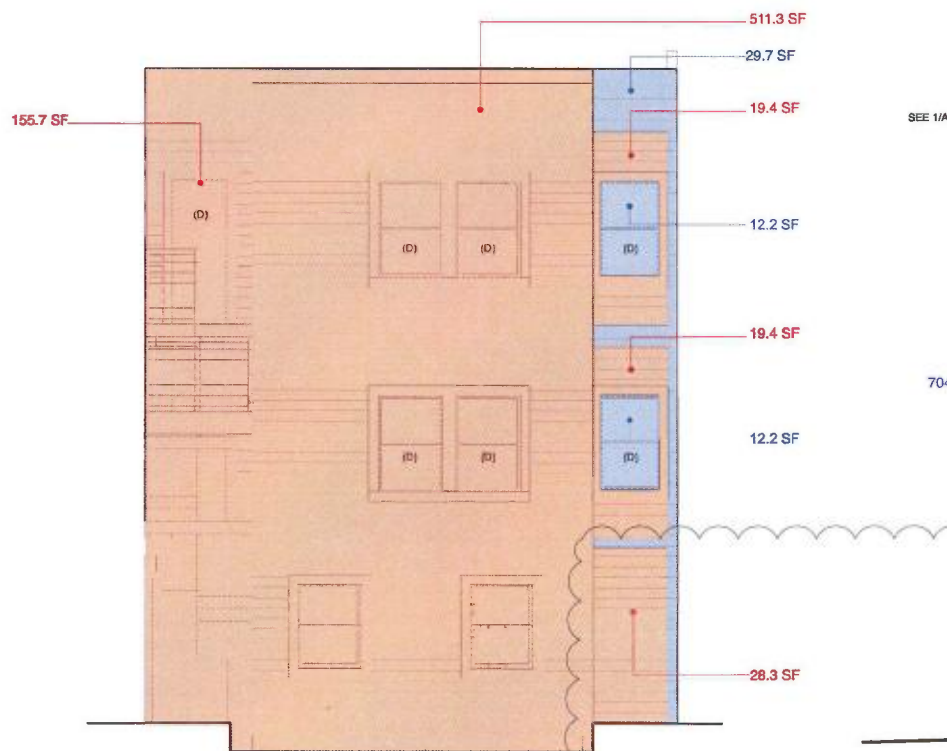
VERTICAL ELEMENTS	(E) AREA (sq. ft.)	TO BE REMOVED (sq. ft.)	% TO BE REMOVED	TO BE RETAINED (SQ. FT.)	% TO BE RETAINED
A: FRONT(WEST) FACADE	765.4	464.2		301.2	
B: SIDE 1(NORTH) FACADE	1,783.5	29.5		1,754.0	
C: REAR(EAST) FACADE	788.2	734.1		54.1	
D: SIDE 2(SOUTH) FACADE	1,944.0	1089.7		854.3	
VERTICAL TOTAL:	5,281.1	2,317.5	43.9%	2,963.6	56.1%



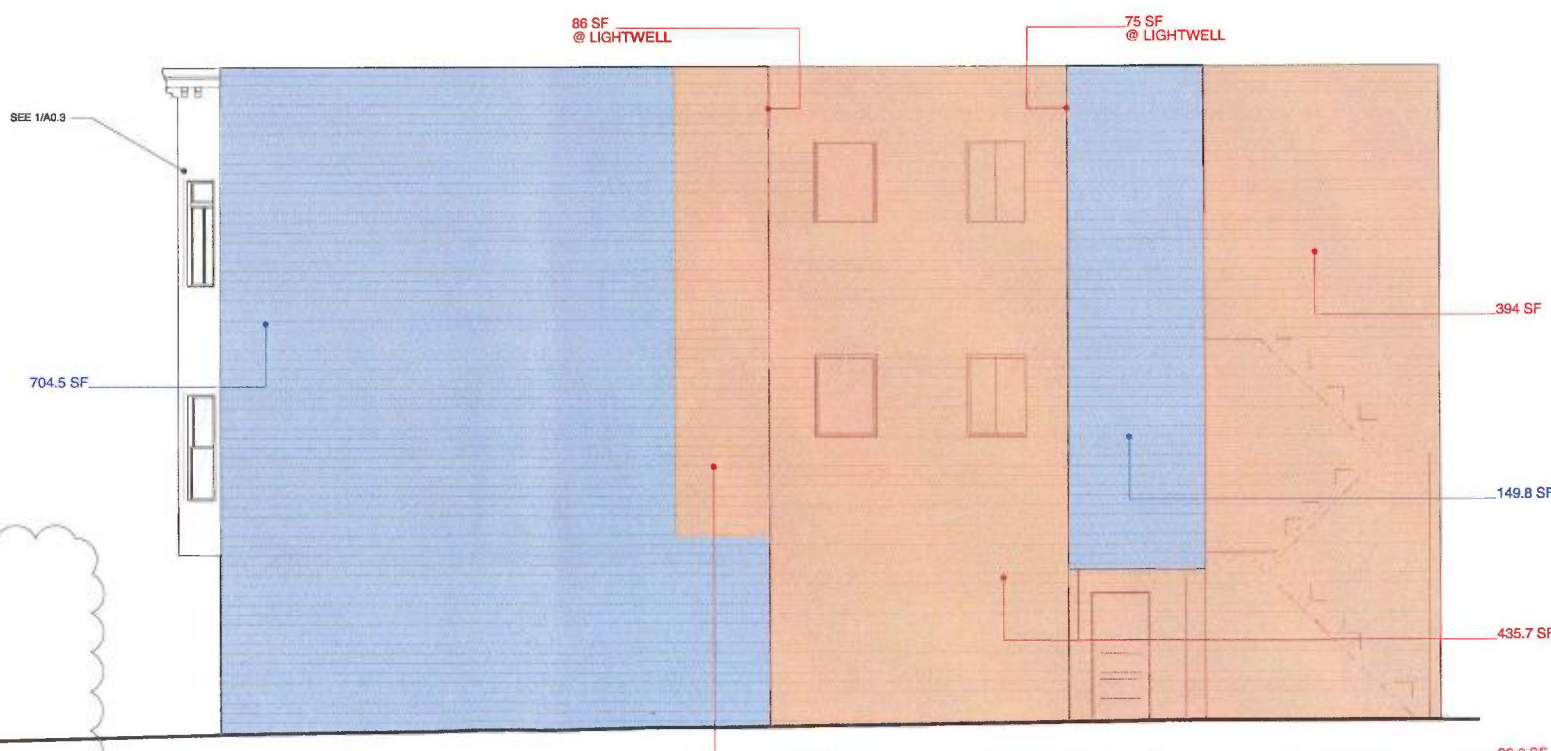
1 EXTERIOR ELEVATION - FRONT - EXISTING/ DEMO WEST
Scale: 1/4" = 1'-0"



3 EXTERIOR ELEVATION - NORTH - EXISTING/ DEMO
Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - REAR - EXISTING/ DEMO EAST
Scale: 1/4" = 1'-0"



4 EXTERIOR ELEVATION - SOUTH - EXISTING/ DEMO
Scale: 1/4" = 1'-0"

ZHANG RESIDENCE
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 6526 - LOT 021

date : issues/ revisions : by :
08.08.16 site permit submission mmm
12.07.16 site permit rev1 mmm

project name :
ZHANG RESIDENCE

DEMOLITION
CALCULATIONS
- VERTICAL ELEMENTS

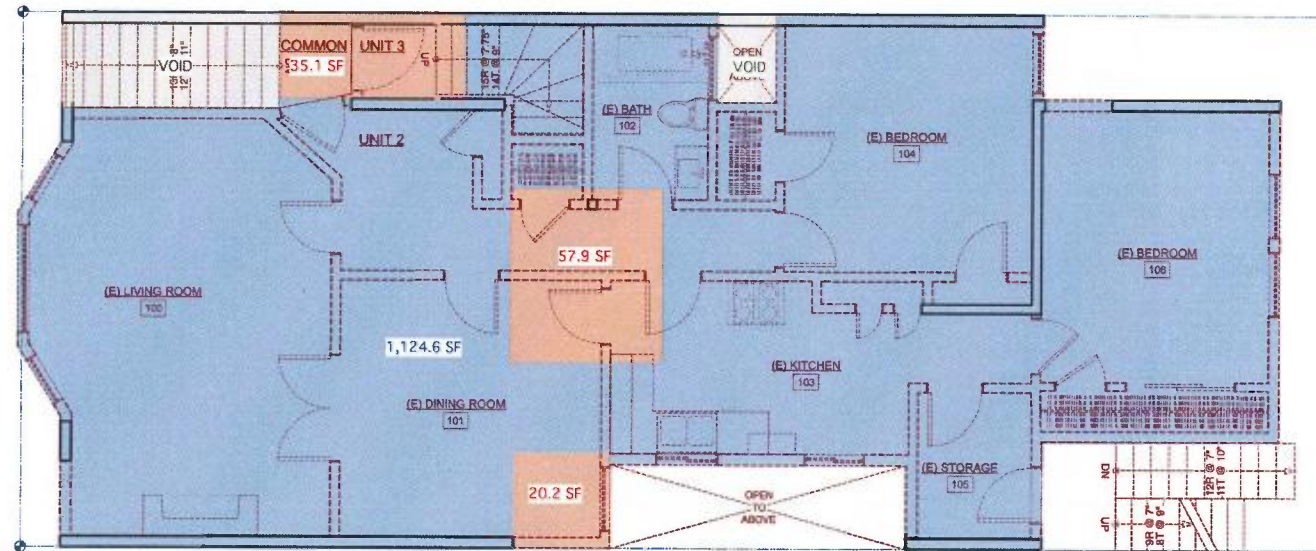
A0.3

LUM

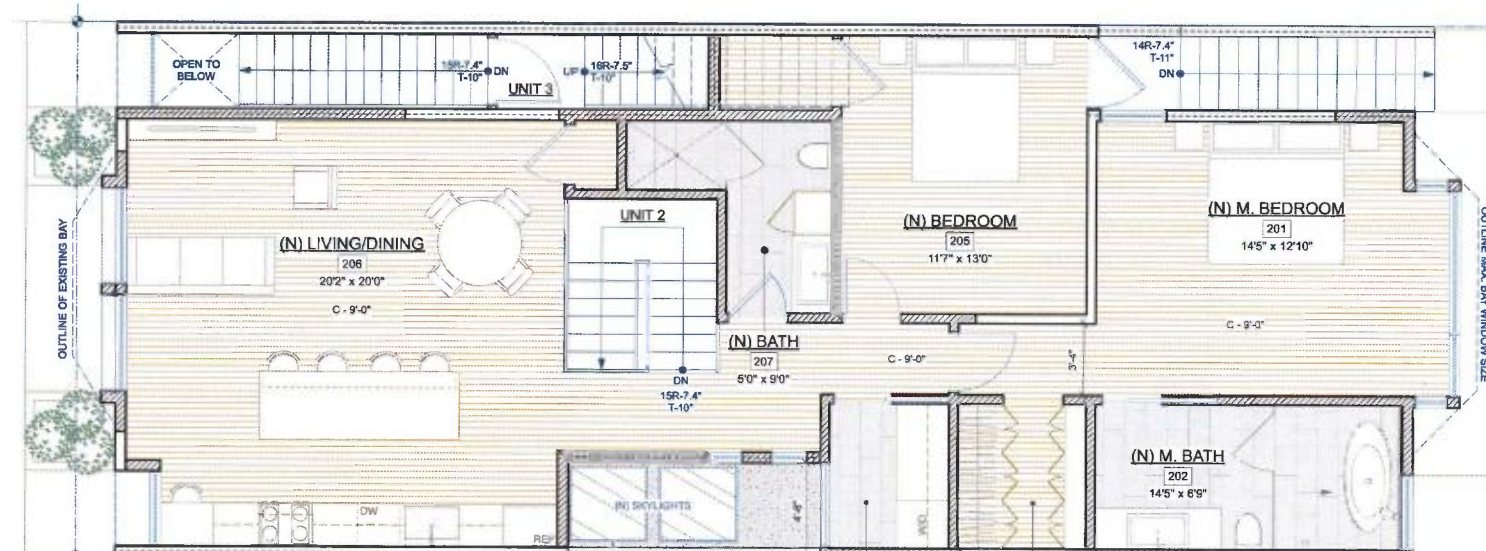
NOT FOR
CONSTRUCTION
10.31.19

client : mark zhang
1439-1441 south van ness st
san francisco, ca 94110

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554



1
A0.4
SECOND FLOOR DIAGRAM - EXISTING/DEMO
Scale: 1/4" = 1'-0"



2
A0.4
SECOND FLOOR DIAGRAM - PROPOSED - FOR REFERENCE ONLY
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 658 9550 FAX 415 658 0554

NOT FOR
CONSTRUCTION
10.31.19

ZHANG RESIDENCE
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 8528 - LOT 021

client : mark zhang
1439-1441 south van ness street
san francisco, ca 94110

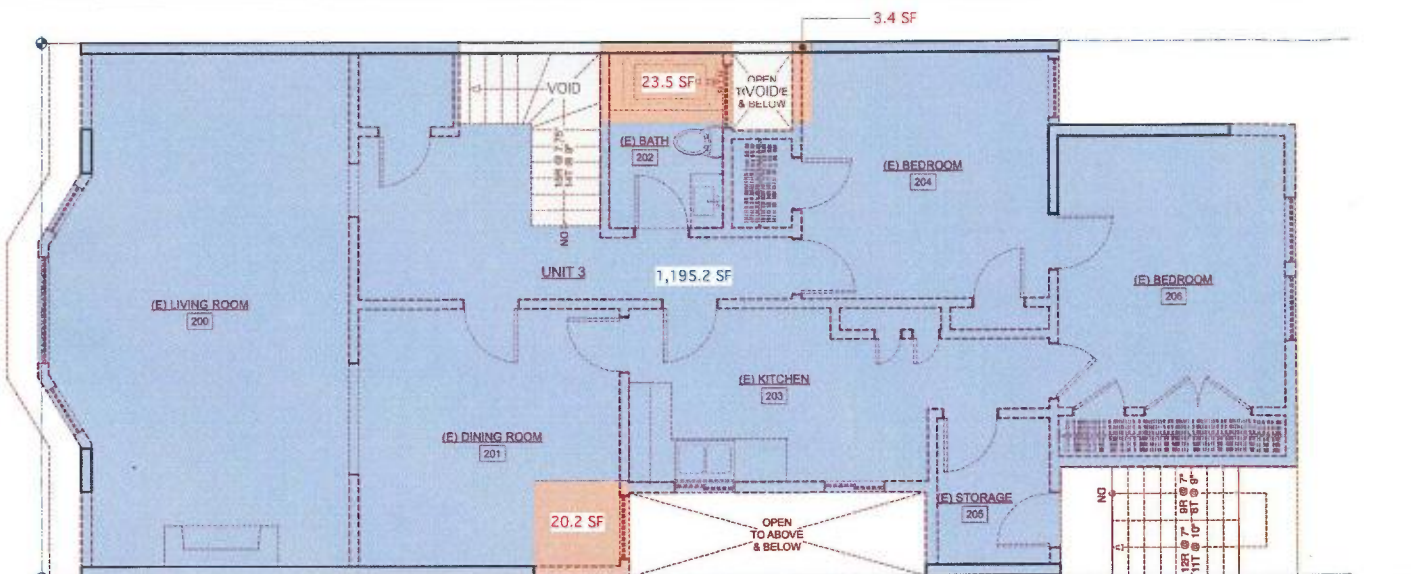
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08.08.18	site permit submission	mmm
12.07.18	site permit rev1	mmm

project name :
ZHANG RESIDENCE

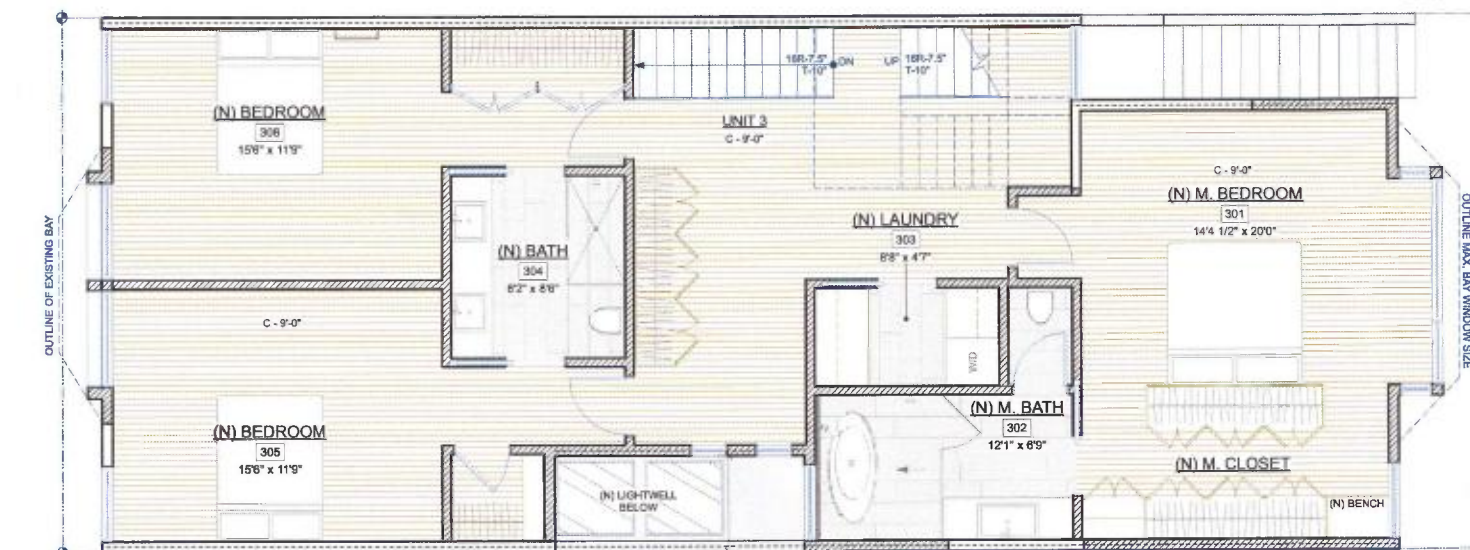
DEMOLITION
CALCULATIONS
- HORIZONTAL
ELEMENTS

SEE SHEET A0.5 FOR HORIZONTAL ELEMENTS CALCULATION TABLE

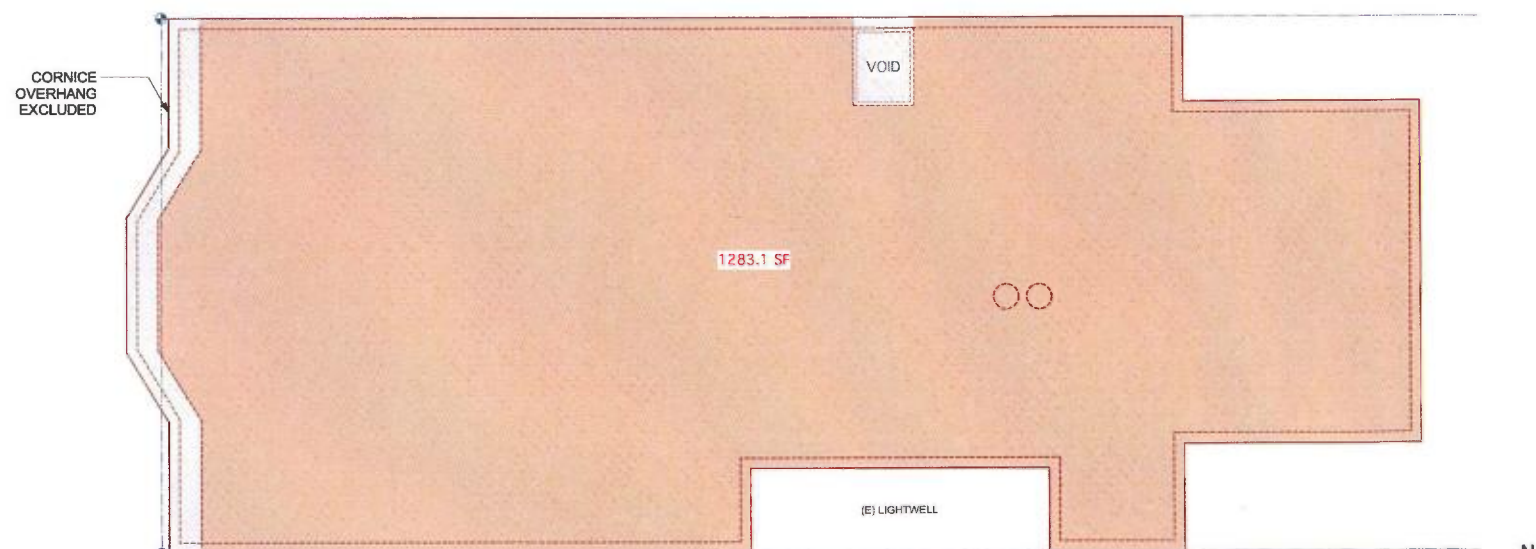
A0.4



1 THIRD FLOOR DIAGRAM - EXISTING/DEMO
Scale: 1/4" = 1'-0"



2 THIRD FLOOR DIAGRAM - PROPOSED - FOR REFERENCE ONLY
Scale: 1/4" = 1'-0"



3 ROOF DIAGRAM - EXISTING/DEMO
Scale: 1/4" = 1'-0"

SYMBOLS:
TO BE RETAINED
TO BE REMOVED

SEC. 317 (2) (C) - PART 2
REMOVAL OF MORE THAN 50% OF THE
HORIZONTAL ELEMENTS OF THE EXISTING
BUILDING, AS MEASURED IN SQUARE FEET OF
ACTUAL SURFACE AREA.

HORIZONTAL ELEMENTS	(E) AREA (SF)	TO BE REMOVE D (SF)	% TO BE REMOVED	TO BE RETAINED (SF)	% TO BE RETAINED
A: 2ND FLOOR	1,237.8	113.2		1,124.6	
B: 3RD FLOOR	1,242.3	47.1		1,195.2	
C: ROOF	1,283.1	1,283.1		0.0	
HORIZONTAL TOTAL:	3,763.2	1,443.4	38.4%	2,319.8	61.6%

ZHANG RESIDENCE
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 6528 - LOT 021

client: 1439-1441 south van ness ave
san francisco, ca 94110
mick-chen

date: 08.08.16
12.07.16
issues/ revisions: site permit submission
site permit rev1
by: mm
mm

project name:
ZHANG RESIDENCE

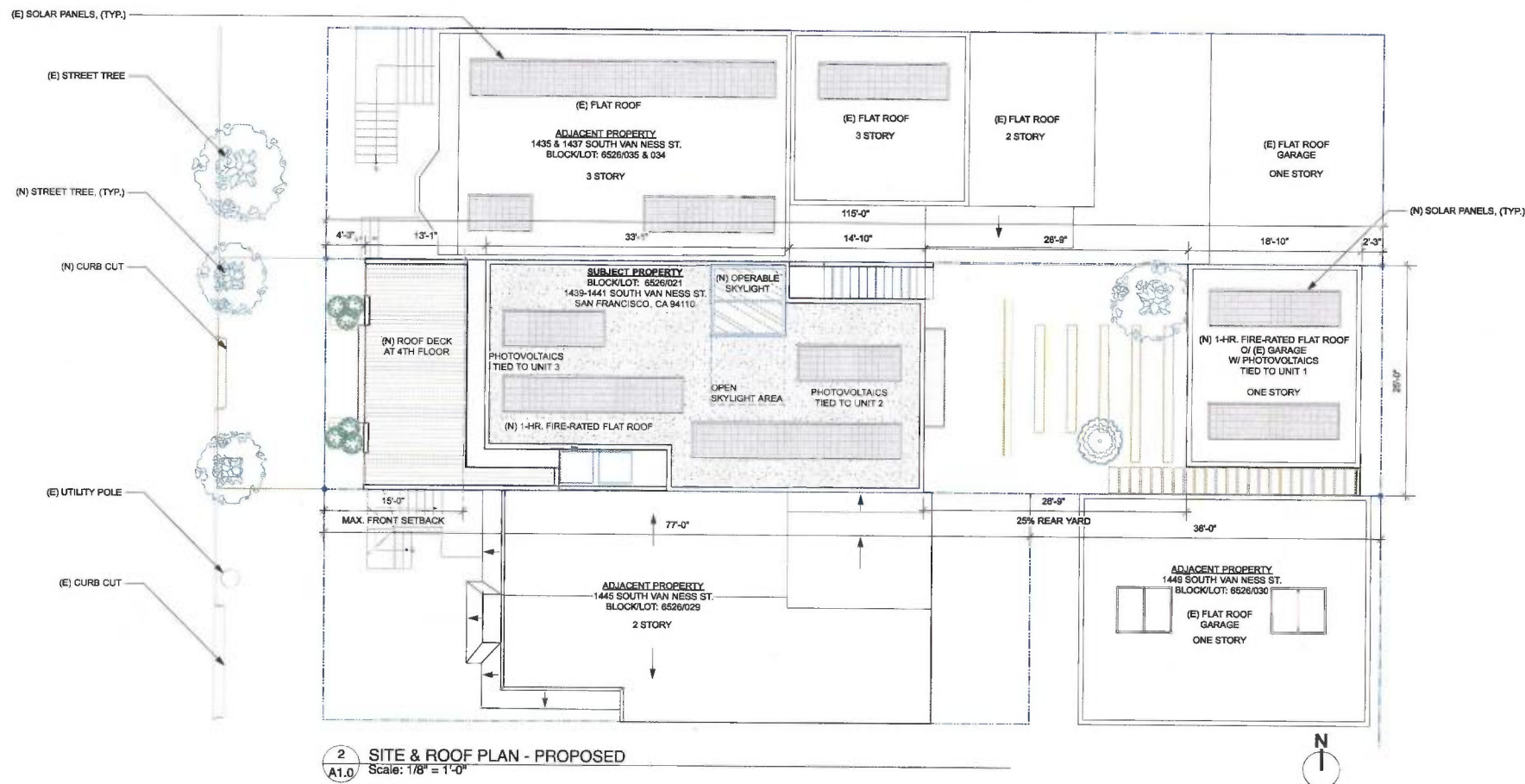
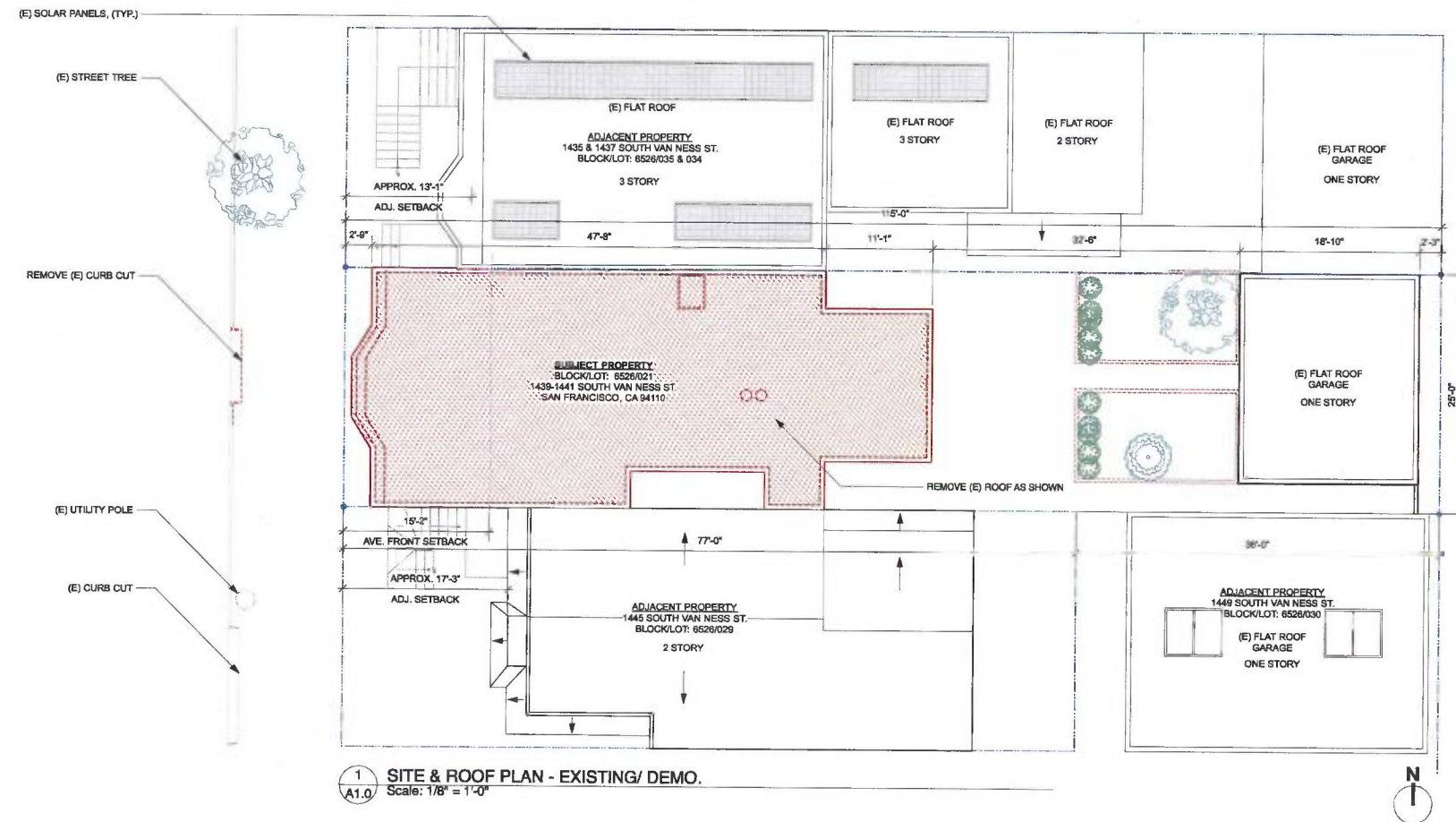
DEMOLITION
CALCULATIONS
- HORIZONTAL
ELEMENTS

A0.5

LIJIA

JOHN LIJIA ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 559 9650 FAX 415 559 0654

NOT FOR
CONSTRUCTION
10.31.19



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 658 8550 FAX 415 658 0554

NOT FOR
CONSTRUCTION
10.31.19

ZHANG RESIDENCE
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 6526 - LOT 021

client : mark zhang
1439-1441 south van ness ave.
san francisco, ca 94110

date :	issues/ revisions :	by :
08.03.18	site permit submission	mmm
12.07.18	site permit rev1	mmm
03.07.17	site permit rev2	mmm
05.16.17	site permit rev3	mmm

project name :
ZHANG RESIDENCE

SITE & ROOF PLANS

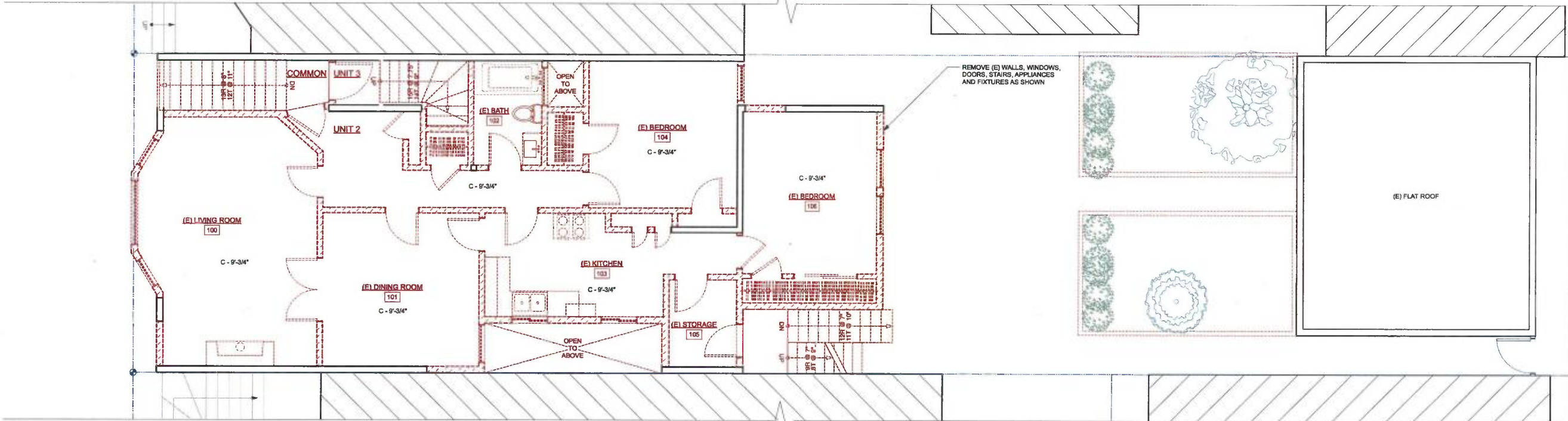
A1.0

A1.1

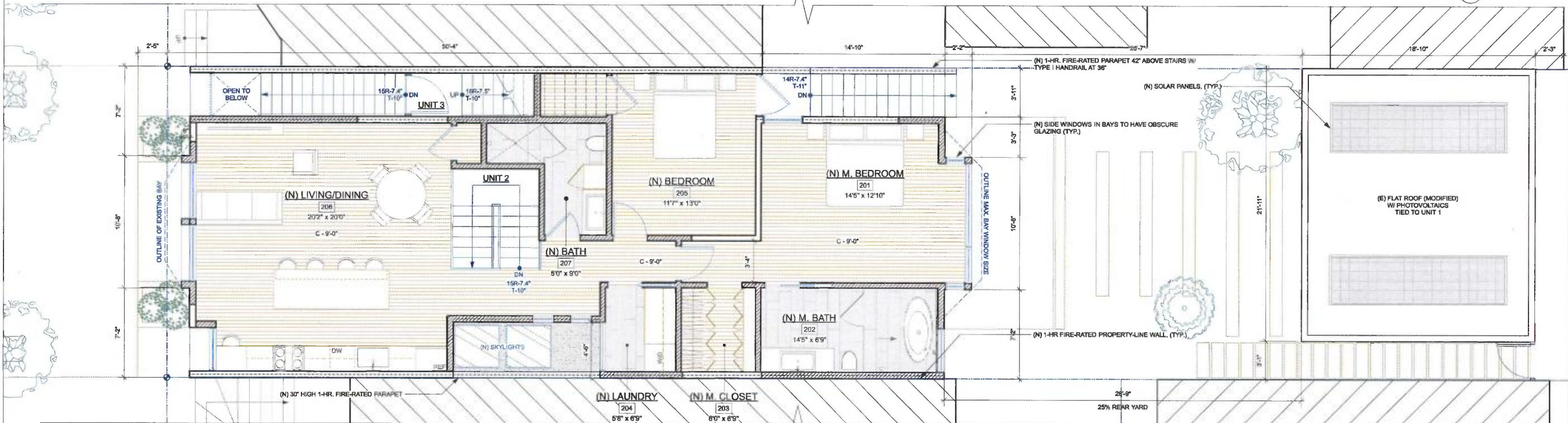
DEMOLITION LEGEND	
	EXISTING WALL
	DEMO. WALL
	AREA TO BE DEMOLISHED

WALL TYPE	
	EXISTING WALL
	NEW EXTERIOR WALL (NON-RATED): (N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.) O/ 2 LAYERS GRADE 1" BUILDING PAPER, O/ EXTERIOR GRADE PLYWOOD, O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION, O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
	NEW INTERIOR WALL: 5/8" GYPSUM BOARD, O/ 2x4 WD. STUDS, O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.) O/ 5/8" GYPSUM BOARD
	NEW 1-HOUR FIRE-RATED WALL: (N) FINISH MATERIAL (REFER TO EXTER. ELEV.) O/ 2 LAYERS GRADE 1" BUILDING PAPER, O/ 5/8" TYPE X GYPSUM SHEATHING, O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.) O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION, O/ 5/8" TYPE X GYPSUM BOARD

CONSTRUCTION NOTES	
1. CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION	6. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE U.N.O.
2. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.	7. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE
3. CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.	8. ALL DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4"
4. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.	9. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
5. ALL BLOCKS AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE	10. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 SECOND FLOOR PLAN - EXISTING/DEMO
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"

LUM

JOHN LUM ARCHITECTURE INC.
3248 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

NOT FOR
CONSTRUCTION
10.21.19

ZHANG RESIDENCE
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 6526 - LOT 021

client : zhang zhong
1439-1441 south van ness ave
san francisco, ca 94110
TEL 415 558 9550 FAX 415 558 0554

date :	issues/ revisions :	by :
08.08.16	site permit submission	mmm
12.07.16	site permit rev1	mmm
03.07.17	site permit rev2	mmm
05.12.17	site permit rev3	mmm
05.23.17	site permit rev4	mmm

project name :
ZHANG RESIDENCE

SECOND FLOOR PLANS

A1.2

DEMOLITION LEGEND

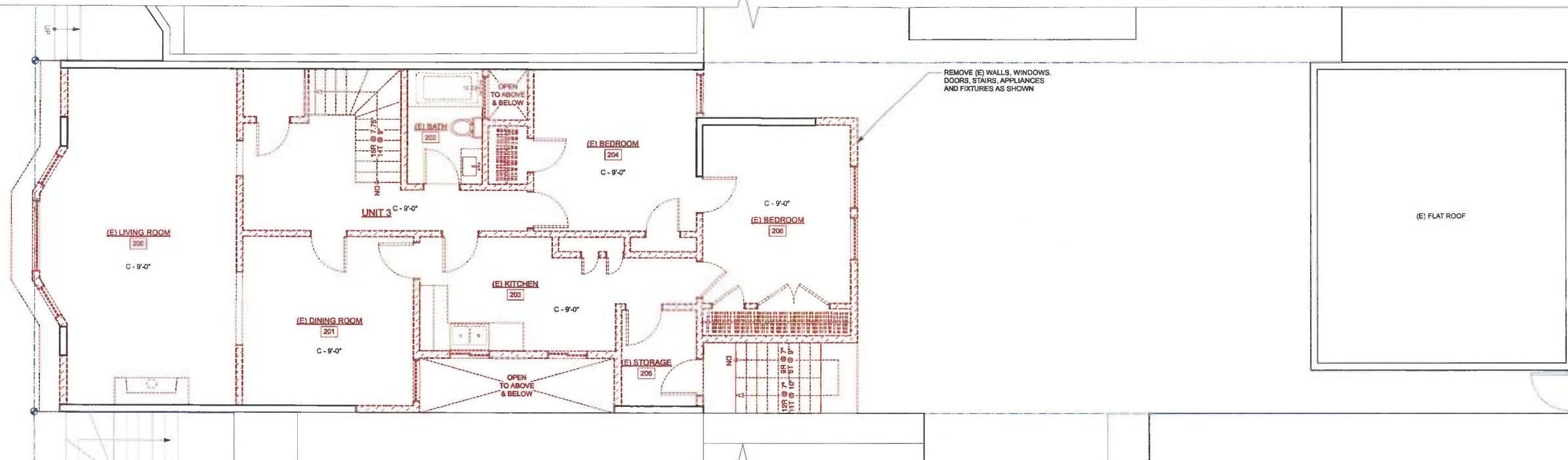
EXISTING WALL
DEMO. WALL
AREA TO BE DEMOLISHED

WALL TYPE

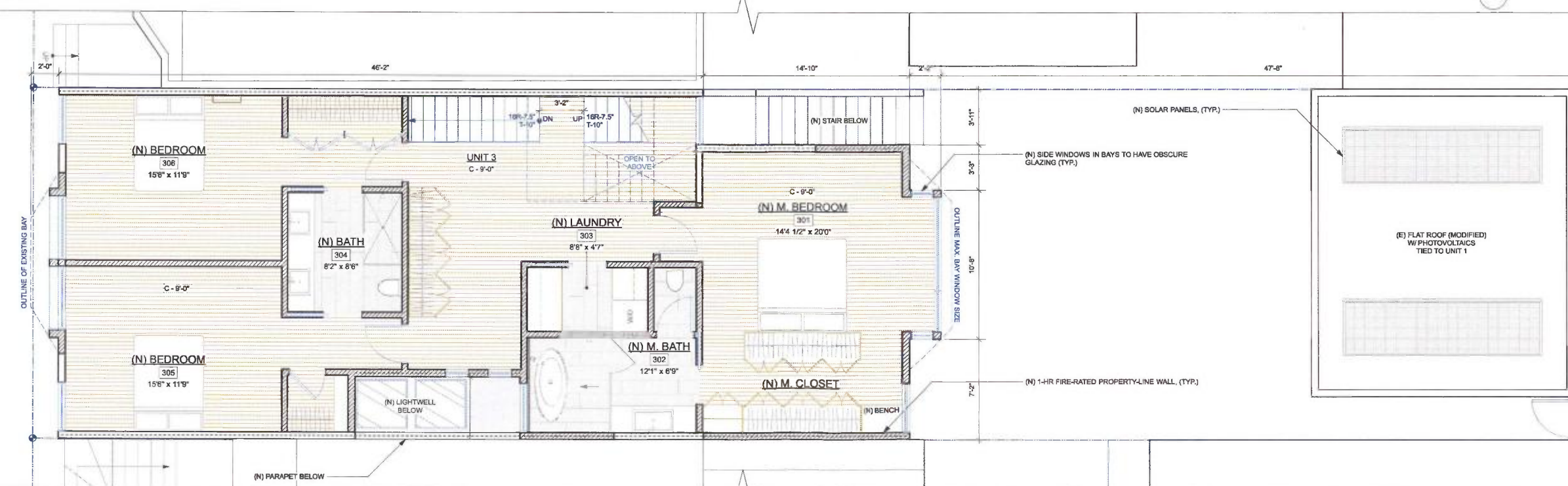
EXISTING WALL
NEW EXTERIOR WALL (NON-RATED):
(N) FINISH MATERIAL (REFER TO EXTERIOR ELEV.)
O/ 2 LAYERS GRADE 0" BUILDING PAPER,
O/ EXTERIOR GRADE PLYWOOD,
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" GYPSUM BOARD (INTERIOR FACE)
NEW INTERIOR WALL:
5/8" GYPSUM BOARD,
O/ 2X4 WD. STUDS,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ 5/8" GYPSUM BOARD
NEW 1-HOUR FIRE-RATED WALL:
(N) FINISH MATERIAL (REFER TO EXT. ELEV.)
O/ 2 LAYERS GRADE 0" BUILDING PAPER,
O/ 5/8" TYPE 'X' GYPSUM SHEATHING,
O/ STRUCTURAL PLYWD. (WHERE OCCURS, S.S.D.)
O/ WD. STUDS, S.S.D. W/ R19 THERMAL INSULATION,
O/ 5/8" TYPE 'X' GYPSUM BOARD

CONSTRUCTION NOTES

- CONTRACTOR IS TO VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
- CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.N.O.
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- CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK



1 THIRD FLOOR PLAN - EXISTING/DEMO
Scale: 1/4" = 1'-0"



2 THIRD FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"

ZHANG RESIDENCE

1438-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 6526 - LOT 021

client: mark zhang
1438-1441 south van ness street
san francisco, ca 94110

date	issues/ revisions	by
08.08.16	site permit submission	mmm
12.07.16	site permit rev1	mmm
05.16.17	site permit rev2	mmm
05.23.17	site permit rev4	mmm

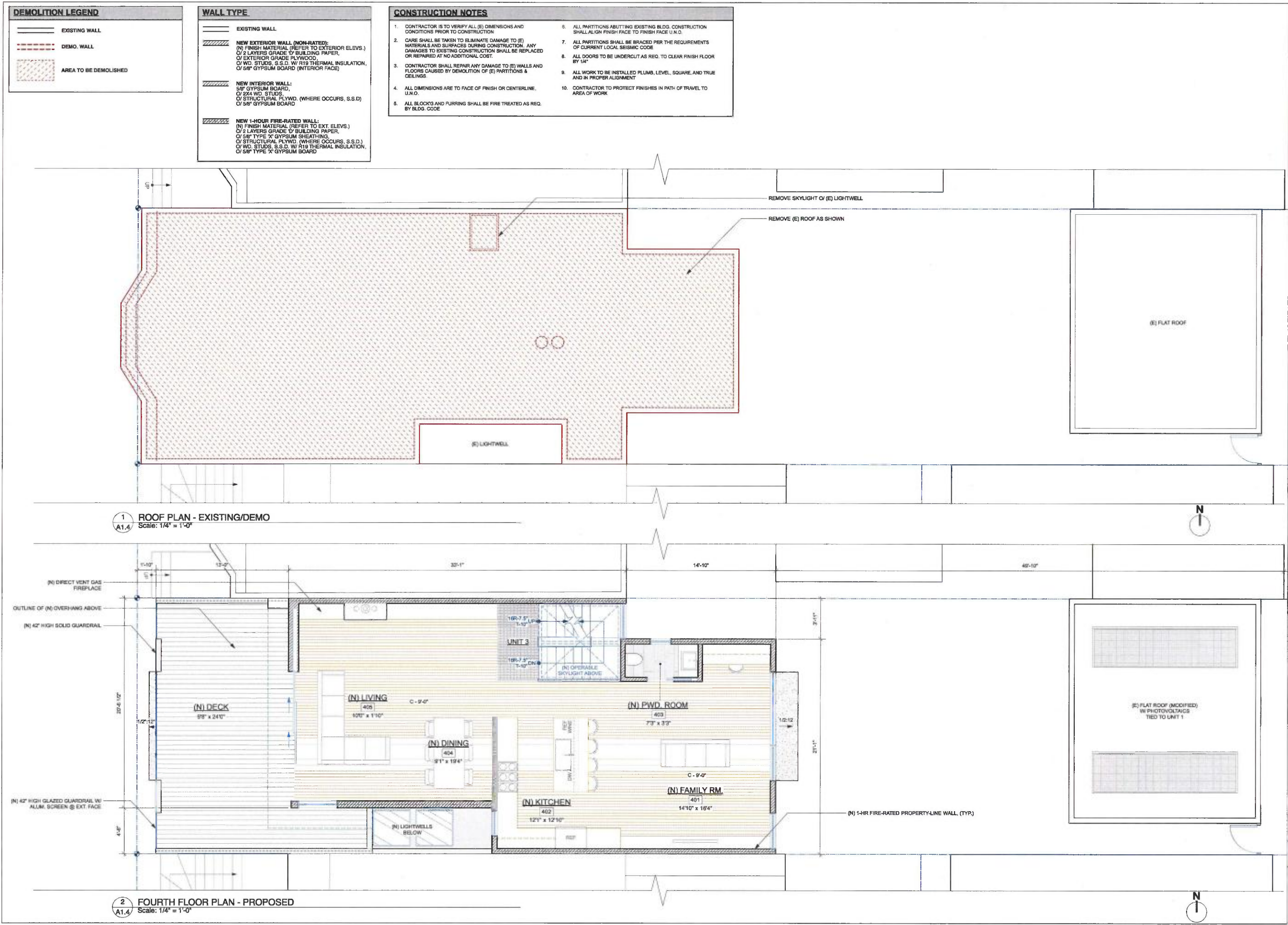
project name :
ZHANG RESIDENCE

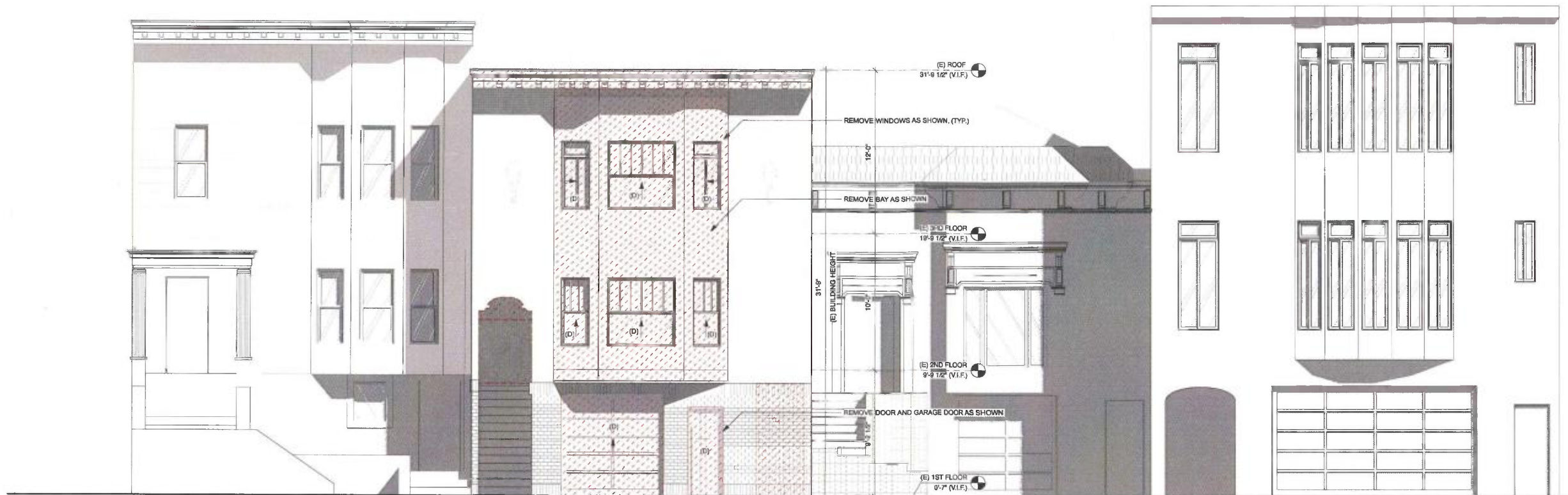
THIRD FLOOR PLANS

A1.3

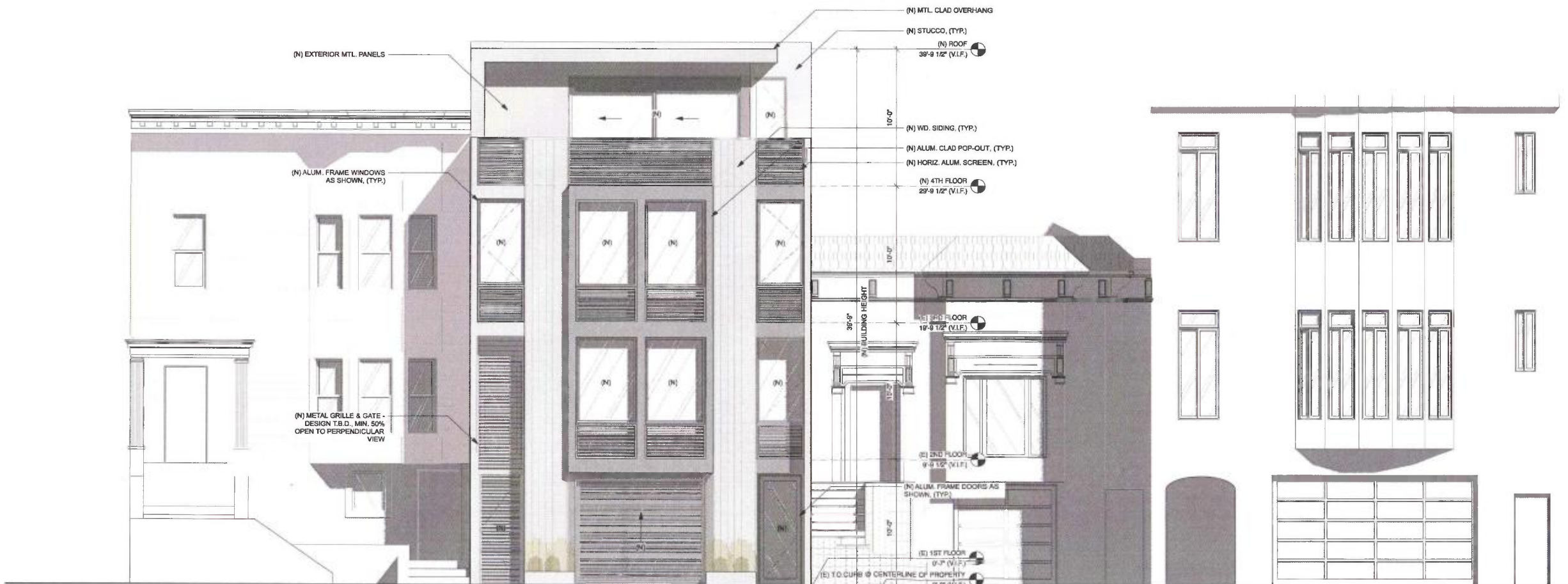
JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 559 9550 FAX 415 559 0554

NOT FOR
CONSTRUCTION
10.31.19





1
A2.0
EXTERIOR ELEVATION - FRONT - EXISTING/ DEMO
Scale: 1/4" = 1'-0"



2
A2.0
EXTERIOR ELEVATION - FRONT - PROPOSED
Scale: 1/4" = 1'-0"

ZHANG RESIDENCE 1439-1441 SOUTH VAN NESS STREET SAN FRANCISCO, CA 94110 BLOCK 6526 - LOT 021

client : mark zhang
1439-1441 south van ness street
san francisco, ca 94110

date :	issues/ revisions :	by :
08.08.16	site permit submission	mmm
12.07.16	site permit rev1	mmm
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05.16.17	site permit rev3	mmm
05.23.17	site permit rev4	mmm

project name :
ZHANG RESIDENCE

EXTERIOR ELEVATIONS

A2.0

LIU

NOT FOR
CONSTRUCTION
10.31.19

JOHN LIU ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL. 415 559 9550 FAX 415 559 0554



LIU

NOT FOR
CONSTRUCTION
10.31.19

ZHANG RESIDENCE
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 6526 - LOT 021

client: mark zhang
1439-1441 south van ness street
san francisco, ca 94110

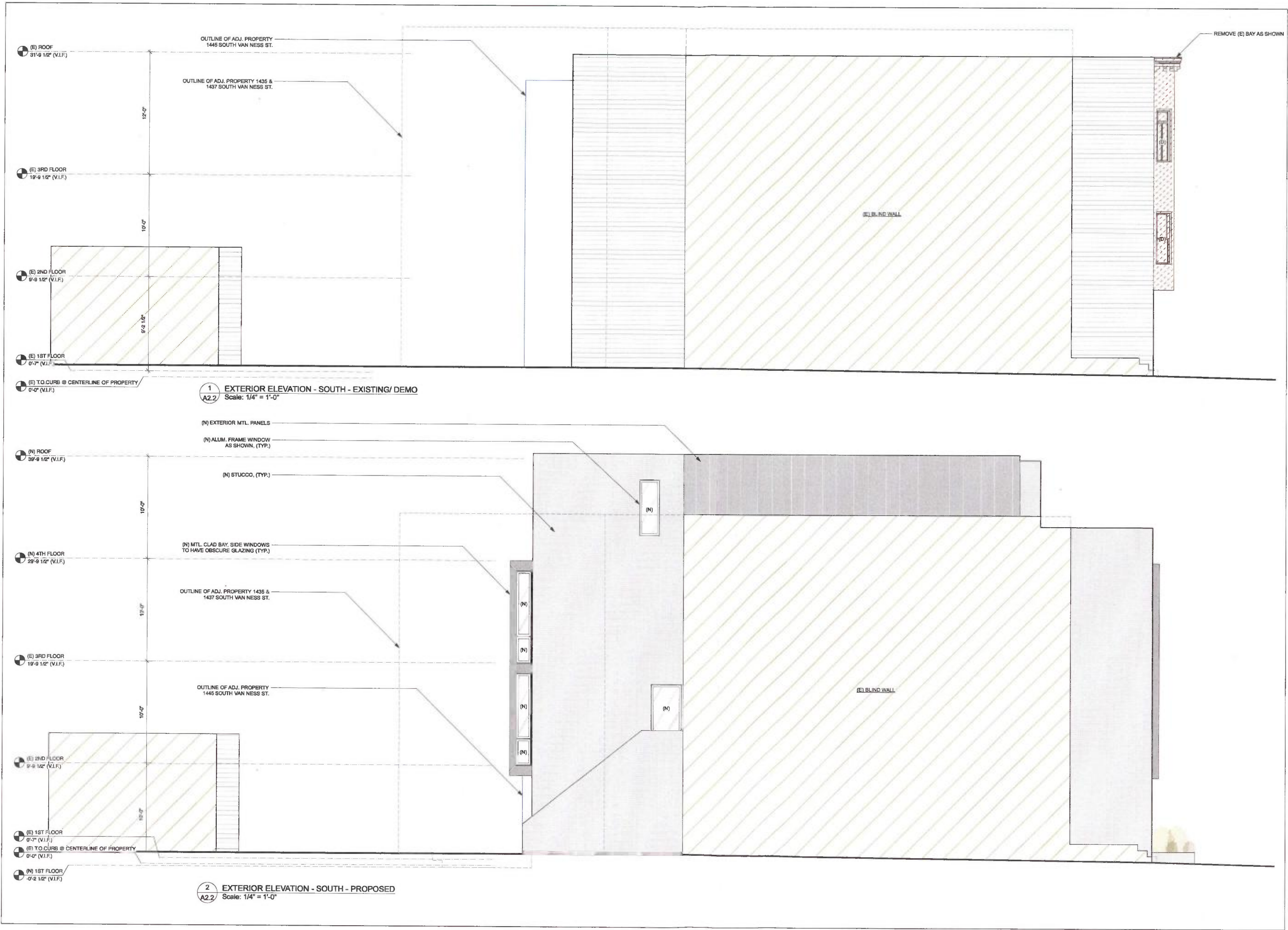
date	issues/ revisions	by
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12.07.16	site permit rev1	mmm
03.07.17	site permit rev2	mmm
05.16.17	site permit rev3	mmm
05.23.17	site permit rev4	mmm

project name:
ZHANG RESIDENCE

EXTERIOR ELEVATIONS

A2.1

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
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JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL. 415 558 9550 FAX 415 558 0554

NOT FOR
CONSTRUCTION
10.01.19

ZHANG RESIDENCE
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 8526 - LOT 021

client : mark zhang
1439-1441 south van ness ave
san francisco, ca 94110

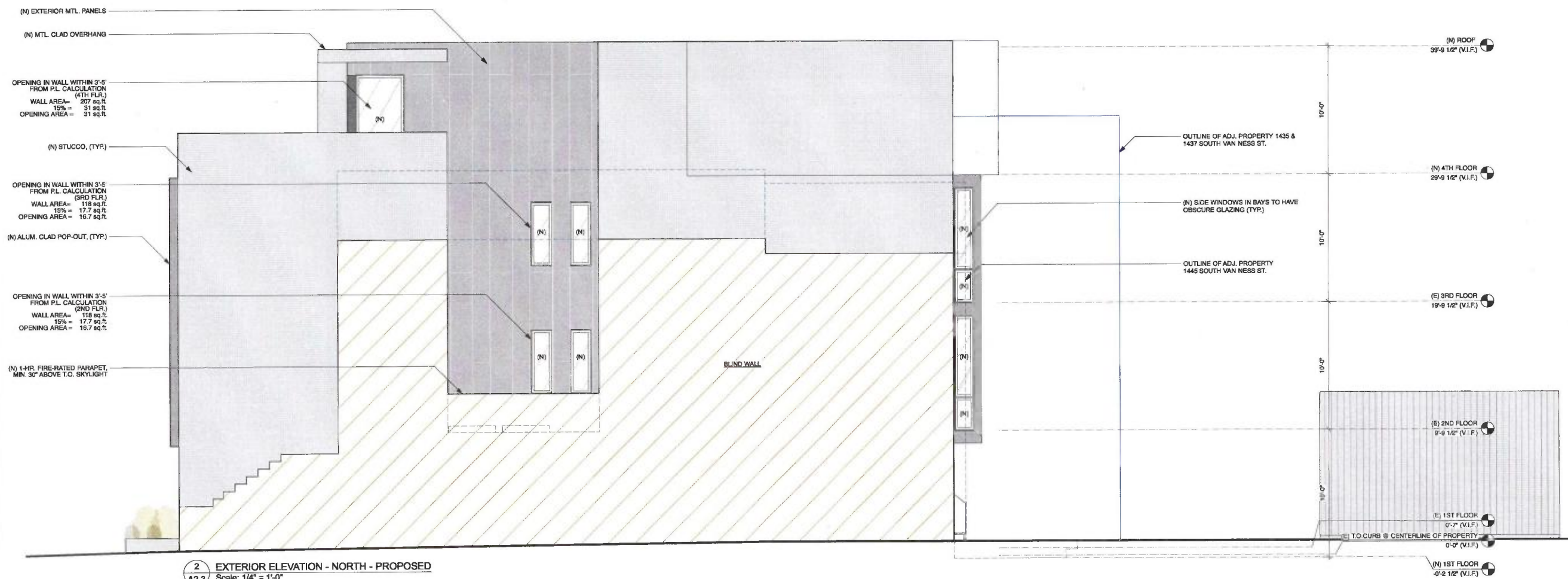
date :	issues/ revisions :	by :
05.08.16	site permit submission	mmm
12.07.16	site permit rev1	mmm
03.07.17	site permit rev2	mmm
05.16.17	site permit rev3	mmm

project name :
ZHANG RESIDENCE

EXTERIOR ELEVATIONS



1
A2.3
EXTERIOR ELEVATION - NORTH - EXISTING/ DEMO
Scale: 1/4" = 1'-0"



2
A2.3
EXTERIOR ELEVATION - NORTH - PROPOSED
Scale: 1/4" = 1'-0"

LUM

JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

NOT FOR
CONSTRUCTION
10.31.19

ZHANG RESIDENCE
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 6526 - LOT 021

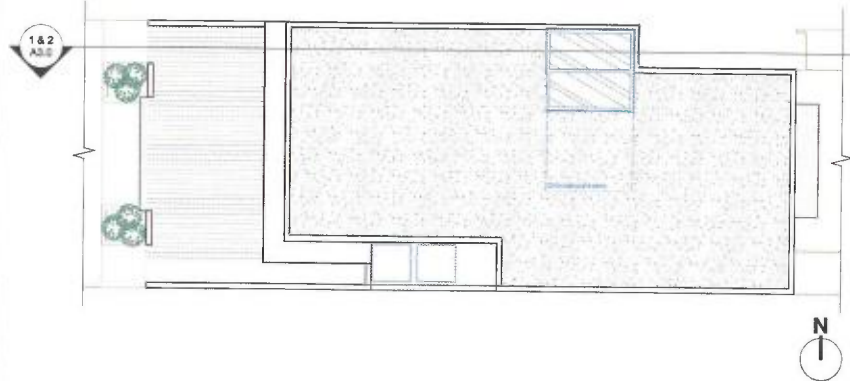
client: mark zhang
1439-1441 south van ness street
san francisco, ca 94110

date	issues/ revisions	by
08.08.16	site permit submission	mmm
12.07.16	site permit rev1	mmm
03.07.17	site permit rev2	mmm
05.16.17	site permit rev3	mmm
05.23.17	site permit rev4	mmm

project name :
ZHANG RESIDENCE

EXTERIOR ELEVATIONS

A2.3

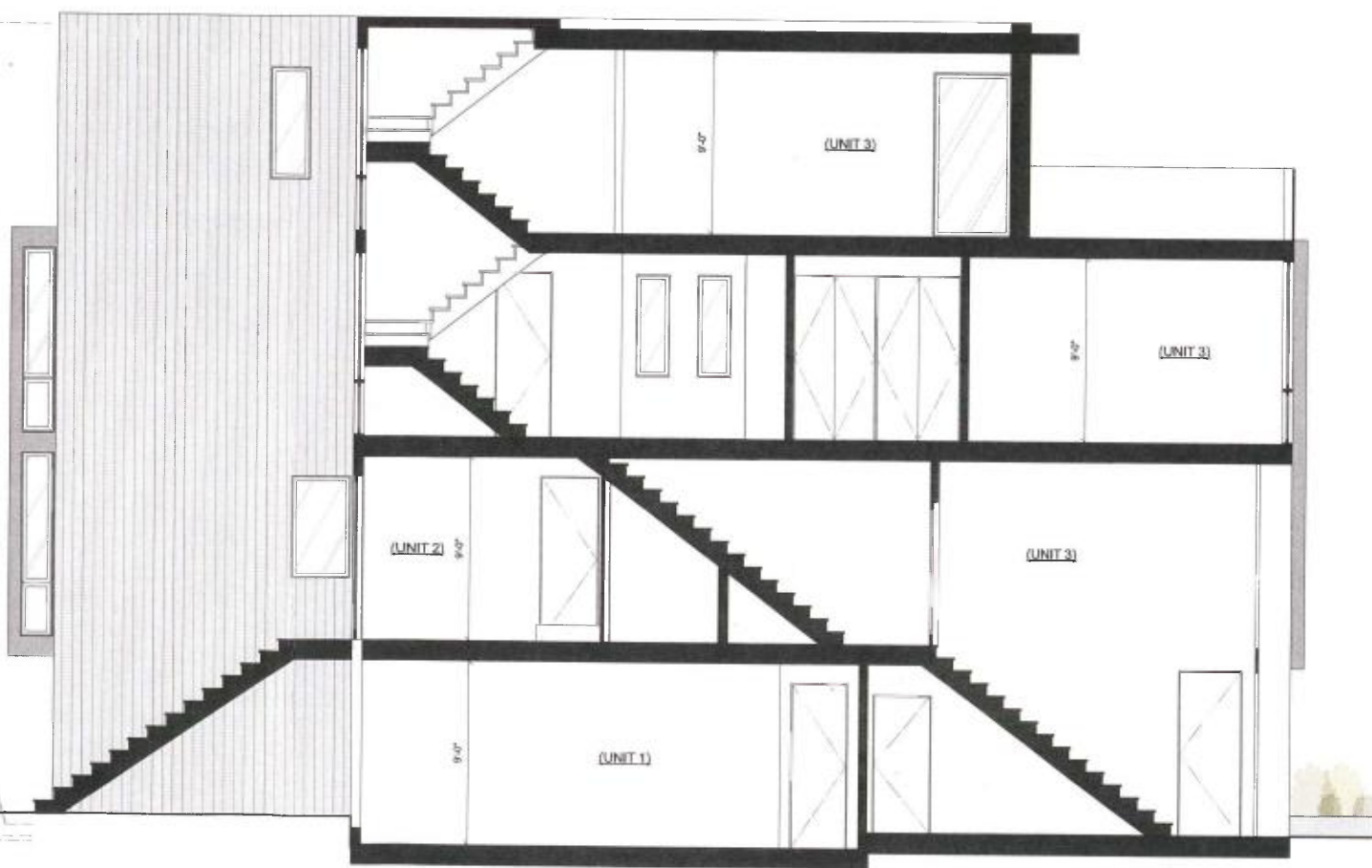


- (E) ROOF
31'-8 1/2" (V.L.F.)
- (E) 3RD FLOOR
19'-9 1/2" (V.L.F.)
- (E) 2ND FLOOR
9'-9 1/2" (V.L.F.)
- (E) 1ST FLOOR
0'-7" (V.L.F.)
- (E) T.O. CURB @ CENTERLINE OF PROPERTY
0'-0" (V.L.F.)

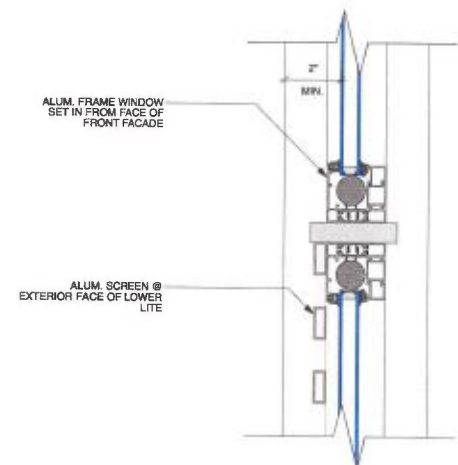


1 EXISTING BUILDING SECTION
Scale: 1/4" = 1'-0"

- (M) ROOF
39'-9 1/2" (V.L.F.)
- (M) 4TH FLOOR
29'-9 1/2" (V.L.F.)
- (E) 3RD FLOOR
19'-9 1/2" (V.L.F.)
- (E) 2ND FLOOR
9'-9 1/2" (V.L.F.)
- (E) 1ST FLOOR
0'-7" (V.L.F.)
- (E) T.O. CURB @ CENTERLINE OF PROPERTY
0'-0" (V.L.F.)
- (M) 1ST FLOOR
-0'-2 1/2" (V.L.F.)



2 PROPOSED BUILDING SECTION
Scale: 1/4" = 1'-0"



3 TYP. SEC. DTL. @ WINDOW W/ ALUM. SCREEN
Scale: 3" = 1'-0"

ZHANG RESIDENCE
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 6528 - LOT 021

date :	issues/ revisions :	by :
08.08.16	site permit submission	mmm
12.07.16	site permit rev1	mmm
03.07.17	site permit rev2	mmm
05.16.17	site permit rev3	mmm
05.23.17	site permit rev4	mmm

project name :
ZHANG RESIDENCE

NOT FOR CONSTRUCTION
10.31.19

LUM

JOHN LUM ARCHITECTURE INC.
3246 BEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 558 9550 FAX 415 558 0554

client :
mark zhang
1439-1441 south van ness ave.
san francisco, ca 94110

SECTIONS

A3.0



JOHN LUM ARCHITECTURE INC.

JOHN LUM ARCHITECTURE INC.
3249 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL 415 568 9550 FAX 415 568 0554

NOT FOR
CONSTRUCTION
10.21.19

ZHANG RESIDENCE
1439-1441 SOUTH VAN NESS STREET
SAN FRANCISCO, CA 94110
BLOCK 6526 - LOT 021

client : mark zhang
1439-1441 south van ness street
san francisco, ca 94110

date :	issues/ revisions :	by :
08.08.16	site permit submission	mmn
12.07.16	site permit rev1	mmn
03.07.17	site permit rev2	mmn
05.16.17	site permit rev3	mmn
05.23.17	site permit rev4	mmn

project name :
ZHANG RESIDENCE

PERSPECTIVES

A6.0

SHEET NOT TO SCALE

Received at CPC Hearing 11/30/17
C. May

2670 Geary Blvd, San Francisco

95 New Residential Units

PROJECT INFORMATION

■ UNITS RESIDENTIAL COMMERCIAL	95 UNITS: 2 3-BEDROOMS, 29 2-BEDROOMS, 64 STUDIOS 1 RETAIL/COMMERCIAL: 1,756 SF
■ LOT AREA	12,700 SF
■ HEIGHT	8 STORIES, 80' TALL (80' HEIGHT LIMIT)
■ PARKING AUTOMOBILE BICYCLE	16 SPACES (1 ADA VAN + 1 CAR SHARE + 14 RESIDENTIAL FLEX SPACES) 120 SPACES (112 CLASS 1, 8 CLASS 2)
■ REAR YARD	REAR YARD MODIFICATION PER SECTION 134.F
■ OPEN SPACE	5,576 SF PROVIDED
■ ACCESSIBILITY	FULLY ADAPTABLE
■ AFFORDABILITY	23% ∴ 22 UNITS ON-SITE
■ CONSTRUCTION TYPE	TYPE 1B

	CODE REFERENCE	PERMITTED / NOTES	PROPOSED
ASSESSORS BLOCK/LOT	Map	1071/ 003	-
LOT AREA	Map	12,730 sf	-
ZONING DISTRICT	731	NC-3, Moderate-Scale Neighborhood	Pending Geary-Masonic SUD BOF File No. 16-1109
HEIGHT DISTRICT	Map	80-D	
HEIGHT MEASUREMENT	Map	80 feet	80 ft
BULK LIMIT-MEASUREMENT	270 271	Height above which maximum dimensions apply: 40 ft Maximum plan dimensions: 110 ft length, 140 ft diagonal dimension	Diagonal Dimension: 176' - 2 1/4" 36' - 2 1/4" exceedance CONDITIONAL USE AUTHORIZATION REQUIRED
LOT SIZE	121.1 712.11	Permitted: up to 9,999 sf Conditional Use: 10,000 sf & above	12,700 sf CONDITIONAL USE AUTHORIZATION REQUIRED
GROUND FLOOR ACTIVE USE		New project must contain ground floor active uses at the same square footage as any neighborhood commercial use demolished or reviewed	Existing Retail Use: 3,827 sf Proposed Retail Use: 1,756 sf
REAR YARD	134(e)(2)	134(e)(2): Corner properties' rear yard can be may be substituted with an open area equal to 25 percent of the lot area which is located at the same levels as the required rear yard in #1) an interior corner of the lot, #2) an open area between two or more buildings on the lot, or #3) an inner court. Must be minimum of 15 feet in each horizontal dimension. 25% of 12,730 = 3,182 sf	Total Rear Yard sf: 2,728 21% of 12,730 VARIANCE REQUIRED
EXTENSIONS OVER STREET	136	Projections over streets must meet a permitted exception under 136(c)(1) - (31)	Balconies (Max. 3'-0") & Architectural Features project (Max. 1'-4") into street frontage on Geary & Masonic VARIANCE REQUIRED
DWELLING UNIT EXPOSURE	140(a)(2)	140(a)(2): Each dwelling unit must face an open area that 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.	77 units comply 18 units require exposure variance VARIANCE REQUIRED
USABLE OPEN SPACE - PER DU	135	Private: 80 sf/ dwelling unit Common: 100 sf/ dwelling unit 135(d)(2): SRO Units shall provide one-third of the amount required	SRO Units: 63 63 units x 100 sf = 6,300 common open space required. 1/3 of 6,300 sf = 2,100 sf 32 units x 100 sf = 3,200 sf common open space required Total Open Space Required = 5,300 sf Provided Open Space = 5,576 sf

CONTINUED	CODE REFERENCE	PERMITTED / NOTES	PROPOSED
DWELLING UNIT DENSITY	712	No residential density limit by lot area per NCT-3 zoning, applicable zoning per SUD.	95 dwelling units proposed
ON-SITE INCLUSIONARY HOUSING	415.6	23% total for rental dwelling units - 5% of which being allocated to those earning 120% of the AMI. 18% of the total inclusionary dwelling units will mirror the 10-4-4 AMI levels prescribed by S.415	23% total for rental dwelling units - 5% of which being allocated to those earning 120% of the AMI. 18% of the total inclusionary dwelling units will mirror the 10-4-4 AMI levels prescribed by S.415 - See inclusionary housing diagrams
DWELLING UNIT MIX	TCAC	Per SUD, Project shall provide a minimum dwelling unit mix of any unit mix that includes some three bedroom or larger units such that 50% of all bedrooms within the project are provided in units with more than one bedroom. Minimum Unit Sizes, Required All BMR units will meet the minimum sizes prescribed by TCAC: Studio Units = 200sf minimum 2 Bedroom Units = 700SF minimum 3 Bedroom Units = 900SF minimum	(29) 2BD = 58 beds 45% (2) 3BD = 6 beds 5% 45% + 5% = 50% beds are in units with more than one bedroom 64 Studios = 50% - See inclusionary housing diagrams
FLOOR AREA RATIO - COMMERCIAL	124 (a) (b)	3.6	1,756 sf / 12,730 f = .14
USE SIZE - NON RESIDENTIAL	790.13 121.2	Permitted: up to 5,999 sf Conditional Use: 6,000 sf & above	Retail = 1,756 sf
GROUND FLOOR CEILING HEIGHT	145.1	145(c)(4)(C) Ground Floor Ceiling Height: minimum 14ft	Complies
OFF-STREET PARKING, COMMERCIAL (see 731.94 Off-Street Parking, Residential)	151.1	Other retail space: 1 per 500 sf occupied floor area, when > 5,000 sf	Retail space: 1,756 sf = no parking required
OFF-STREET PARKING, RESIDENTIAL (see 731.94 Off-Street Parking, Commercial)	151.1	None required. Permitted: up to 0.5 per dwelling unit Conditional Use: up to 0.75 per dwelling unit	16 off-street parking spaces, including 1 car share parking space
OFF-STREET FREIGHT LOADING	152 162 (b)	None required if gross floor area < 10,000 sf	Retail space: 1,756 sf = no loading required
CAR-SHARE PARKING	166	50-200 Dwelling Units: 1 car-share parking space	1 car share parking provided
BIKE PARKING	155.2	Residential, Class 1: 1 per DU Retail Sales, Class 1: 1 per 7,500 sf occupied floor area Residential, Class 2: 1 per 20 DU Retail Sales, Class 2: min. 2 spaces; 1 per 2,500 sf occupied floor area	Class 1: 112 spaces provided Class 2: 8 spaces provided Total: 120 spaces
STREETSCAPE & PEDESTRIAN IMPROVEMENTS	138.1	1 street tree per 20 ft of street frontage Geary Blvd: 60 ft frontage / 20' = 3 trees required Masonic Ave: 156 ft frontage / 20' = 7.8 = 8 trees required	5 new trees on Masonic 3 trees: In lieu fee per DPW Code

ZONING INFORMATION

Listed below are Setback, Height, and Floor Space Area Restrictions as disclosed by applicable Zoning or Building Codes unless "None" is stated below. The source of this information is CITY OF SAN FRANCISCO, CA 415-558-6377.

Zoning Designation: NC-3 (NEIGHBORHOOD COMMERCIAL)
Building Height: 80'
Minimum Lot Area: 2,500 SQ. FT.
Building Setbacks: FRONT: NONE, SIDE: NONE, REAR: 15'
Parking Requirements: 1 SPACE PER EACH 2,000 SQ. FT.

FLOOD ZONE

A field survey was not conducted to determine the flood zone areas. Any flood zone lines distinguishing between flood areas are graphically plotted from FEMA Flood Insurance Rate Maps (FIRM). A flood elevation certificate may be needed to determine or verify the location of the flood areas. The subject property's community does participate in the program. It is determined that the subject property resides in an area for which FEMA has not completed a study to determine flood hazard. The Flood Insurance Rate Program was contacted on 11/3/14 by telephone or email (www.fema.gov)

UTILITY NOTE

{11a} The aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.

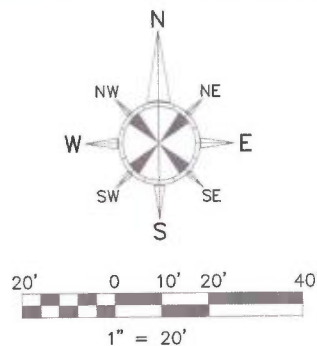
MISCELLANEOUS NOTES

- (N1) Property has direct access to MASONIC AVENUE & GEARY BLVD which is are public right-of-ways.
(N2) The address of 2696 was observed by the surveyor posted on property as of date of survey.
(N3) The basis of bearings of this survey is BASED ON NORTH PER MONUMENT MAP FROM C & C OF SAN FRANCISCO DEP PW BUREAU OF ENG DIV SURVEYING & MAP.
(N4) The table below describes the type and number of parking stalls entirely within the property boundary. Stalls that are partially within the boundary are listed under the heading "partial". Partial stalls are not counted in the total.

PARKING				
REGULAR	HANDICAPPED	TRAILER	PARTIAL	TOTAL
18	2	0	0	20

- (N5) There was no observable evidence of earth moving work, building construction or building additions within recent months.
(N6) There were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or evidence of recent street or sidewalk construction repairs.
(N7) There was no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.
(N8) The subject property is located at the intersection of MASONIC AVENUE AND GEARY BLVD.
(N9) No evidence of potential wetlands was observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.
(N10) This survey map correctly represents the facts at the time of the survey.
(N11) There are no discrepancies between the boundary lines of the property as shown on this survey map and as described in the legal description presented in the title commitment.
(N12) The boundary lines of the property are contiguous with the boundary lines of all adjoining streets, highways, right-of-ways and easements, public or private, as described in their most recent respective legal descriptions of record.
(N13) The subject property (APN# 1071-003; Owner: YIN HELEN/ YIN DOMINIC D) Contains: 12,742 sq. ft. or 0.2925 acres, more or less.

VICINITY MAP



RED PLAINS SURVEYING COMPANY

Survey Prepared By:
Red Plains Surveying Company
1917 S. Harvard Avenue
Oklahoma City, OK 73128
Phone: 405-603-7842 / Fax:
405-603-7852
Email: Comments@rpsurveying.com

STATEMENT OF ENCROACHMENTS

- E1 SHED LIES WHOLLY WITHIN BUILDING SETBACK AREA AS SHOWN HEREON.
E2 SHED EXTENDS A MAXIMUM DISTANCE OF 0.5' OVER WEST PROPERTY LINE AS SHOWN HEREON.
E3 ROAD EXTENDS OVER SE CORNER OF PROPERTY BOUNDARY A MAXIMUM DISTANCE OF 0.8 FEET AS SHOWN HEREON.

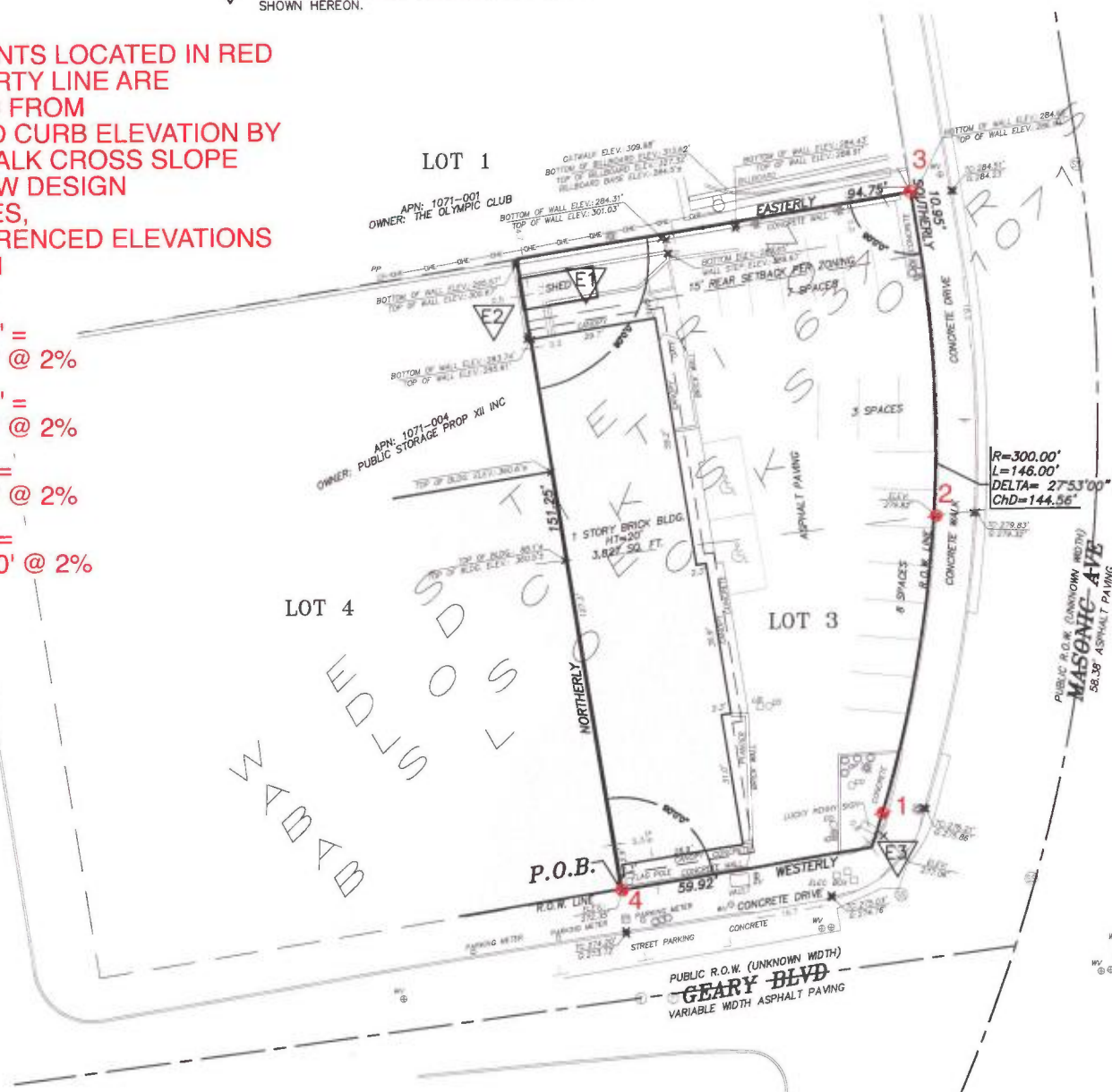
NOTE: POINTS LOCATED IN RED AT PROPERTY LINE ARE ADJUSTED FROM SURVEYED CURB ELEVATION BY 2% SIDEWALK CROSS SLOPE PER SFDPW DESIGN GUIDELINES, SEE REFERENCED ELEVATIONS ON 028-031

(1) +276.39' =
276.21' + 9' @ 2%

(2) +280.01' =
279.83' + 9' @ 2%

(3) 284.69' =
284.51' + 9' @ 2%

(4) +274.4' =
274.20' + 10' @ 2%



SYMBOL LEGEND		LIST OF ABBREVIATIONS	
○ - MONUMENT SET (AS DESCRIBED)	● - MONUMENT FOUND (AS DESCRIBED)	U/G - UNDERGROUND	RET - RETAINING
○ - BRUSH	○ - TREE	CONC - CONCRETE	APPROX - APPROXIMATE
○ - GAS METER	○ - ELEC. PEDESTAL	SAN - SANITARY	TYP - TYPICAL
○ - SIGNAL LIGHT	○ - FIRE HYDRANT	ASPH - ASPHALT	BLDG - BUILDING
○ - PIPELINE MARK	○ - POWER POLE	PED - PEDESTAL	PLTR - PLANTER
○ - MAIL BOX	○ - PIPELINE VENT	G/R - GAS REGULATOR	TRANS - TRANSFORMER
○ - TELE. PED.	○ - WATER VALVE	F.F. - FINISHED FLOOR	E - CENTER LINE
○ - SAN. SEW. M.H.	○ - STM. SEW. MAN.	TUG - TEL. U.G. WIRE	R.O.W. - RIGHT-OF-WAY
○ - GUY WIRE	○ - PULL BOX	○ - TELE. MAINLINE	FOE - FENCE
○ - CURB INLET	○ - GUARD POST	○ - BARR. WIRE FENCE	DIA - DIAMETER
○ - TELE. PED.	○ - LIGHT POLE	○ - STOCKADE FENCE	BLVD - BOULEVARD
○ - CLEAN OUT	○ - MONITOR WELL	○ - CHAIN LINK FENCE	BLVD - BUILDING SETBACK
○ - FLAG POLE	○ - TRASH CAN	○ - WATER METER	ESMT. - EASEMENT
○ - ELEC. TRANS.	○ - HANDICAP	○ - IRON GRATE	A/S - AUTO-SPRINKLER
○ - UNDERGROUND TANK ACCESS	○ - GAS VALVE	○ - TRAFFIC CONTROL BOX	TR - TOP OF RIM
○ - AUTO SPRINKLER	○ - FIRE RISER	○ - FIRE RISER	FL - FLOW LINE
○ - STORM SEWER	○ - SANITARY SEWER	○ - WATER LINE	RD - ROOF DRAIN
○ - F/D - FIBER OPTIC	○ - OVERHEAD ELECTRIC		POB - POINT OF MEASUREMENT

TITLE LEGAL DESCRIPTION

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Beginning at a point on the Northerly line of Geary Boulevard, distant thereon 125.25 feet Easterly from the Easterly line of Emerson Street; running thence at a right angle Northerly, 151.25 feet; thence at a right angle Easterly 94.75 feet to the Westerly line of Masonic Avenue; thence at a right angle Southerly along said line of Masonic Avenue, 10.946 feet; thence Southwesterly on an arc of a curve to the right; tangent to the preceding course, with a radius of 300 feet, a central angle of 27° 53' 00", a distance of 145.997 feet to the Northerly line of Geary Boulevard; thence Westerly along said Northerly line of Geary Boulevard, 59.920 feet to the point of beginning.

Being portion of Western Addition Block No. 637. Assessor's LOT 003; BLOCK 1071

The above described parcel is the same land described in Old Republic Title Company Preliminary Report no. 0224034186-CB, bearing an effective date of 10-10-14.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

6. A Notice as follows: Entitled: Notice of Special Restrictions Under the City Planning Code, By: Helen Yin, Dated: January 15, 2005, Recorded: January 31, 2005 in Reel 1816 of Official Records, Image 0098 under Recorder's Serial Number 2005-H896433-00
PROPERTY IS SUBJECT TO TERMS CONTAINED THEREIN.

ALTA/ACSM LAND TITLE SURVEY FOR 2670 GEARY

PARTNER PROJECT NUMBER 14-127450.1
PROPERTY ADDRESS: 2696 Geary Blvd., San Francisco, CA 94118
ALTA SURVEY BASED AND RELIED ON Old Republic Title Company Preliminary Report no. 0224034186-CB, bearing an effective date of 10-10-14.

CERTIFICATION

To: PARTNER ENGINEERING & SCIENCE, INC., Old Republic Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 19, and 22 of Table A thereof. The field work was completed on 10/30/14.

Date of Plat or Map: _____

KEVIN B. BRONSON, PLS
PLS NUMBER: 8523
STATE OF REGISTRATION: CALIFORNIA
FIELD DATE OF SURVEY: 10/30/14

PARTNER
Engineering and Science, Inc.

30505 BAINBRIDGE ROAD
SUITE 190
OLON, OHIO 44139
T 440-987-1001
jdavenport@partneresi.com
http://www.partneresi.com

PAGE 1 OF 1

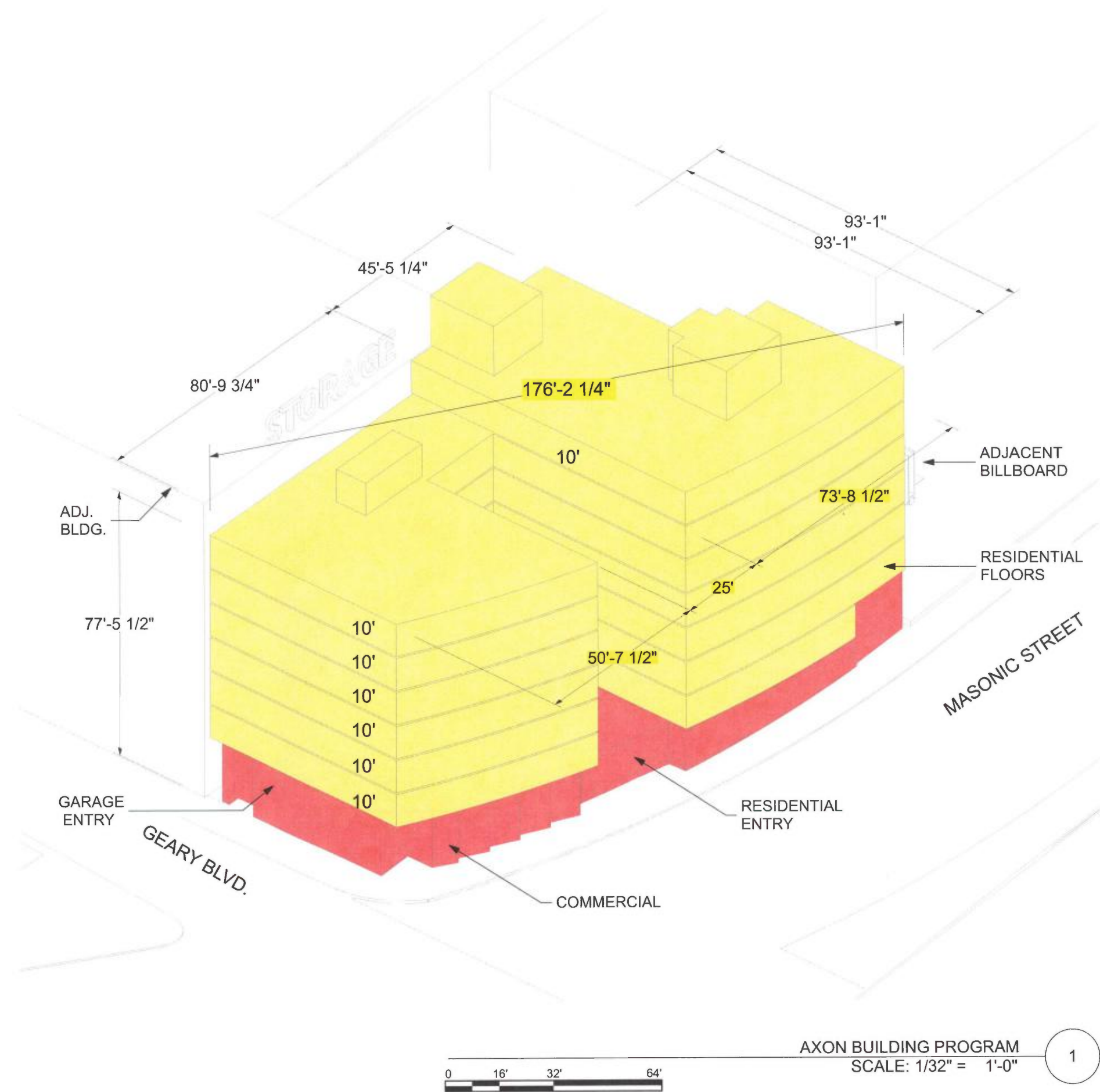
FAMILY ORIENTED DESIGN & AMENITIES

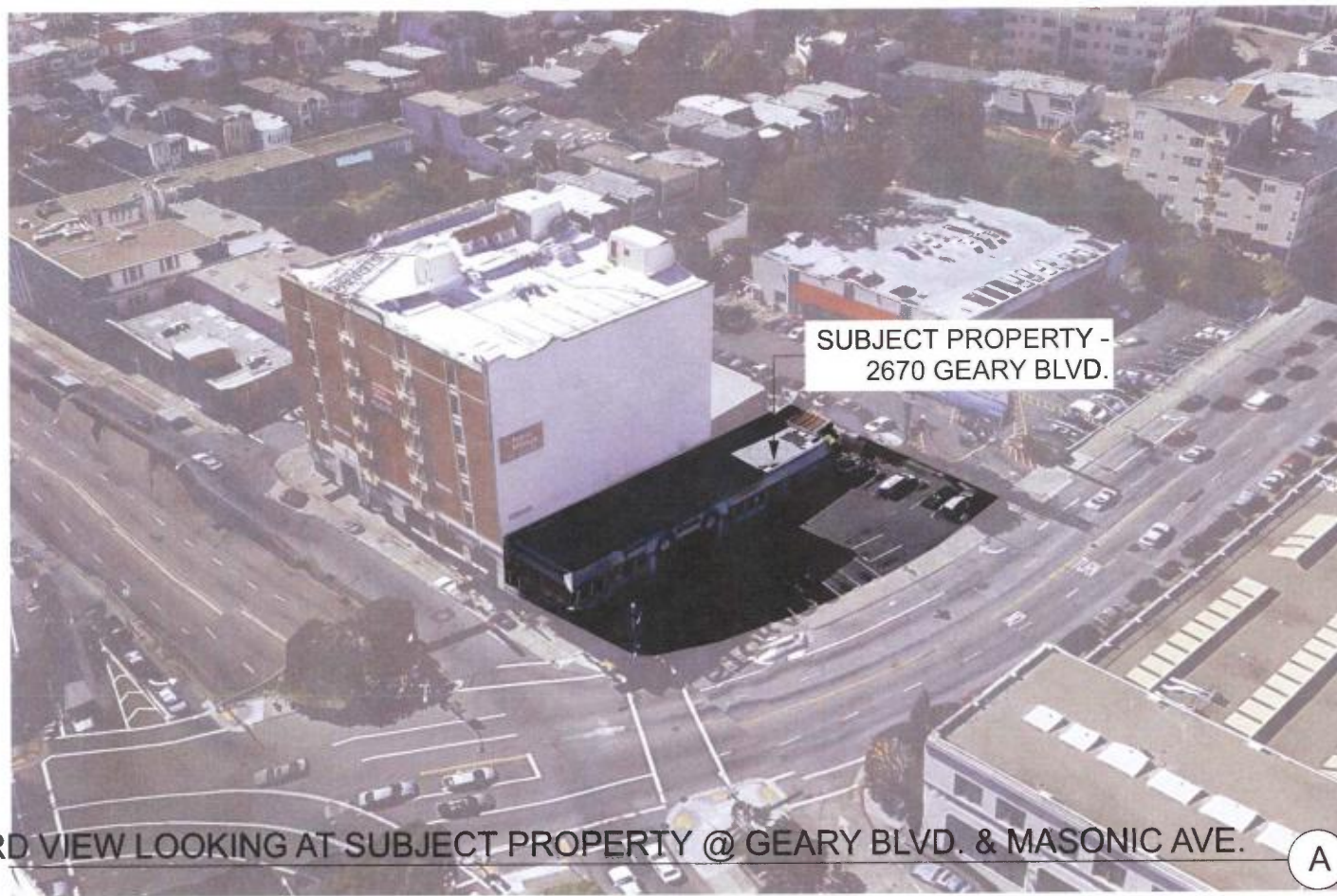
- W/D IN EACH UNIT
- TRASH CHUTES
- RESIDENT LOUNGE SPACE
- FITNESS ROOM
- DOORMAN
- COLD STORAGE (FOR FOOD DELIVERY)
- PARCEL STORAGE
- STROLLER STORAGE
- ABUNDANT OUTDOOR OPEN SPACE ON MULTIPLE LEVELS
- INTERNAL RESIDENTIAL LOADING ZONE
- FAMILY CARGO BIKE PARKING WITH CHARGING STATIONS
- CAR SHARE

BULK
BULK EXCEEDS 140' MAX. DIAGONAL
ABOVE 40' HEIGHT THEREFORE MUST
BE APPROVED VIA C.U. MASSING
DESIGNED TO STRENGTHEN STREET
WALL BUT DISTINCT TOWERS
REDUCE VISUAL BULK

REAR YARD
MODIFIED PER SEC. 134
2,728 SF PROVIDED
EQUIVALENT TO 20% OF LOT AREA

OPEN SPACE
5,576 SF PROVIDED ON ROOF DECKS





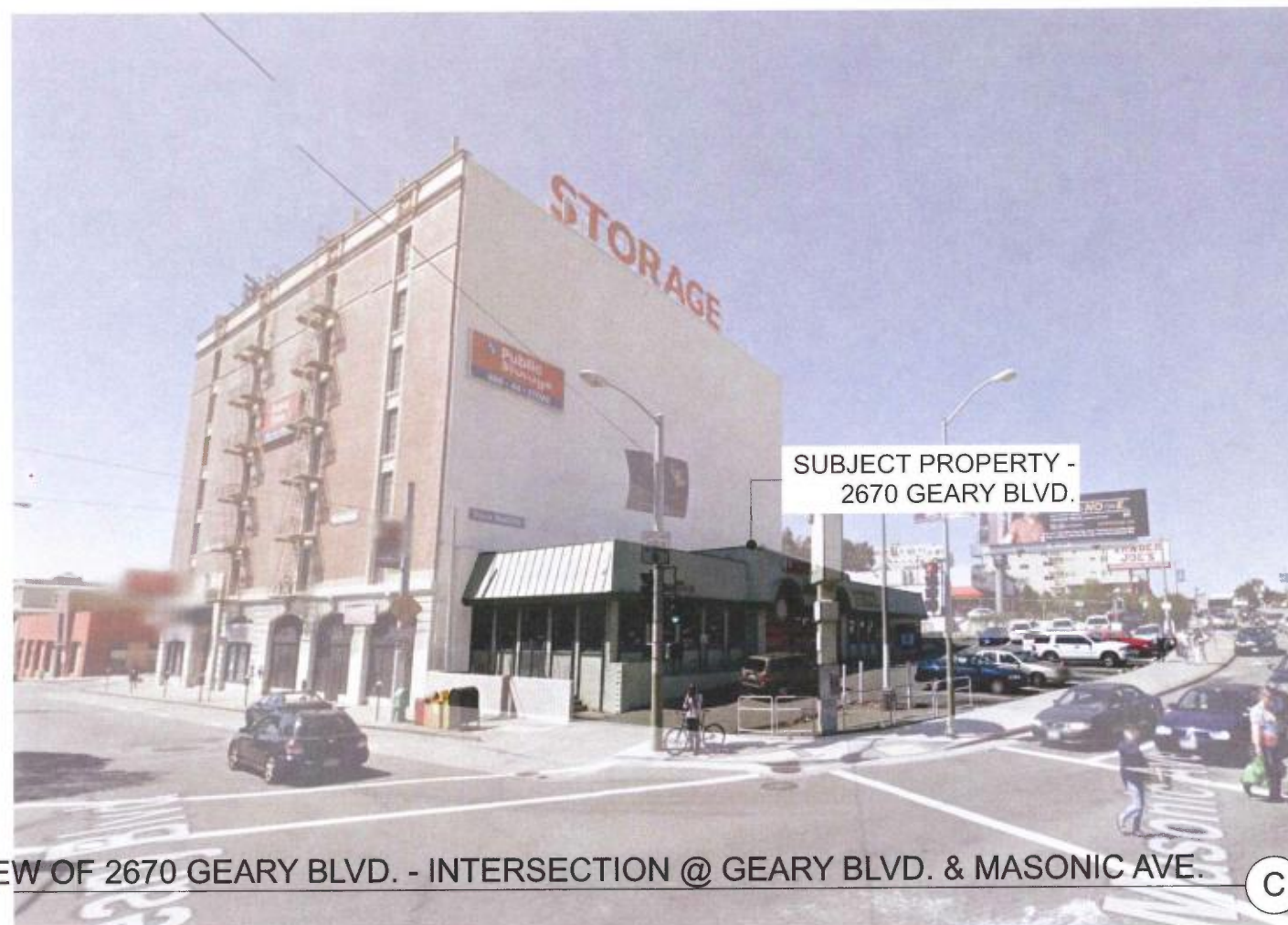
BIRD VIEW LOOKING AT SUBJECT PROPERTY @ GEARY BLVD. & MASONIC AVE.

A



VIEW OF 2670 GEARY BLVD. - LOOKING TOWARDS GEARY BLVD. FROM MASONIC AVE.

B



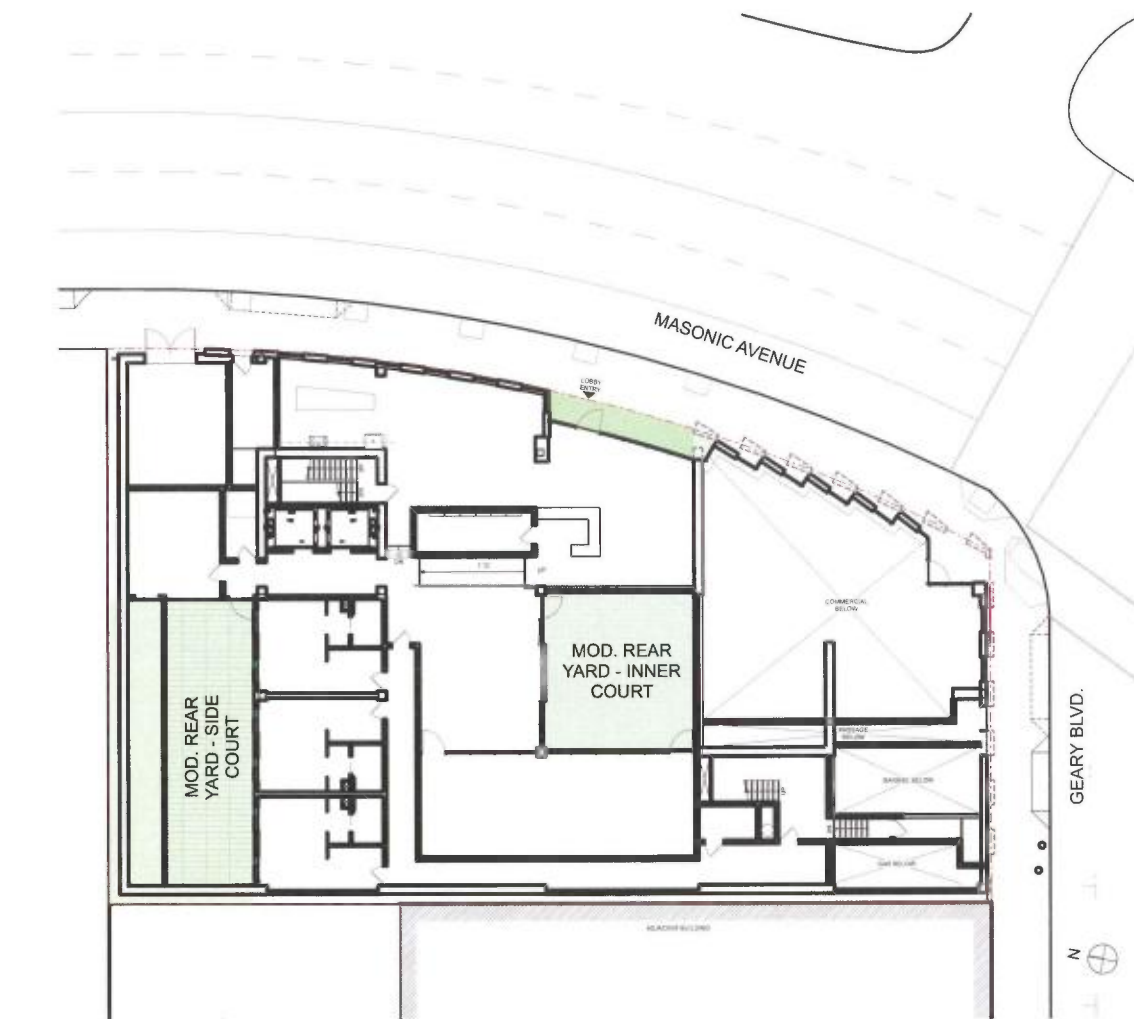
VIEW OF 2670 GEARY BLVD. - INTERSECTION @ GEARY BLVD. & MASONIC AVE.

C



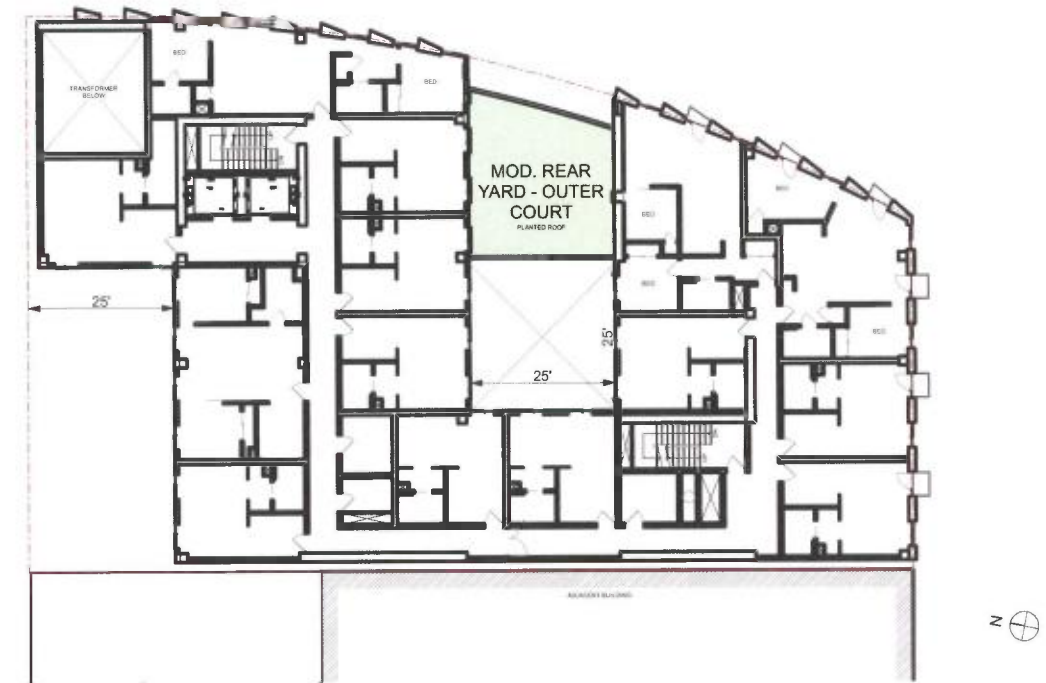
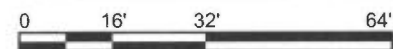
AERIAL VIEW





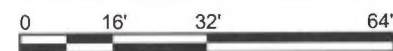
First Floor - Rear Yard

1



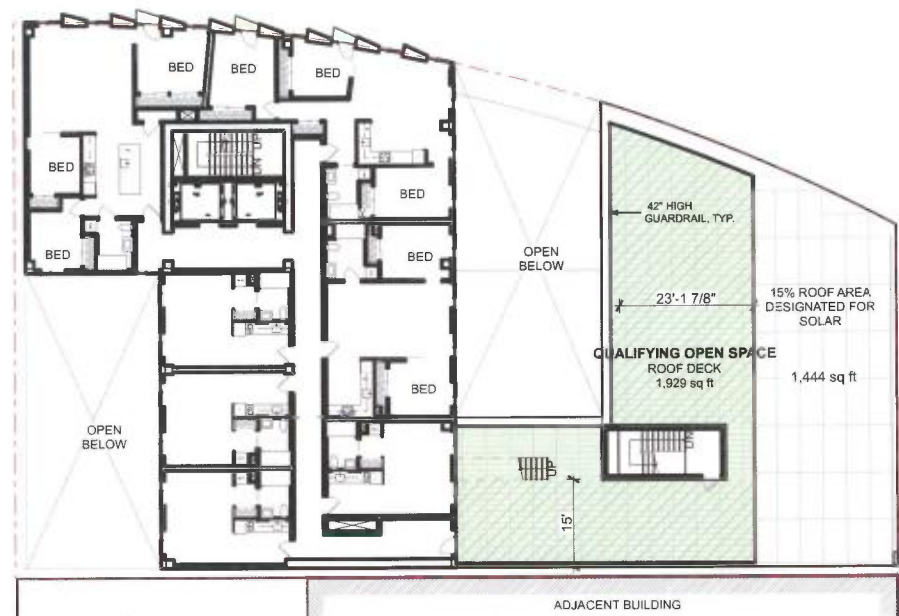
Second Floor - Rear Yard

2

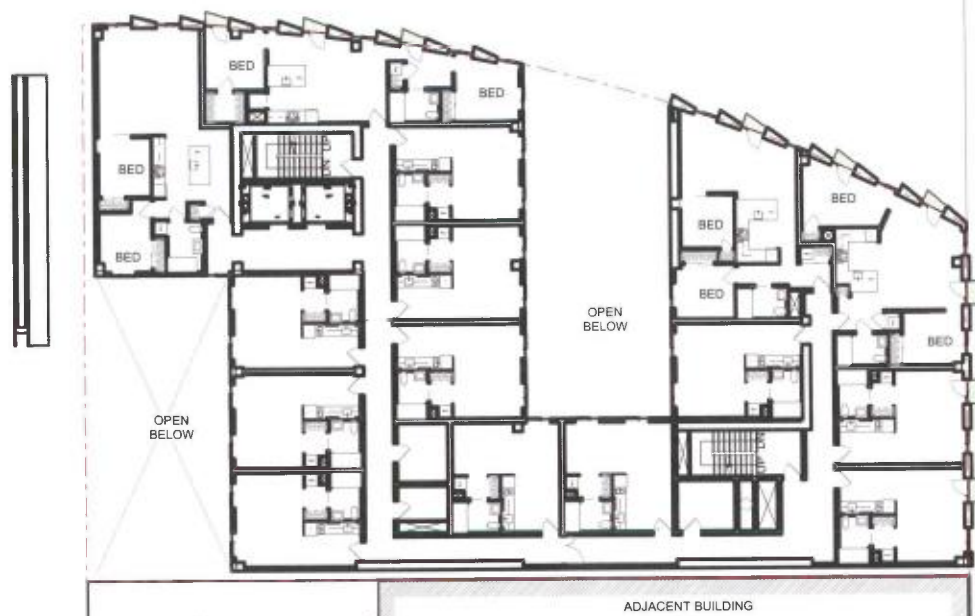


AREA OF MODIFIED REAR YARD

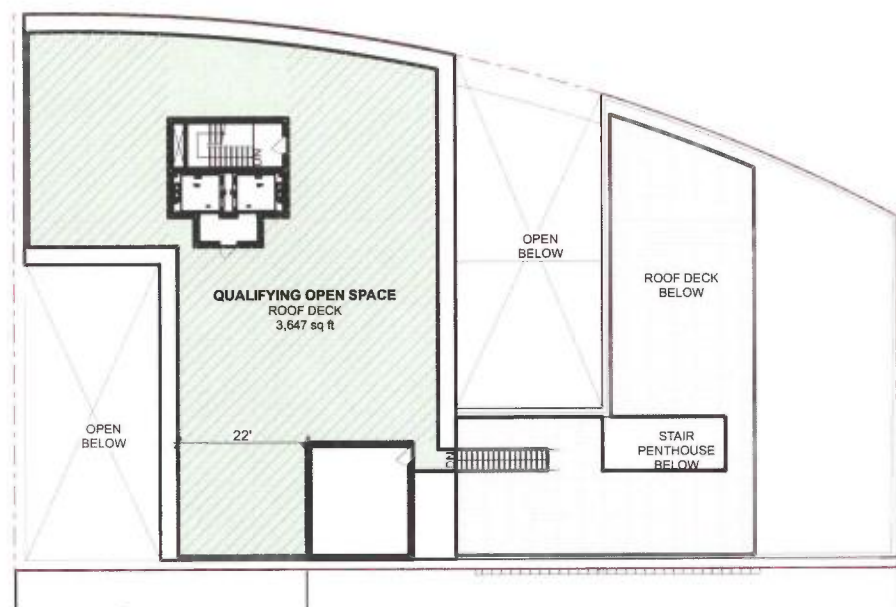
Area Calculations: Modified Rear Yard			
Floor (Story)	Zone Name	Zone Number	Measured Area
First Floor			
	MOD. REAR YARD	INNER COURT	625
	MOD. REAR YARD	SIDE YARD	1,300
			1,925 sq ft
Second Floor			
	MOD. REAR YARD	OUTER COURT	803
			803 sq ft
			2,728 sq ft



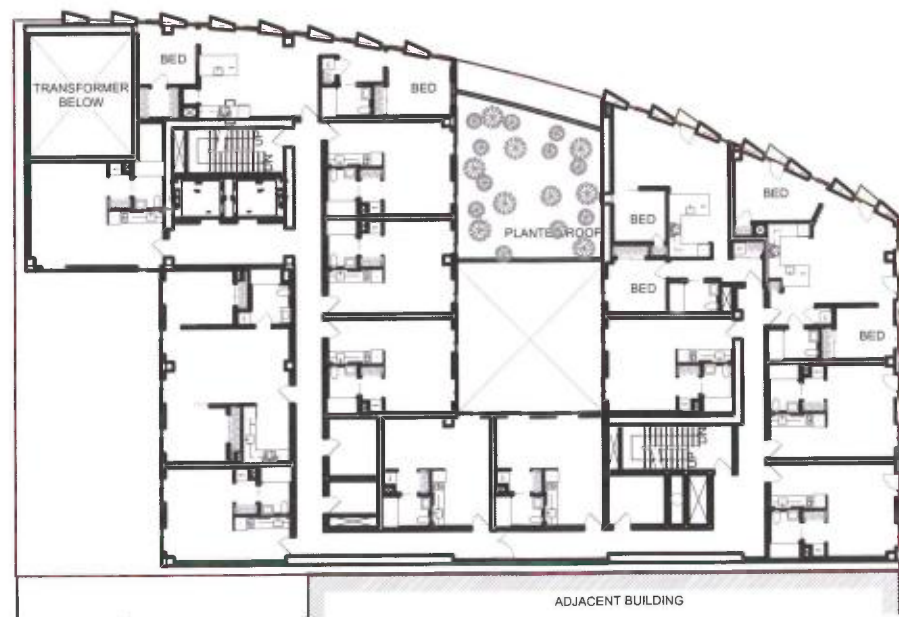
EIGHTH FLOOR PLAN



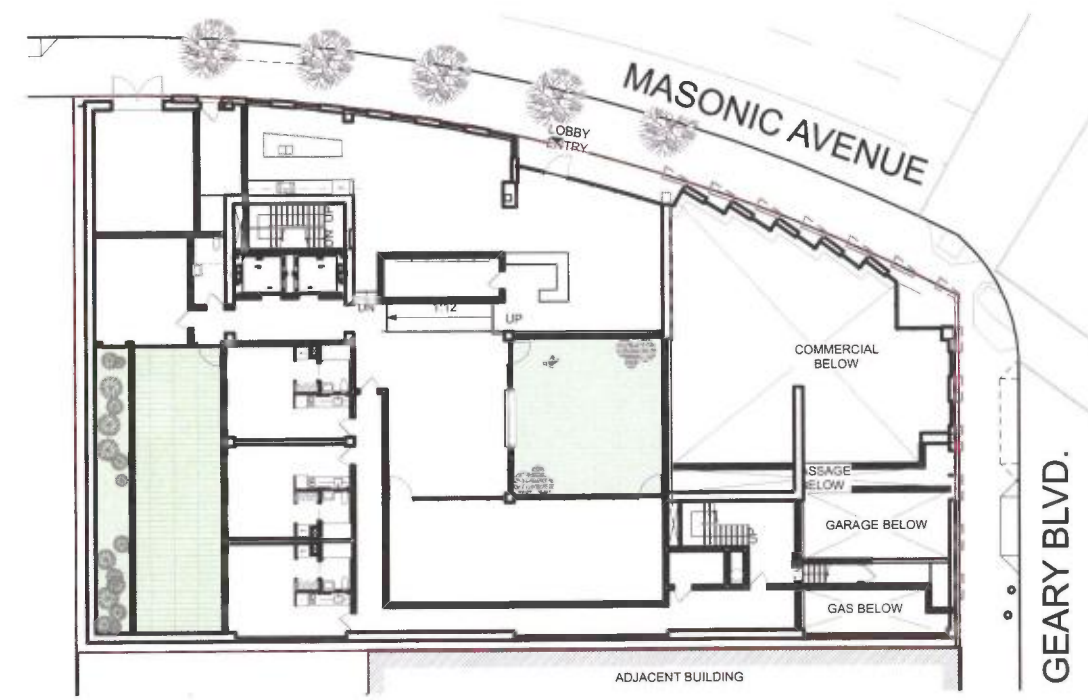
THIRD - SEVENTH FLOOR PLAN



ROOF FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

OPEN AREA CALCULATIONS

Area Calculations: Open Space:
Private (Non-qualifying open space)

Zone Number	Measured Area
BALCONY	
	450
	450 sq ft

QUALIFYING OPEN SPACE

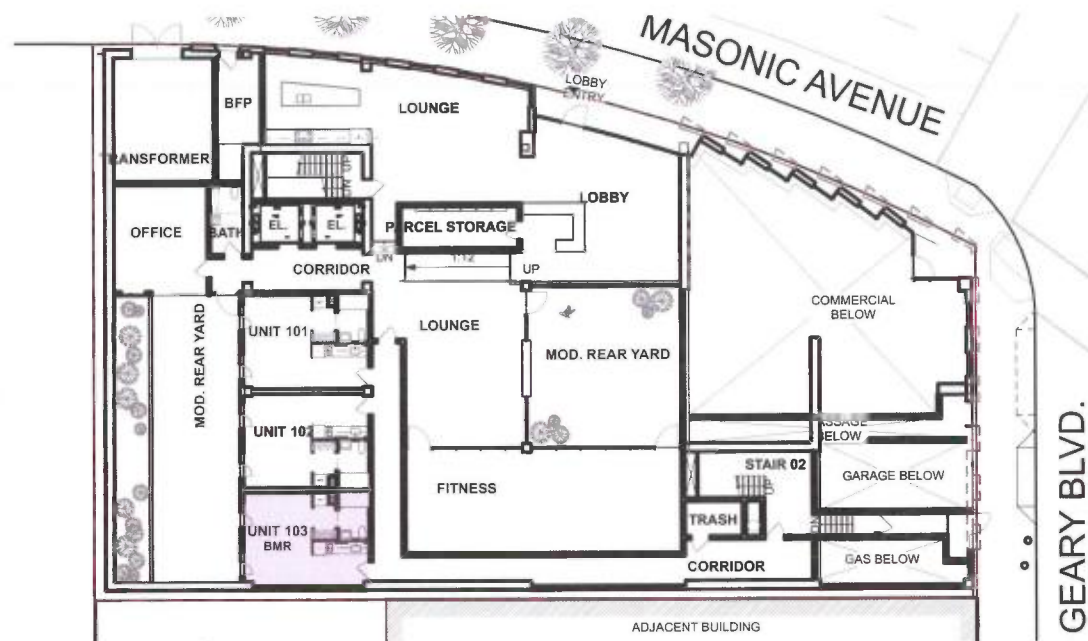
OPEN SPACE

Area Calculations: Open Space: Common

Home Story	Zone Name	Zone Number	Measured Area
Eighth Floor			
	QUALIFYING OPEN SPACE	ROOF DECK	1,929
Roof			
	QUALIFYING OPEN SPACE	ROOF DECK	3,647
			5,576 sq ft

COMMON OPEN SPACE REQUIRED Section 135(d)(2)

$(63 \text{ units}(\text{less than } 350 \text{ sq ft}) \times 100 \times 1/3) + (32 \text{ units} \times 100) = 5,300 \text{ sq ft}$
5,576 sq ft PROVIDED > 5,300 sq ft REQUIRED



FIRST FLOOR PLAN



THIRD FLOOR PLAN



FIFTH FLOOR PLAN



SECOND FLOOR PLAN



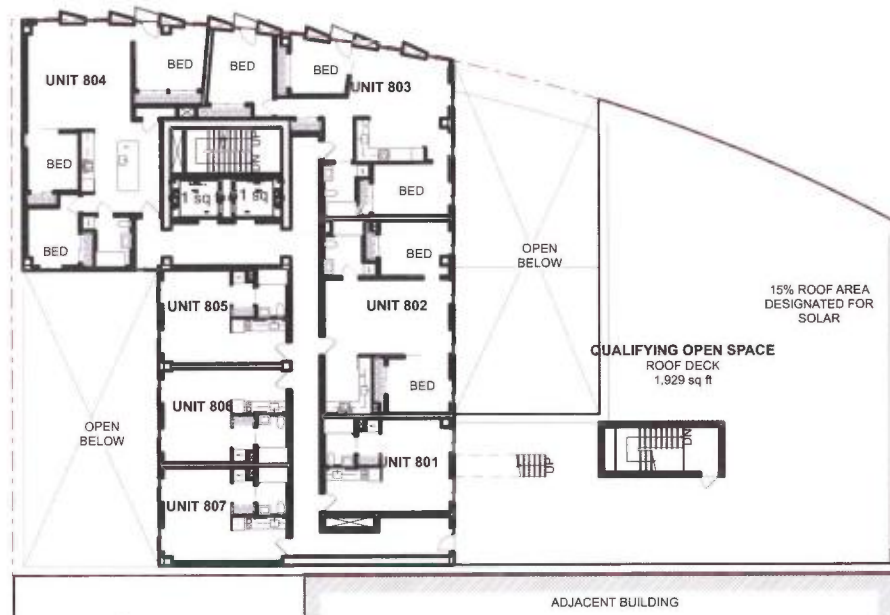
FOURTH FLOOR PLAN



SIXTH FLOOR PLAN



SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN

UNIT TYPE	QUANTITY	% MAKE-UP	BEDROOMS	% BEDROOMS	BMR MIX	
					% INCLUSIONARY @ 23% TOTAL (22 UNITS) (22 x % unit make-up)	
STUDIO	64	67%	64	50%		15
2 BEDROOM	29	31%	58	45%		7
3 BEDROOM	2	2%	6	5%		0
TOTAL	95	100%	128	100%		22

BMR SELECTION			
Unit #	3 BD	2 BD	STUDIO
101			344
102			344
103			344 YES
201			344
202			344
203		700	YES
204		700	
205			344
206			343
207			343
208			344 YES
209			344
210			344
211		717	YES
212			413
213		706	YES
214			343
301			344
302			344 YES
303		700	
304		700	
305			344 YES
306			343
307			343
308		706	
309			344 YES
310		717	
311		811	YES
312			343
313			343
314			343
401			344
402			344
403		700	
404		700	
405			344
406			343
407			343 YES
408		706	
409			344 YES
410		717	
411		811	
412			343 YES
413			343
414			343 YES
501			344
502			344

BMR UNITS



STUDIO UNITS



2BD UNITS

All BMR units meet the minimum sizes prescribed by TCAC:

Studio Units = 200sf minimum
2 Bedroom Units = 700SF minimum
3 Bedroom Units = 900SF minimum

503		700	
504		700	YES
505			344
506			343
507			343
508		706	YES
509			344
510		717	
511		811	YES
512			343
513			343 YES
514			343
601			344 YES
602			344
603		700	
604		700	
605			344
606			343 YES
607			343
608		706	
609			344 YES
610		717	
611		811	
612			343 YES
613			343
614			343
701			344
702			344
703		700	
704		700	
705			344
706			343
707			343 YES
708		706	
709			344
710		717	
711		811	
712			344
713			344
714			343
801			344
802		706	
803	900		
804	1006		
805			344
806			344
807			343
AVERAGE	953	726.00	343.51
BMR min	857.7	653.40	309.16

UNIT EXPOSURE
VARIANCE



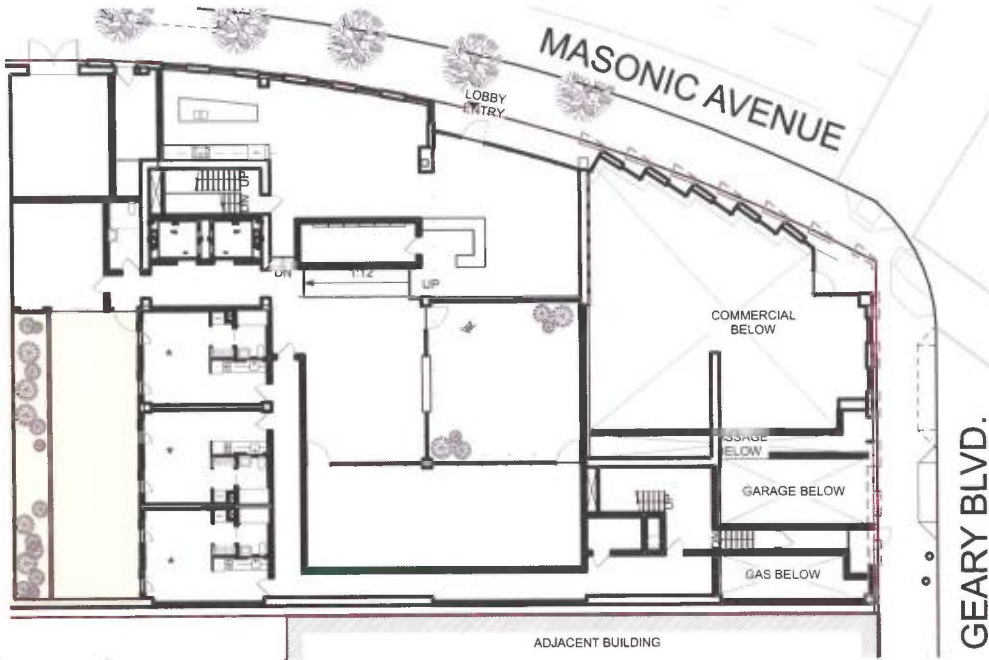
ALL UNITS MEET EXPOSURE REQUIREMENTS EXCEPT UNITS WITH *

THIRD - SIXTH FLOOR PLAN



ALL UNITS MEET EXPOSURE REQUIREMENTS EXCEPT UNITS WITH *

SECOND FLOOR PLAN



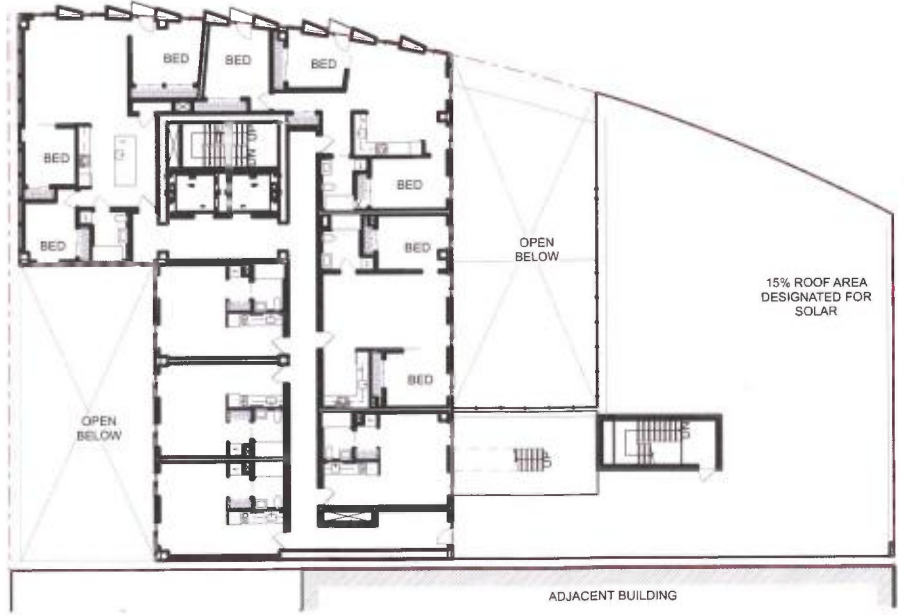
ALL UNITS MEET EXPOSURE REQUIREMENTS EXCEPT UNITS WITH *

FIRST FLOOR PLAN

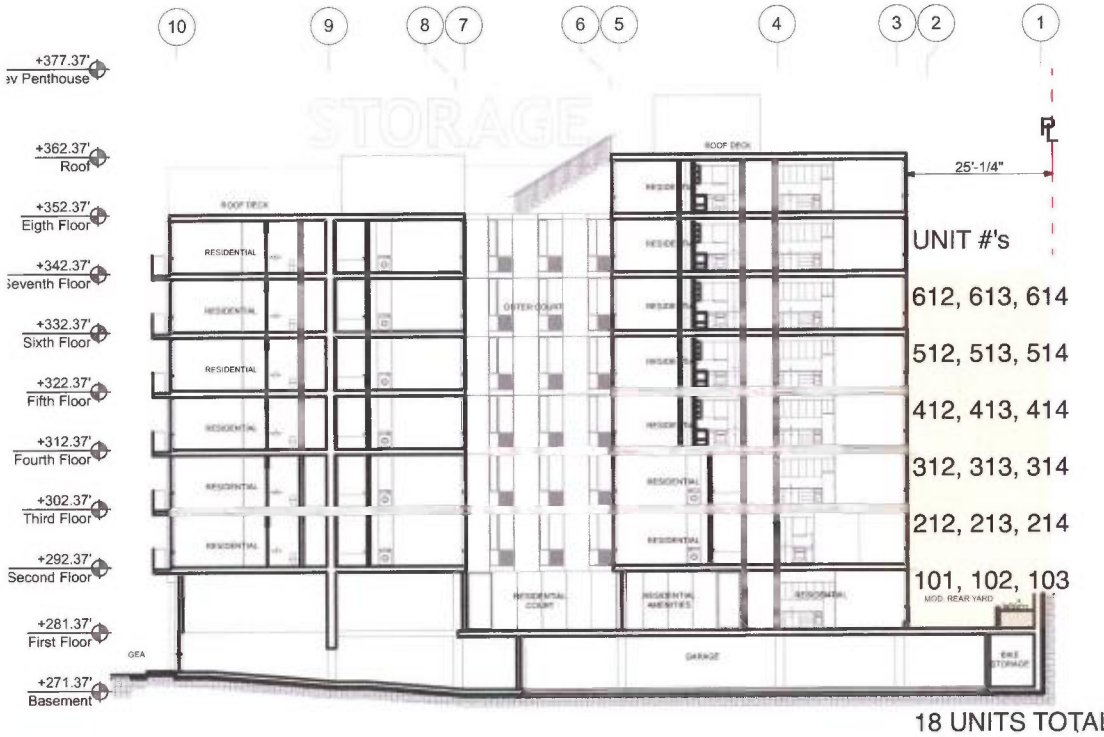


ALL UNITS MEET EXPOSURE REQUIREMENTS

SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN



BUILDING SECTION
SCALE: 1/32" = 1'-0"

1



VIEW FROM GEARY BLVD AND MASONIC AVE INTERSECTION



VIEW FROM MASONIC AVE @ LOBBY



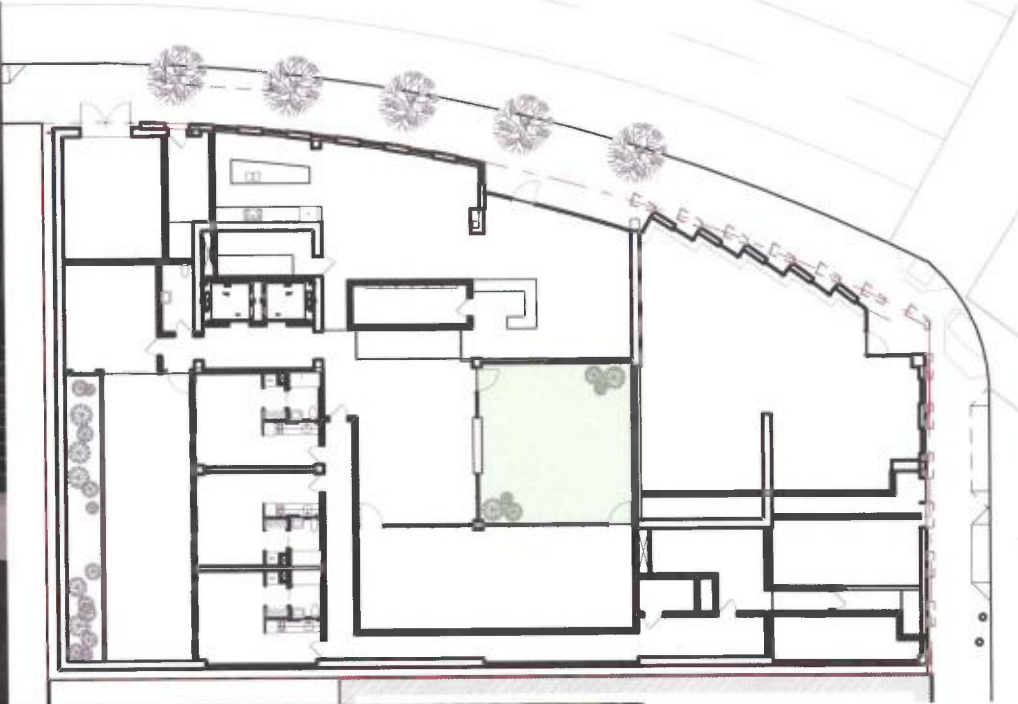
VIEW FROM GEARY BLVD AND MASONIC AVE INTERSECTION



VIEW FROM GEARY BLVD AND MASONIC AVE INTERSECTION



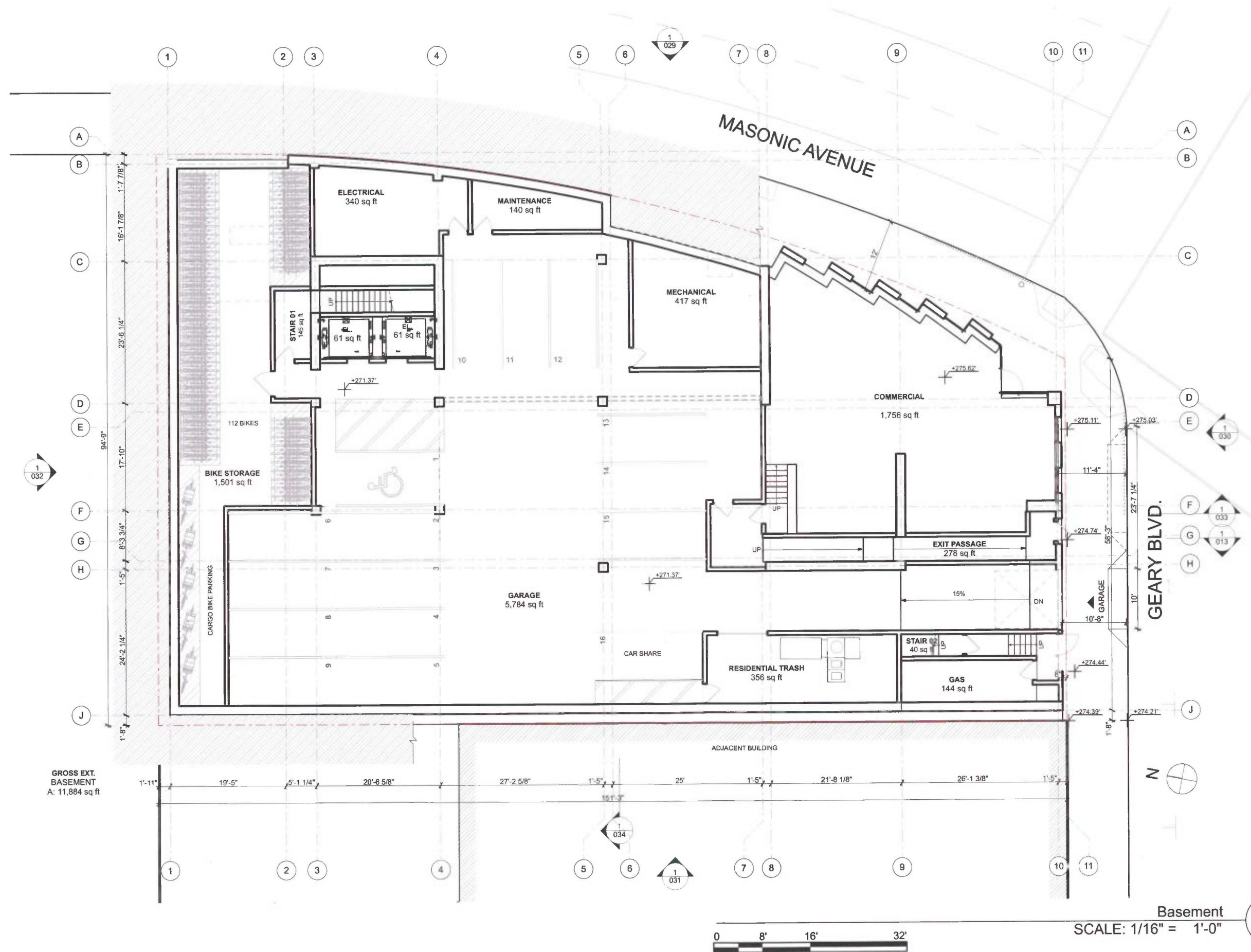
MASONIC AVE. LOOKING SOUTH



INNER COURT



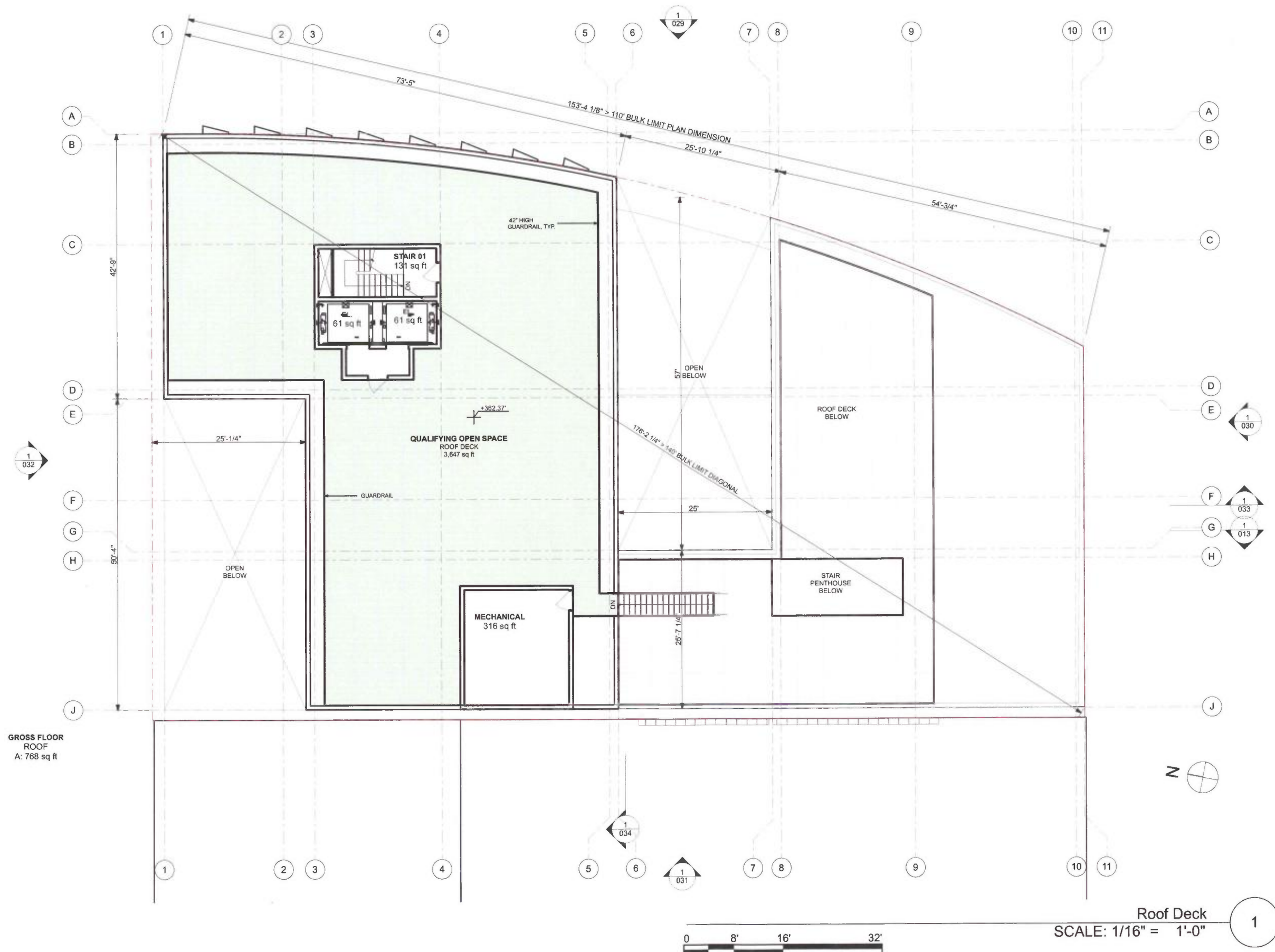
SIDE YARD

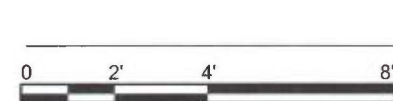
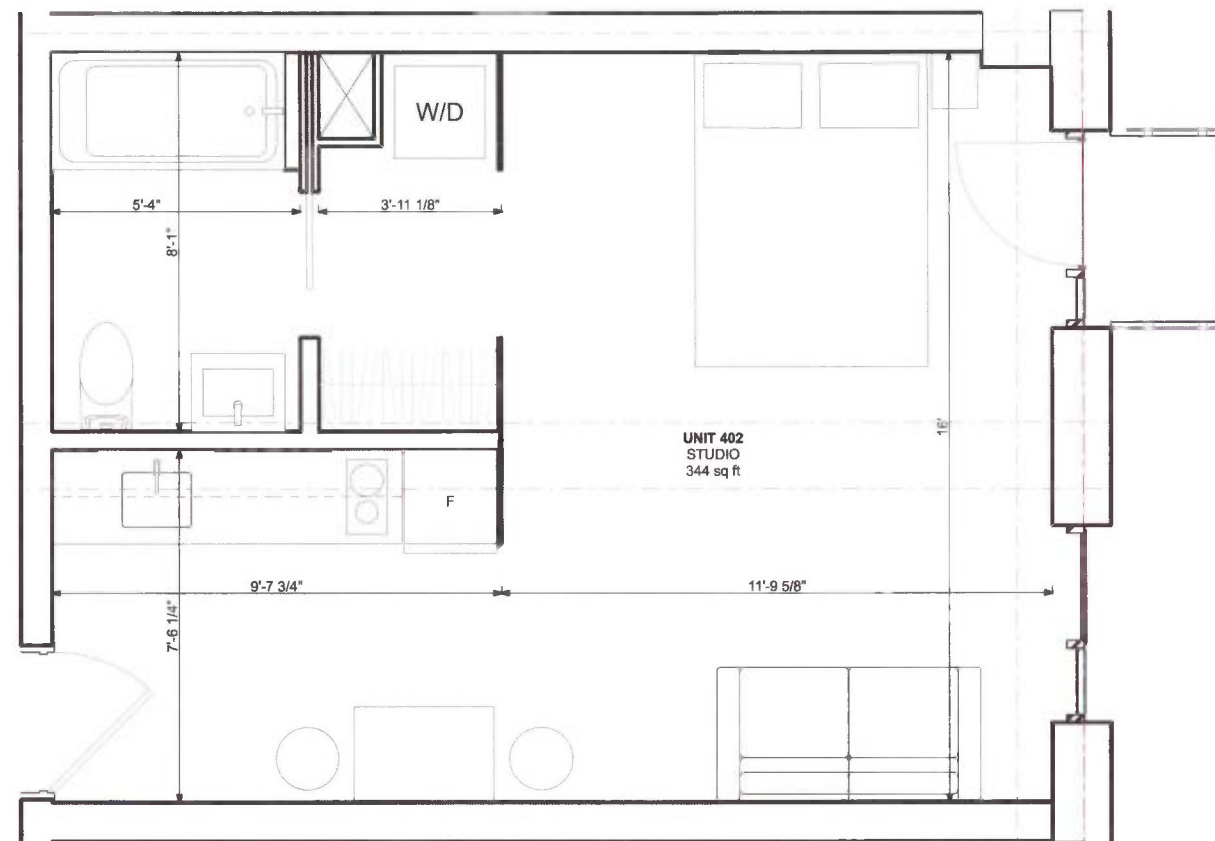






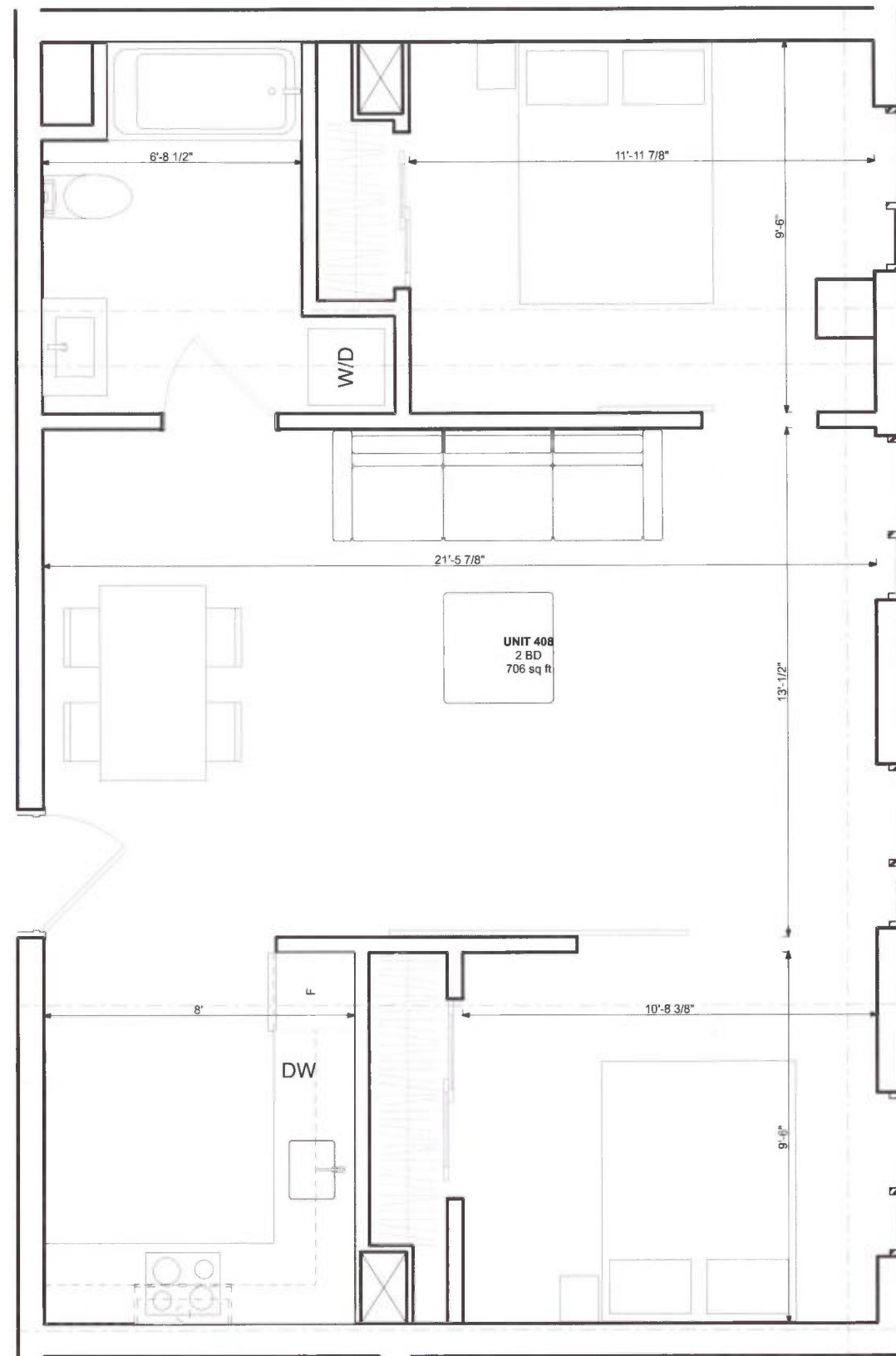






TYPICAL STUDIO
SCALE: 1/4" = 1'-0"

1



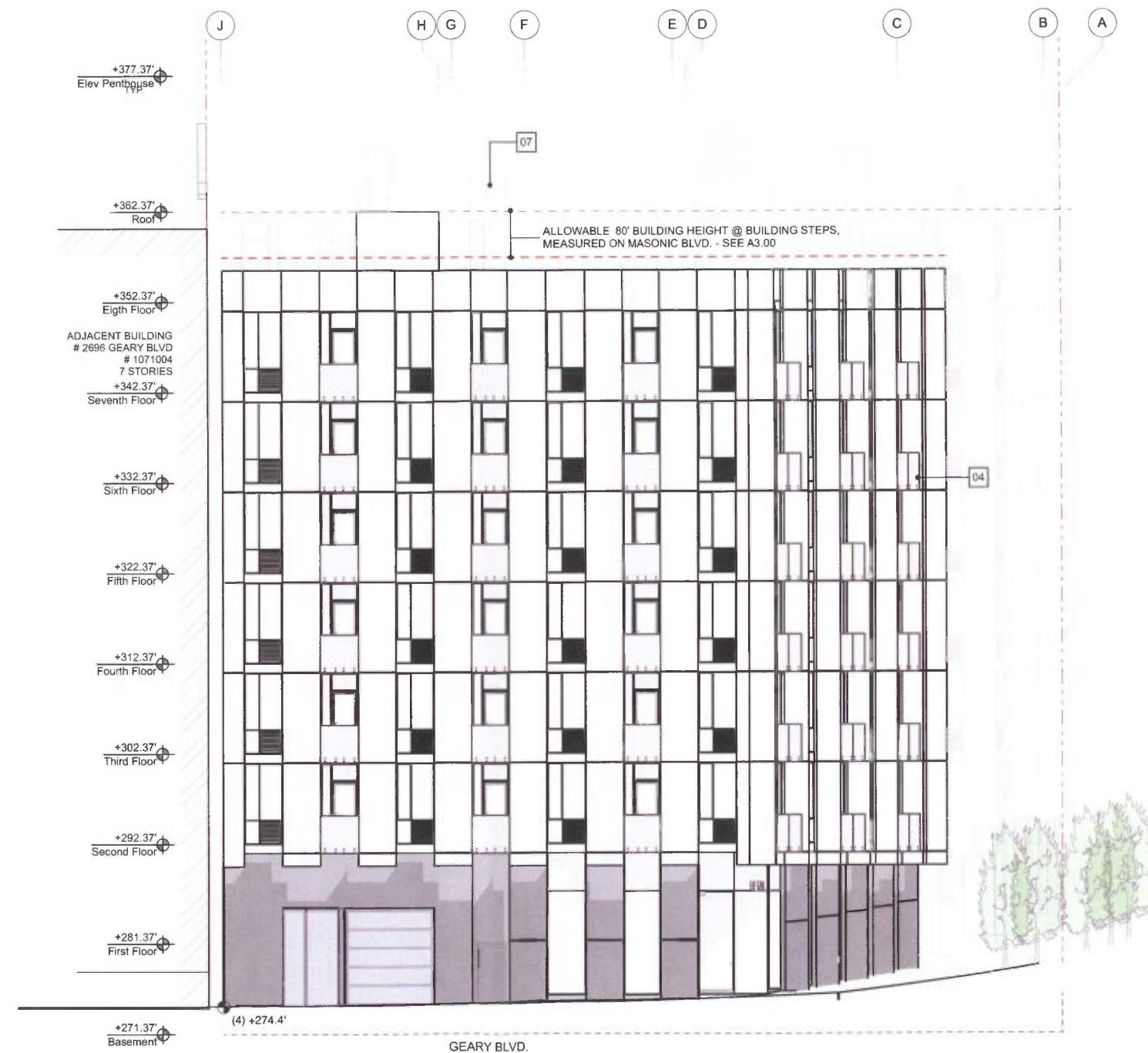
TYPICAL 2BD
SCALE: 1/4" = 1'-0"

t

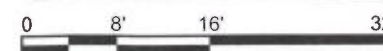
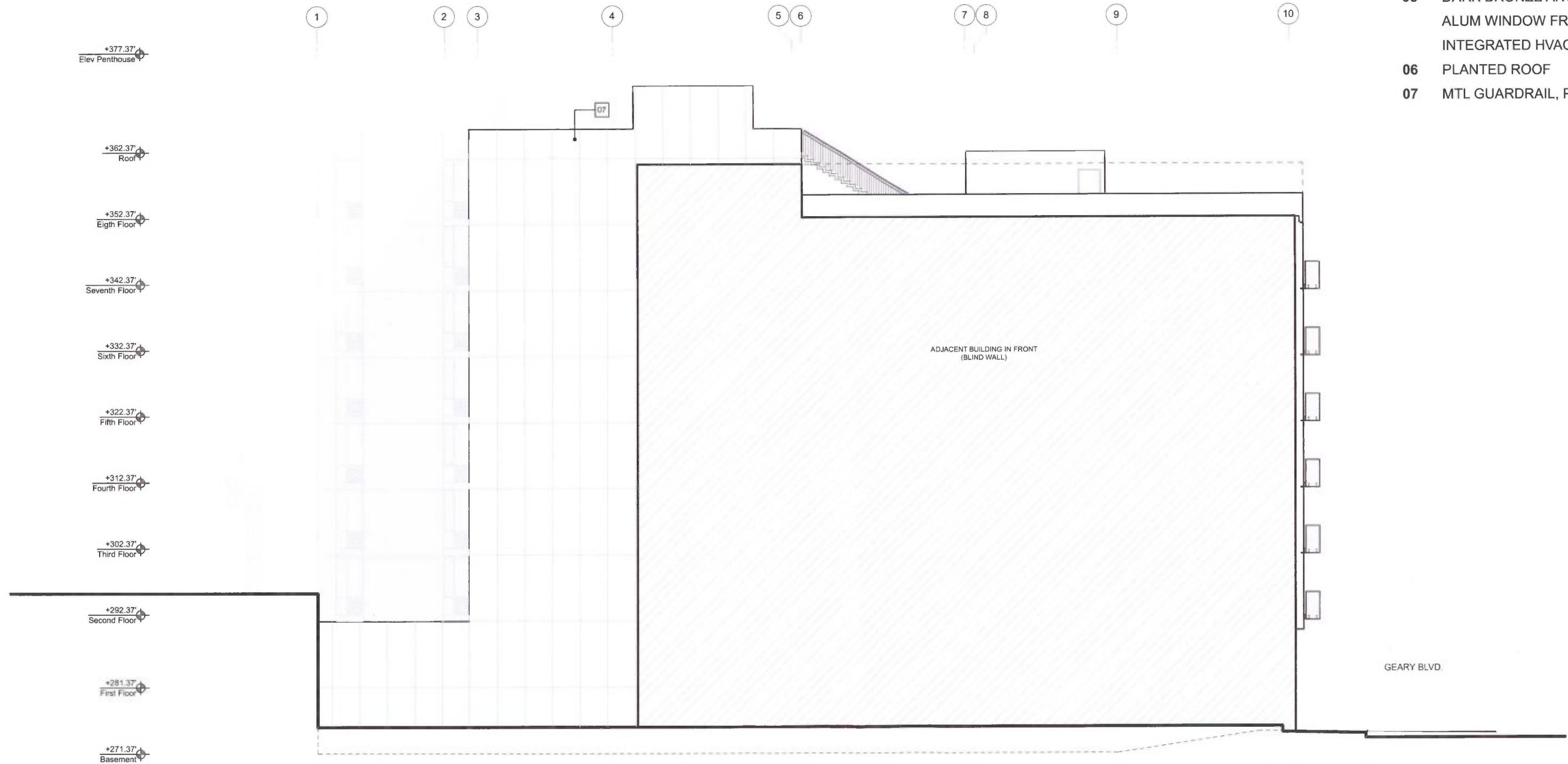


ID	DESCRIPTION
01	RAIN SCREEN ARCHITECTURAL PANEL SYSTEM
02	HARD TROWLED CEMENT PLASTER, PAINTED
03	GLASS STOREFRONT
04	FROSTED GLASS GUARDRAIL
05	DARK BRONZE ANODIZED ALUM WINDOW FRAMES W/ INTEGRATED HVAC LOUVER
06	PLANTED ROOF
07	MTL GUARDRAIL, PTD.

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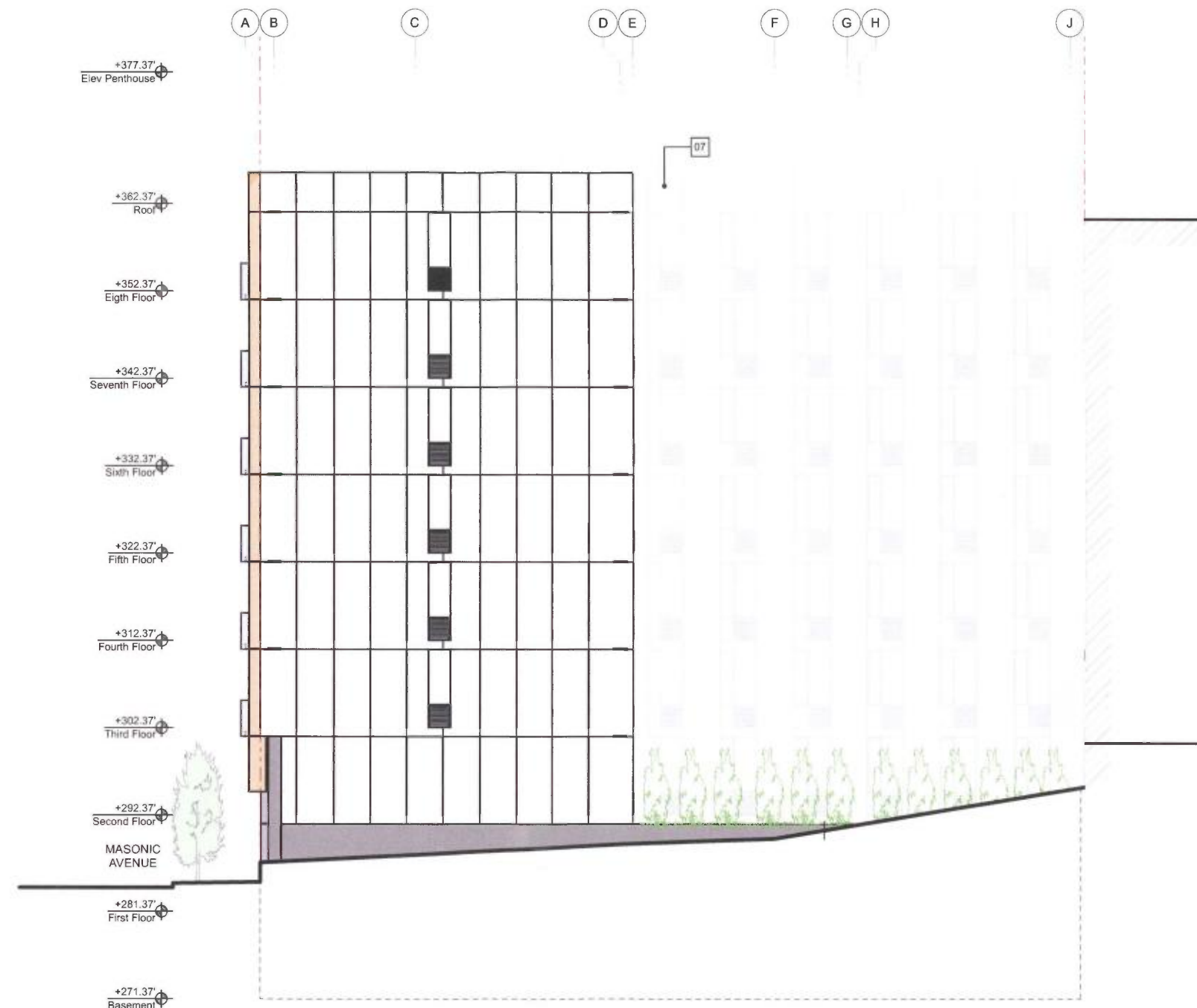
- | ID | DESCRIPTION |
|----|---|
| 01 | RAIN SCREEN
ARCHITECTURAL PANEL
SYSTEM |
| 02 | HARD TROWLED CEMENT
PLASTER, PAINTED |
| 03 | GLASS STOREFRONT |
| 04 | FROSTED GLASS GUARDRAIL |
| 05 | DARK BRONZE ANODIZED
ALUM WINDOW FRAMES W/
INTEGRATED HVAC LOUVER |
| 06 | PLANTED ROOF |
| 07 | MTL GUARDRAIL, PTD. |



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

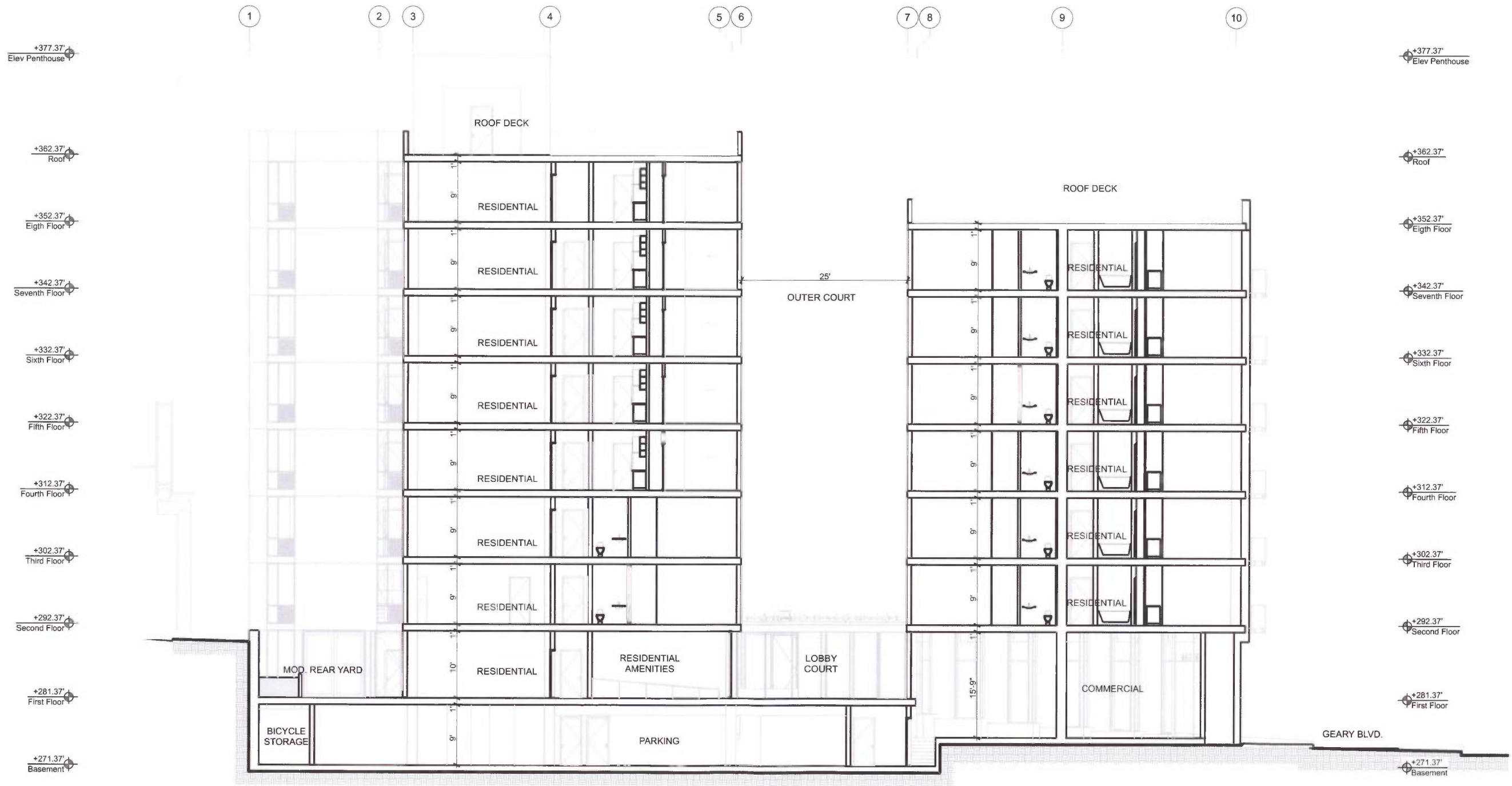
1

- | ID | DESCRIPTION |
|----|---|
| 01 | RAIN SCREEN
ARCHITECTURAL PANEL
SYSTEM |
| 02 | HARD TROWLED CEMENT
PLASTER, PAINTED |
| 03 | GLASS STOREFRONT |
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ALUM WINDOW FRAMES W/
INTEGRATED HVAC LOUVER |
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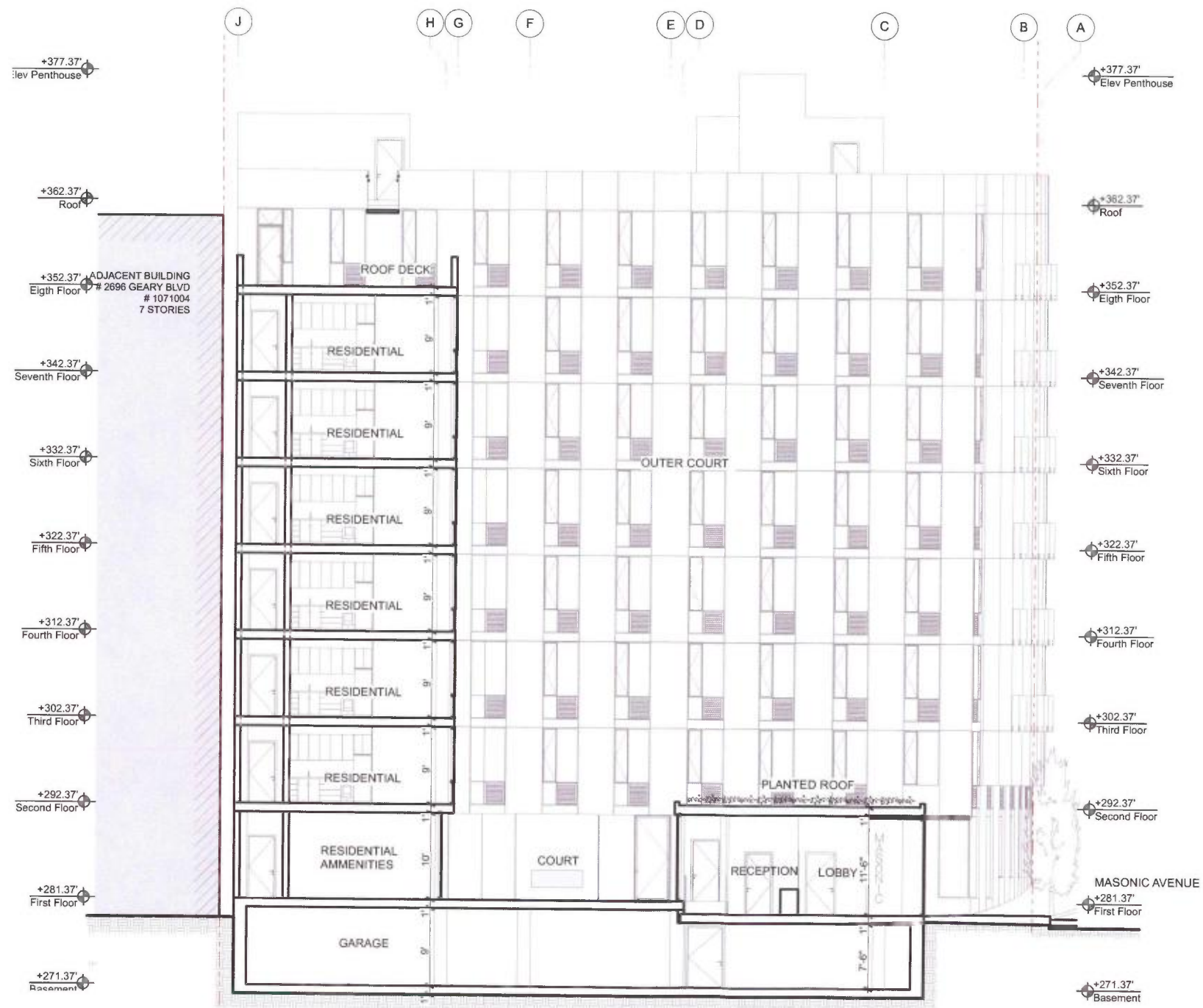
NORTH ELEVATION
SCALE: 1/16" = 1'-0"

1



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

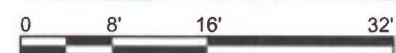
1



0 8' 16' 32'

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

1



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

1





SAN FRANCISCO PLANNING DEPARTMENT

Received at QPC Hearing 11/30/17
L. Hoagland

MEMO

Memo to the Planning Commission

HEARING DATE: NOVEMBER 30, 2017
CONTINUED FROM SEPTEMBER 7, 2017

DATE: November 30, 2017
TO: Planning Commission
FROM: Linda Ajello Hoagland, Planner 2014.0376CUA
RE: 2918 Mission Street Update (Case No. 2014.0376CUA)

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On September 14, 2017, the Planning Commission continued the Conditional Use Authorization for 2918 Mission Street to the public hearing on November 30, 2017, with the direction to reduce the break down the massing into two to three buildings and/or step back the upper floors of the building to be more in scale with the existing neighborhood. Since that time, the Project Sponsor has worked closely with staff to develop an updated project design as follows:

- Massing facing Osage Alley above the 6th level has been pushed back to provide a better sightline from the Alley.
- The height of mass adjacent to condo building on Osage/25th has been increased to maintain the same building area.
- Building design focuses on the lower volume of massing on Mission Street while simplifying the upper massing as a background.

No changes were made to the total building area and residential gross square footage, total number of residential units (75 units in total), dwelling unit mix or ground floor commercial configuration. Furthermore, no additional waivers have been requested.

PREVIOUS PROPOSAL

The previous proposal included the demolition of an existing 5,200 square foot, single-story, approximately 15-foot-tall commercial building and new construction of an eight-story, 84-foot, 8-inch-tall 67,314 sq. ft. mixed-use building with 75 dwelling units, 6,724 sq. ft. of ground floor retail, 76 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces. The project did not propose any off-street vehicular parking. The dwelling unit mix included 18 studios, 27 one-bedroom units and 30 two-bedroom units. The Project included 7,923 sf of usable open space through a combination of private and common open space. Six new trees would be planted adjacent to the subject property along Mission Street and the existing curb cut on Mission Street will be removed and replaced with new sidewalk. The Project would also merge three existing lots to create one 11,653 square foot lot. Pursuant to California

Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law.

ALTERNATIVE PROPOSAL

The alternate proposal maintains the same scope as the previous proposal, however, the design has revised to shift the massing of the upper floors away from Mission Street and to reduce the bulk as it appears from the public right-of-way and adjacent properties.

Attachments:

- Updated Architectural Drawings



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☒ Affordable Housing (Sec. 415)

☒ Transportation Sustainability Fee (Sec. 411A)

☒ Eastern Neighborhoods Impact Fee (Sec. 423)

☒ First Source Hiring (Admin. Code)

☒ Residential Child Care Fee (Sec. 414A)

☐ Other

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: NOVEMBER 30, 2017

Case No.: 2014.0376CUA
Project Address: 2918 Mission Street
Zoning: Mission St NCT (Neighborhood Commercial Transit) Zoning District
45-X, 55-X and 65-B Height and Bulk Districts
Block/Lot: 6529/002, 002A and 003
Project Sponsor: Mark Loper – Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohaoagland@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 121.1, 303, 754 AND THE MISSION 2016 INTERIM ZONING CONTROLS (PLANNING COMMISSION RESOLUTION NO. 19865), FOR THE DEVELOPMENT OF A LARGE LOT IN A NEIGHBORHOOD COMMERCIAL DISTRICT FOR THE PROPOSED PROJECT CONSISTING OF THE DEMOLITION OF A 5,200 SQUARE FOOT, SINGLE-STORY COMMERCIAL BUILDING, AND NEW CONSTRUCTION OF AN EIGHT-STORY, 84-FOOT, 8-INCH-TALL, 67,314 SQUARE FOOT MIXED-USE BUILDING WITH 75 DWELLING UNITS AND APPROXIMATELY 6,724 SQUARE FEET OF GROUND FLOOR RETAIL AT 2918 MISSION STREET WITHIN THE MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING DISTRICT AND A 45-X, 55-X AND 65-B HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 8, 2016, Mark Loper (hereinafter "Project Sponsor"), on behalf of RRTI, Inc. (Property Owner), filed an application with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for the proposed project at 2918 Mission Street, Lots 002, 002A, 003, Block 6529 (hereinafter "subject property"), pursuant to Planning Code Sections 121.1, 303 and 754, and the Mission 2016 Interim Zoning Controls, to demolish a 5,200 square-foot (sq. ft.), single-story, approximately 15-foot-tall commercial building and to construct an eight-story, 84-foot, 8-inch-tall 67,314 sq. ft. mixed-use building with 75 dwelling units and 6,724 sq. ft. of ground floor retail within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, and 45-X, 55-X and 65-B Height and Bulk District.

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq ("the State Law"). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. In accordance with the Planning Department's policies regarding projects seeking to proceed under the State Law, the Project Sponsor has provided the Department with a 55 unit "Base Project" that would include housing affordable to very-low income households. Because the Project Sponsor is providing 7 units of housing affordable to very-low income households, the Project seeks a density bonus of 35% and waivers of the following development standards: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Sections 250); and, 4) Bulk (Planning Code Section 270).

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 August 30, 2017, 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, 1650 Mission Street, Suite 400, 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.

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2014.0376CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On September 14, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2014-0376CUA. At this meeting, the Commission continued this project to the public hearing on November 30, 2017.

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 requested in Application No. 2014.0376CUA, 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. **Site Description and Present Use.** The site ("Project Site"), Lots 002, 002A and 003 in the Assessor's Block 6529, is located on the west side of Mission Street, between 25th and 26th Streets in the Mission Street Neighborhood Commercial Transit (NCT) Zoning District. The property is currently developed with a single-story, 5,200 square foot commercial building that is 15 feet in height and an associated surface parking lot. The subject properties are located mid-block with a combined street frontage of approximately 120 feet on Mission Street. In total, the site is approximately 11,653 square feet.

3. **Surrounding Properties and Neighborhood.** The Project Site is located along a mixed-use corridor within the Mission Area Plan. The Project Site has two frontages: Mission Street, which is a two-way street with parallel on-street parking on both sides of the street; and Osage Alley, which is a one-way alley with no on-street parking. The immediate context is mixed in character with a mix of residential, commercial, retail and public uses. The immediate neighborhood includes a commercial bank to the north at the corner of Mission and 25th Street, the Zaida T. Rodriguez Early Education School to the south, and a residential apartment building and parking garage to the west. The Zaida T. Rodriguez annex child development center on Bartlett Street is across Osage Alley from the project site, as are two- to three-story multi-family residential uses. There are three schools (Zaida T. Rodriguez Early Education School, Synergy Elementary School and Saint Anthony – Immaculate Conception School) located within 1,000 feet of the Project Site. Access to Highway 101 and Interstate 80 is about one block to the east at the on- and off-ramps located at South Van Ness Avenue and the Central Freeway. The Project Site is located along Mission Street, which is a high injury pedestrian and vehicular corridor. Other zoning districts in the vicinity of the Project Site include: PDR-1-G (Production, Distribution, and Repair - General); RM-1 (Residential Mixed - Low Density); NCT-3 (Moderate Scale Neighborhood Commercial Transit); and, P (Public).
4. **Project Description.** The project includes the demolition of an existing 5,200 square foot, single-story, approximately 15-foot-tall commercial building and new construction of an eight-story, 84-foot, 8-inch-tall 67,314 sq. ft. mixed-use building with 75 dwelling units, 6,724 sq. ft. of ground floor retail, 76 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces. The project does not propose any off-street vehicular parking. The dwelling unit mix includes 18 studios, 27 one-bedroom units and 30 two-bedroom units. The Project includes 9,046 sf of usable open space through a combination of private (10 units totaling 2,045 sf) and common open space (7,001 sf). Six new trees would be planted adjacent to the subject property along Mission Street and the existing curb cut on Mission Street will be removed and replaced with new sidewalk. The Project would also merge three existing lots to create one 11,653 square foot lot. Pursuant to California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law.
5. **Public Comment.** To date, the Department has received one hundred and eighty one (181) letters of support and eighty-six (86) letters opposing the project. Both supporting and opposing comments received were predominantly form letters (see attached samplings of each). Those in favor of the project are supportive because the Project will provide 75 new residential units on a major transit corridor one block away from BART without displacing anyone. Those in opposition of the Project state that it would contribute to the gentrification and displacement of long-term residents of the Mission; it would provide 65 luxury units to Mission Street; it will result in less than 12 percent of the units affordable to low-income residents; and it will result in a domino effect of higher overall rents in the neighborhood, displacement of local, legacy businesses serving the community, and the erasure of Latino residents from the Mission. Both groups state that the City should purchase the Project at fair market value to develop a 100 percent affordable housing project, as offered by the property owner/Project Sponsor.

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

- A. **Permitted Uses in NCT Zoning Districts.** Planning Code Section 754 states that residential uses are a principally permitted use within the Mission Street NCT Zoning District. Retail uses are principally, conditionally or not permitted.

The Project would construct new residential and retail uses within the Mission Street NCT Zoning District; therefore, the Project complies with Planning Code Section 754. Depending on the specific retail tenant(s), they will comply as principally permitted retail uses per Sec. 754 or seek a Conditional Use, as required by the Planning Code.

- B. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 3.6:1 for properties within the Mission Street NCT Zoning District and a 45-X, 55-X and 65-B Height and Bulk District.

The subject lots are 11,653 sq. ft. in total, thus resulting in a maximum allowable floor area of 41,950 sq. ft. for non-residential uses. The Project would construct approximately 6,954 sq. ft. of retail space, and would comply with Planning Code Section 124.

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at every residential level.

The Project includes an above-grade rear yard, which measures approximately 2,570 sq. ft. The required rear yard does not measure the entire length of the lot. In certain locations, the required rear yard depth is less than 25 percent.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and proposes a waiver from the development standards for rear yard requirements, which are defined in Planning Code 134. This reduction in the rear yard requirements is necessary to enable the construction of the project with the increased density provided by as required under Government Code Section 65915(d).

- D. **Usable Open Space.** Within the Mission Street NCT, Planning Code Section 754, a minimum of 80 sq. ft. of open space per dwelling unit if private or 100 sq. ft. if common is required for each dwelling unit.

Per Planning Code Section 134(g), private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq ft if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq ft if located on open ground, a terrace or the surface of an inner or outer court. Common usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum of 300 sq. ft. Further, inner courts may be credited as common useable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq ft in area, and if the height of the walls and projections above the court on at least

three sides is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

The Project includes 10 units with private open space meeting the size and dimensional requirements of the Planning Code. For the remaining 65 units, 7,001 sq. ft. of common open space is provided with common terraces on the second and sixth floors and roof deck; therefore, the Project complies with Planning Code Section 754.

- E. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

The subject lot is not located in close proximity to an Urban Bird Refuge as defined in Section 139, and the Project meets the requirements for feature-related hazards.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley at least 20 feet wide, side yard or rear yard must be at least 25 feet in width, or an open area (either inner court or a space between separate buildings on the same lot) must be no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit is located.

The Project organizes the dwelling units to have exposure on Mission Street or along the rear yard. As proposed, 39 dwelling units face the non-complying rear yard and 3 south-facing units only face a side yard that does not meet the dimensional requirements. Therefore, 42 of the 75 dwelling units do not meet the dwelling unit exposure requirements of the Planning Code; therefore, the Project does not comply with Planning Code Section 140.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and proposes a waiver from the development standards for dwelling unit exposure, which are defined in Planning Code 140. This reduction in the dwelling unit exposure requirement is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(d).

- G. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 14 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not

residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The Project meets the requirements of Planning Code Section 145.1. The Project does not possess off-street parking. The Project features active uses on the ground floor with a residential lobby, and retail space along Mission Street. The ground floor ceiling height of the non-residential uses are at least 14 feet tall and provide required ground level transparency and fenestration. Therefore, the Project complies with Planning Code Section 145.1.

- H. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires one Class 1 bicycle parking space per dwelling unit and one Class 2 bicycle parking spaces for every 20 dwelling units. Additional bicycle parking requirements apply based on classification of non-residential uses; at least two Class 2 spaces are required for retail uses.

The Project includes 75 dwelling units; therefore, the Project is required to provide 75 Class 1 bicycle parking spaces and four Class 2 bicycle parking spaces for residential uses and one Class 1 bicycle space and three Class 2 bicycle parking spaces for the ground floor non-residential uses. The Project will provide seventy-six (76) Class 1 bicycle parking spaces and fourteen (14) Class 2 bicycle parking spaces, which exceeds the requirement. Therefore, the Project complies with Planning Code Section 155.2.

- I. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 14 points.

The Project submitted a completed Environmental evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a target of 7 points. As currently proposed, the Project will achieve its required 7 points through the following TDM measures:

- Bicycle Parking (Option A)
- On-site Affordable Housing (Option B)
- Parking Supply (Option K)

- J. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

For the 75 dwelling units, the Project is required to provide at least 30 two-bedroom units or 23 three-bedroom units. The Project provides 18 studios, 27 one-bedroom units and 30 two-bedroom. Therefore, the Project meets and exceeds the requirements for dwelling unit mix.

- K. **Height and Bulk.** Planning Code Section 250 and 252 outlines the height and bulk districts within the City and County of San Francisco. The Project is located in three height and bulk districts: 45-X, 55-X and 65-B. Therefore, the proposed development is permitted up to a

height of 45 to 55 feet with no bulk limit in the 45-X and 55-X Height and Bulk Districts, and up to a height of 65 feet and a 110 foot maximum length and 125 foot maximum diagonal for a height above 50 feet in the 65-B Height and Bulk District.

The Project would construct a new mixed-use development up to 84 feet, 8 inches tall and exceeds the height limits by approximately 20 feet. The portion of the Project located in the 65-B bulk district above 50 feet in height has a maximum length of 117 feet, exceeding the 110 foot limit, and a maximum diagonal dimension of 122 feet, 8 inches, complying with bulk restrictions. The total diagonal dimension of the Project above 50 feet is 146 feet, 1 inch, including the portion of the Project site zoned 45-X and 55-X, which is not subject to bulk limits.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and proposes a waiver from the development standards for height and bulk, which are defined in Planning Codes 250, 252, and 270. These expansions beyond the height and bulk requirements are necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

- L. **Narrow Streets.** Planning Code Section 261.1 outlines height and massing requirements for projects that front onto a "narrow street", which is defined as a public right of way less than or equal to 40-feet in width. Osage Alley measures approximately 15-feet wide and is considered a narrow street. For the subject frontage along a narrow street, a 10 foot setback is required above a height of 31-feet, 4-inches. Subject frontage is defined as any building frontage more than 60-ft from an intersection with a street wider than 40-feet.

Along Osage Alley, the Project is setback at least 10-feet from the property line where the height is above 31-feet, 4-inches; therefore the Project complies with Planning Code Section 261.1.

- M. **Shadow.** Planning Code Sections 147 and 295 restricts 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 Planning Department prepared a preliminary shadow fan analysis and determined that the proposed project would not cast shadows on any parks or open spaces at any time during the year.

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

The Project includes approximately 60,006 gsf of new residential use and 6,724 gsf of non-residential use. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A. The Project filed an environmental review application on or before July 21, 2015, thus the residential use will be subject to 50 percent of the applicable residential TSF.

- O. **Residential Childcare Impact Fee.** Planning Code Section 414A is applicable to any residential development citywide that results in the addition of a residential unit.

The Project includes approximately 60,006 gsf of residential use. The proposed Project is subject to fees as outlined in Planning Code Section 414A.

- P. **Inclusionary Affordable Housing Program in Mission Street NCT Zoning District.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to any housing project that consists of 10 or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with 10 or more units, even if the development is on separate but adjacent lots. For any development project that submitted a complete Environmental Evaluation application on or prior to January 12, 2016, affordable units in the amount of 14.5 percent of the number of units shall be constructed on-site.

The Project Sponsor seeks to develop under the State Density Bonus Law, and therefore must include on-site affordable units in order to construct the Project at the requested density and with the requested waivers of development standards. The Project Sponsor submitted a complete Environmental Evaluation on July 21, 2015, thus is required to provide affordable units in the amount of 14.5 percent of the number of units constructed on site. The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Sections 415.5 and 415.6 and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing on-site affordable housing. The Project Sponsor is providing 14.5 percent of the base project units as affordable to satisfy the Inclusionary Affordable Housing Program obligation, which includes 8 units (2 studios, 3 one-bedroom and 3 two-bedroom) of the 75 units provided will be affordable units.

In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project or submit to the Department a contract demonstrating that the projects on- or offsite units are not subject to the Costa Hawkins Rental Housing Act, California Civil Code Section 1954.50 because, under Section 1954.52(b), the Project Sponsor has entered into an agreement with a public entity in consideration for a direct financial contribution or any other form of assistance specified in California Government Code Sections 65915 et seq. and submits an Affidavit of such to the Department. All such contracts entered into with the City and County of San Francisco must be reviewed and approved by the Mayor's Office Housing and Community Development and the City Attorney's Office. The Project Sponsor has indicated the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions provided by the City and approved herein. The Project Sponsor submitted such Affidavit on July 24, 2017. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete

Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on July 21, 2015; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 14.5 percent of the total proposed dwelling units in the Base Project as affordable.

The Project Sponsor will satisfy the Inclusionary Housing requirements by providing seven units, or 11 percent of the total proposed dwelling units in the Base Project as affordable to very-low income households (as defined in California Health and Safety Code section 50105) and by providing one additional inclusionary unit at the affordability levels specified in the City's Inclusionary Housing Program or any successor program applicable to on-site below-market rate units, totaling 14.5% of the proposed dwelling units in the Base Project.. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative prior to issuance of the first construction document, this conditional use approval shall be deemed null and void. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative after construction, the City shall pursue any and all available remedies at law.

- Q. Eastern Neighborhood Infrastructure Impact Fee.** Planning Code Section 423 is applicable to any development project within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District that results in the addition of gross square feet of residential and non-residential space.

The Project includes approximately 67,314 gsf of new development consisting of approximately 60,006 sq. ft. of residential use and 6,724 sq. ft. of retail use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

- 7. State Density Bonus Law:** Per California Government Code Section 65915-65918 and Planning Code section 206.6, the Project Sponsor has elected to utilize the State Density Bonus Law. The State Law permits a 35 percent density bonus if at least 11 percent of the "Base Project" units are affordable to very-low-income households (as defined in California Health and Safety Code section 50105). The "Base Project" includes the amount of residential development that could occur on the project site as of right without modifications to the physical aspects of the Planning Code (ex: open space, dwelling unit exposure, etc.). Under the State Density Bonus Law, the Project Sponsor is entitled to a specified number of concessions or incentives, as well as waivers for any development standard that would physically preclude construction of the project at the proposed density and with the concessions or incentives.

The Project is providing 11 percent of units in the Base Project as affordable to very-low income households (as defined in California Health and Safety Code section 50105) and is entitled to a 35 percent density bonus and three concessions or incentives under State Law. The Project also seeks waivers to the development standards for: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Sections 250); and, 4) Bulk requirement (Planning Code Section 270), which are necessary to construct the Project at the proposed density.

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

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

The Project will demolish a single-story commercial building that is currently occupied by a laundromat and associated surface parking lot, and construct a new eight-story mixed-use development with 75 dwelling units and ground floor retail space. Given the objectives of the Mission Area Plan, the Project is necessary and desirable in preserving the diversity and vitality of the Mission, while also maintaining and contributing to the important aspects of the existing neighborhood, such as providing new housing opportunities and minimizing displacement. Housing is a top priority for the City and County of San Francisco. The size and intensity of the proposed development is necessary and desirable for this neighborhood and the surrounding community because it will provide new opportunities for housing and add new site amenities that will contribute to the character of the surrounding neighborhood. The Project will also replace an underutilized site, while also providing new public amenities, including landscaping, sidewalk improvements and bicycle parking. The Project is consistent with the neighborhood uses, which include a mix of ground floor commercial uses with residential above, educational facilities, multi-family residential building and commercial uses. The influx of new residents will contribute to the economic vitality of the existing neighborhood by adding new patrons for the nearby retail uses. In summary, the Project is an appropriate urban invention and infill development.

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project site is a three-parcel, L-shaped lot with frontage on both Mission Street and Osage Alley, totaling 11,653 square feet in area. The site is currently developed with a 6,433 square foot surface parking lot and a 5,500 square foot commercial building containing a laundromat. The Project will consist of a single structure that maintains a street wall along all frontages at the ground floor, with a podium-level rear yard 18 to 40-feet deep fronting Osage Alley. The building massing is oriented towards the more prominent Mission Street frontage with the 6th, (partial) 7th and 8th stories sculpted back. The building is also sculpted back on the 7th and 8th stories from Osage Alley and the adjacent condominium building to the west of the property at 3421 25th Street. Overall, the Project, which would establish a new six- to eight-story building with ground floor retail in an existing mixed-use neighborhood, will be beneficial to the surrounding neighborhood.

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

The Project would not adversely affect public transit in the neighborhood. The Project site is located one block from the 24th Street BART Station and is close to several MUNI bus lines, including the 12, 14, 14R, 27, 48, 49, 55, 67 and 800. The Project provides no off-street parking, which supports the City's transit first policies. Provision of bicycle storage areas along with the close proximity to mass transit is anticipated to encourage residents, employees and visitors to use alternate modes of transportation. The Project also incorporates an on-street loading zone in front of the building on Mission Street.

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

The Project will comply with Title 24 standards for noise insulation. The Project will also be subject to the standard conditions of approval for lighting and construction noise. Construction noise impacts would be less than significant because all construction activities would be conducted in compliance with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, as amended November 2008). The SF Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Therefore, the Project would be required to follow specified practices to control construction dust and to comply with this ordinance. Overall, the Project is not expected to generate dust or odor impacts.

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

The Project will provide the required number of street trees and bicycle parking along the public-rights-of-way. The Project will also remove a curb cut along the Mission Street frontage and replace it with new sidewalk. These upgrades will be beneficial to the surrounding neighborhood because it will provide new street improvements, lighting and vegetation.

- 3) 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, except for those requirements for which the Project Sponsor seeks a waiver under the State Density Bonus Law (California Government Code Sections 65915-65918). The Commission finds that these waivers are required in order to construct the Project at the density allowed by State Law. The Project is consistent with objectives and policies of the General Plan as detailed below.

- 4) That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

Per Planning Code Section 754, the Mission St NCT Zoning District is described as:

This District has a mixed pattern of larger and smaller lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. Continuous retail frontage is promoted by requiring ground floor commercial uses in new developments and prohibiting curb cuts. Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

The Project will be in conformity with the Mission Street NCT in that it will provide a mixed-use development that provides ground floor retail space with a continuous retail frontage and residential units above, consistent with surrounding neighborhood.

9. **Planning Code Section 121.1** establishes criteria for the Planning Commission to consider when reviewing applications for Developments of Large Lots In Neighborhood Commercial Districts. On balance, the project complies with said criteria in that:
- a) The mass and facade of the proposed structure are compatible with the existing scale of the district.

The Project's design includes a mass and façade that borrows elements present in the surrounding neighborhood, such as traditional bay windows, painted plaster and terracotta cladding, to ensure a design that is of an appropriate scale for this larger development site. The Mission Street façade's massing is broken up horizontally by two large retail storefronts on the ground floor and differentiated exterior finished on the 8th floor. Vertically, the façade is broken up with a series of bay window projections with accent colors and varying wall planes.

- b) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The Mission is one of the City's most distinctive neighborhoods as identified in the City's General Plan. The proposed facade design and architectural treatments with various vertical and horizontal elements and a pedestrian scale ground floor which is consistent with the unique identity of the

Mission. The new building's character ensures the best design of the times with high-quality building materials (including terracotta cladding, glass reinforced concrete (GRC) cladding, painted plaster, and stone tile) that relate to the surrounding structures that make-up the Mission's distinct character while acknowledging and respecting the positive attributes of the older buildings. The Project also includes blind wall murals its northern and southern facades to be commissioned to local artists. It also provides an opportunity for an increased visual interest that enhances and creates a special identity with a unique image of its own in the neighborhood. Overall, the Project offers an architectural treatment, which provides for contemporary, yet contextual, architectural design that appears consistent and compatible with the surrounding neighborhood

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 1.4

Ensure community based planning processes are used to generate land use controls.

Policy 1.6

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

Policy 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional, or other single use development projects.

Policy 1.10

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

The Project is a higher density mixed-use development on an underutilized lot along a primary vehicular transit corridor. The Project Site is an ideal infill site that is currently occupied by a commercial use (laundromat) and ancillary surface parking lot. The proposed Project would add 75 units of housing to the site with a dwelling unit mix of studio, one-bedroom, and two-bedroom units. The Project is consistent with the Mission Street NCT Zoning District, which encourages housing development in new buildings

above the ground story and that is affordable to people with a wide range of incomes. The Project includes eight on-site affordable housing units for ownership, which complies with the Mission Street NCT District's goal to provide a higher level of affordability. As noted by the Project Sponsor, the Project is "affordable by design," since the Project incorporates economically efficient dwelling units, which average 402 sf for studios, 563 sf for one-bedrooms, and 818 sf for two-bedrooms. The Project does not possess any vehicular parking. The Project would satisfy its inclusionary affordable housing requirement by designating 8 on-site affordable housing units to satisfy the Inclusionary Affordable Housing obligation.

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.

The Project will add 75 dwelling units to the City's housing stock, and meets the affordable housing requirements by providing for eight on-site permanently affordable units for rental, thus encouraging diversity among income levels within the new development.

OBJECTIVE 11
SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

The Project responds to the site's location within a mixed-character neighborhood. The Project would construct a new eight-story mixed-use building on the west side of Mission Street. The scale of the Project is appropriate from an urban design perspective because it recognizes the significance of this location along the Mission Street transit corridor, one block from the 24th Street BART station. Overall, the Project's massing also recognizes the existing block pattern as it relates to the street frontage along Mission Street. The neighborhood is characterized by a wide variety of residential, commercial, retail and PDR uses. In addition, the Project includes projecting vertical and horizontal architectural elements, which provide vertical and horizontal modulation along the street facades and provides a high-quality material palette which invokes the traditional architecture found in the Mission.

OBJECTIVE 12

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

Policy 12.2

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

The Project is located in proximity to many neighborhood amenities. The Project is located on Mission Street between 25th and 26th Streets, which provide a variety of retail establishments, restaurants, small grocery stores, educational facilities and cafes. The Project is also located near the Mission Cultural Center and the 24th Street BART Station.

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates 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 Site is located within a quarter mile of several local transit lines including MUNI lines 12, 14, 14R, 27, 48, 49, 55, 67 and 800. The 24th Street Bart Station is on block away. Residential mixed-use development at this site would support a smart growth and sustainable land use pattern in locating new housing in the urban core close to jobs and transit. Furthermore, the bicycle network in the Mission District is highly developed and utilized. The Project provides 76 Class 1 bicycle parking spaces on-site in addition to 14 Class 2 bicycle parking along the frontage.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 2:

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BY REGION

Policy 2.11:

Assure that privately developed residential open spaces are usable, beautiful, and environmentally sustainable.

The Project proposes landscaped open space at the rear of the first residential level, and the roof deck has potential for planters and additional landscaping.

OBJECTIVE 3:

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

Policy 3.6:

Maintain, restore, expand and fund the urban forest.

The Project will add to the urban forest with the addition of street trees.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will install new street trees along Mission Street. Frontages are designed with transparent glass and intended for active spaces oriented at the pedestrian level.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

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

The Project includes 76 Class 1 and 14 Class 2 bicycle parking spaces in secure, convenient locations.

OBJECTIVE 34:

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

Policy 34.3:

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project does not provide any off-street vehicular parking, which complies with Planning Code Section 151.1. Further, the project will infill the existing curb cut on the project site along the Mission Street frontage.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.4:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project does not provide any off-street vehicular parking; therefore, the Project limits conflicts with pedestrians and bicyclists. New street trees will be planted on Mission Street and an existing curb cut will be removed. Along the project site, the pedestrian experience will be greatly improved.

MISSION AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.7

Permit and encourage greater retail uses on the ground floor on parcels that front 16th Street to take advantage of transit service and encourage more mixed uses, while protecting against the wholesale displacement of PDR uses.

The Project will provide 6,724 square feet of retail space on the ground floor of the building while also providing new housing on a site where none currently exists. Therefore strengthening the mixed use character and maintaining the neighborhood as a place to live and work.

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.

Policy 1.2.2

For new construction, and as part of major expansion of existing buildings in neighborhood commercial districts, require ground floor commercial uses in new housing development. In other mixed-use districts encourage housing over commercial or PDR where appropriate.

Policy 1.2.3

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

The Project will replace a single-story commercial building and associated parking lot with a new mixed-use building with ground floor retail space and residential units above, consistent with the existing residential and commercial uses in the neighborhood. Additionally, the Project complies with the applicable

the bedroom mix requirements and is seeking waivers from the height and bulk standards through utilization of the State Density Bonus Law.

Housing

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.

Policy 2.3.5

Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

Policy 2.3.6

Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

The Project includes 18 studios, 27 one-bedroom units and 30 two-bedroom units of which 8 will be Below Market Rate (BMR). Three of the BMR units will be two-bedroom units. Furthermore, the Project will be subject to the Eastern Neighborhood Impact Fee, Transportation Sustainability Fee and Residential Childcare Fee.

OBJECTIVE 2.6

CONTINUE AND EXPAND THE CITY'S EFFORTS TO INCREASE PERMANENTLY AFFORDABLE HOUSING PRODUCTION AND AVAILABILITY.

Policy 2.6.1

Continue and strengthen innovative programs that help to make both rental and ownership housing more affordable and available.

The Project will create seventy-five residential units, eight of which are BMR units, on a site where no housing currently exists, thus increasing affordable housing production and availability.

Built Form

OBJECTIVE 3.1

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

Policy 3.1.6

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

The Project will replace an unremarkable single-story commercial building with a well-articulated, contemporary, mixed-use building. The Project will be constructed with high quality materials and within the allowed height limits for the zoning district to respect the surrounding buildings.

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 3.2.2

Make ground floor retail and PDR uses as tall, roomy and permeable as possible.

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

The Project is largely residential, but includes a moderately-sized ground floor retail component along Mission Street, with a ceiling height for the retail is approximately of 16 feet, 6 inches. The Project provides the mix of uses encouraged by the Area Plan for this location. In addition, the Project includes the appropriate dwelling-unit mix, since 40% or 30 of the 75 units are two-bedroom dwelling units. The Mission is one of the City's most distinctive neighborhoods as identified in the City's General Plan. The new building's character ensures the best design of the times with high-quality building materials that relates to the surrounding structures that make-up the Mission's distinct character while acknowledging and respecting the positive attributes of the older buildings. It also provides an opportunity for an increased visual interest that enhances and creates a special identity with a unique image of its own in the neighborhood. Overall, the Project offers an architectural treatment that is contemporary, yet contextual, and that is consistent and compatible with the surrounding neighborhood. The Project does not include any off-street parking and will eliminate the existing curb cut along Mission Street.

8. **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.

Currently, the existing building on the Project Site is a one-story laundromat. Although the Project would remove this use, the Project does provide for 6,724 square feet of new retail space at the ground level. The Project improves the urban form of the neighborhood by adding new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.

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

No housing exists on the Project Site. The Project will provide 75 new dwelling units, thus resulting in a significant increase in the neighborhood housing stock. The Project offers an architectural treatment that is contemporary, yet contextual, and an architectural design that is consistent and compatible with 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 will not displace any affordable housing because there is currently no housing on the site. The Project will comply with the City's Inclusionary Housing Program, therefore increasing 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 public transportation. Future residents would be afforded close proximity to bus or rail transit. The Project also provides bicycle parking for residents and their guests.

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

The Project is consistent with the Mission Area Plan, which encourages mixed-use development along Mission Street. The Project does not involve the creation of commercial office development. The Project would enhance opportunities for resident employment and ownership in retail sales and service sectors by providing for new housing and retail space, which will increase the diversity of the City's housing supply (a top priority in the City) and provide new potential neighborhood-serving uses and employment opportunities.

- 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 adversely affect the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

There are no landmarks or historic buildings on the Project Site.

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

The Planning Department prepared a preliminary shadow fan analysis and determined that the proposed project would not cast shadows on any parks or open spaces at any time during the year.

11. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2014.0376CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 30, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 303 Conditional Use Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion No. ***** 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 (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 30, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

Draft Motion No.
November 30, 2017

CASE NO. 2014.0376CUA
2918 Mission Street

ABSENT:

ADOPTED: November 30, 2017

EXHIBIT A

AUTHORIZATION

This authorization is a Conditional Use Authorization to allow the demolition of an existing 5,200 square-foot (sq. ft.), single-story, approximately 15-foot-tall commercial building and construction of an eight-story, 84-foot, 8-inch-tall 67,314 sq. ft. mixed-use building with 75 dwelling units and 6,724 sq. ft. of ground floor retail located at 2918 Mission Street, Block 6529, Lots 002, 002A, 003, pursuant to Planning Code Sections 121.2, 303 and 754 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865) within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, and 45-X, 55-X and 65-B Height and Bulk Districts; in general conformance with plans, dated November 30, 2017, and stamped "EXHIBIT B" included in the docket for Record No. 2014.0376CUA and subject to conditions of approval reviewed and approved by the Commission on November 30, 2017 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 30, 2017 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.org
6. **Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2014.0376ENV) attached as Exhibit C are necessary to avoid

potential significant effects of the proposed project and have been agreed to by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

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 415-558-6378, www.sf-planning.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 415-558-6378, www.sf-planning.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.sf-planning.org

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

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

11. **Transformer Vault.** 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 recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- b. On-site, in a driveway, underground;

- c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

PARKING AND TRAFFIC

12. **Bicycle Parking.** Pursuant to Planning Code Sections 155.2, the Project shall provide no fewer than 90 bicycle parking spaces (76 Class 1 spaces for the residential portion of the Project and 14 Class 2 spaces for both the residential and commercial/PDR portion of the Project).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.org

PROVISIONS

14. **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 415-558-6378, www.sf-planning.org

15. **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

16. **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 415-558-6378, www.sf-planning.org
17. **Child Care Fee - Residential.** 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 415-558-6378, www.sf-planning.org
18. **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 415-558-6378, www.sf-planning.org

MONITORING

19. **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 415-575-6863, www.sf-planning.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, 415-695-2017, <http://sfdpw.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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator 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 415-575-6863, www.sf-planning.org

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

22. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on January 29, 2016. These conditions state:

- a) **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
- b) **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
- c) **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
- d) **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
- e) **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

INCLUSIONARY HOUSING REQUIREMENTS

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

- a) **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is currently required to provide 14.5% of the proposed dwelling units in the Base Project as

affordable to qualifying households. The Project Sponsor has elected to satisfy the Inclusionary Affordable Housing obligation by providing on-site inclusionary units. The Project Sponsor will fulfill this requirement by providing the 8 affordable units on-site. As required for the project to achieve a 35% density bonus under the State Density Bonus Law and Planning Code section 206.6, 7 (11%) of the eight required units shall be affordable for a term of 55 years to households earning less than 50% of area median income and, upon the expiration of the 55 year term, shall thereafter be rented at the rates specified in the inclusionary affordable housing program. The remaining inclusionary unit is subject to the requirements as set forth in Section 415 . 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"), and in accordance with the State Density Bonus Program and Planning Code section 206.6.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- b) **Unit Mix.** The Base Project contains 15 studios, 17 one-bedroom, and 23 two-bedroom units; therefore, the required affordable unit mix is 2 studios, 3 one-bedroom, and 3 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- c) **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- d) **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fourteen and one half percent (14.5%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

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

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

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- (i) The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- (ii) . If the units in the building are offered for rent, seven (11%) of the affordable unit(s) shall be rented to very low-income households, as defined in California Health and Safety Code Section 50105 and/or California Government Code Sections 65915-65918, the State Density Bonus Law. Any remaining inclusionary units shall be rented to low-income households, as defined in the Planning Code and the Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

- (iii) The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- (iv) Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- (v) Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- (vi) . The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and waivers (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document.
- (vii) If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- (viii) If the Project becomes ineligible for the On-site Affordable Housing Alternative prior to the issuance of the first construction permit, the approvals shall be null and void. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor or its successor shall pay the Affordable Housing Fee on the entirety of the project, including any additional density as allowed under State law, and shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable, and the City shall pursue any and all available remedies at law.

DENSITY BONUS SCHEME: ALTERNATIVE MASSING

2918 MISSION STREET PROJECT INFORMATION
11/29/2017

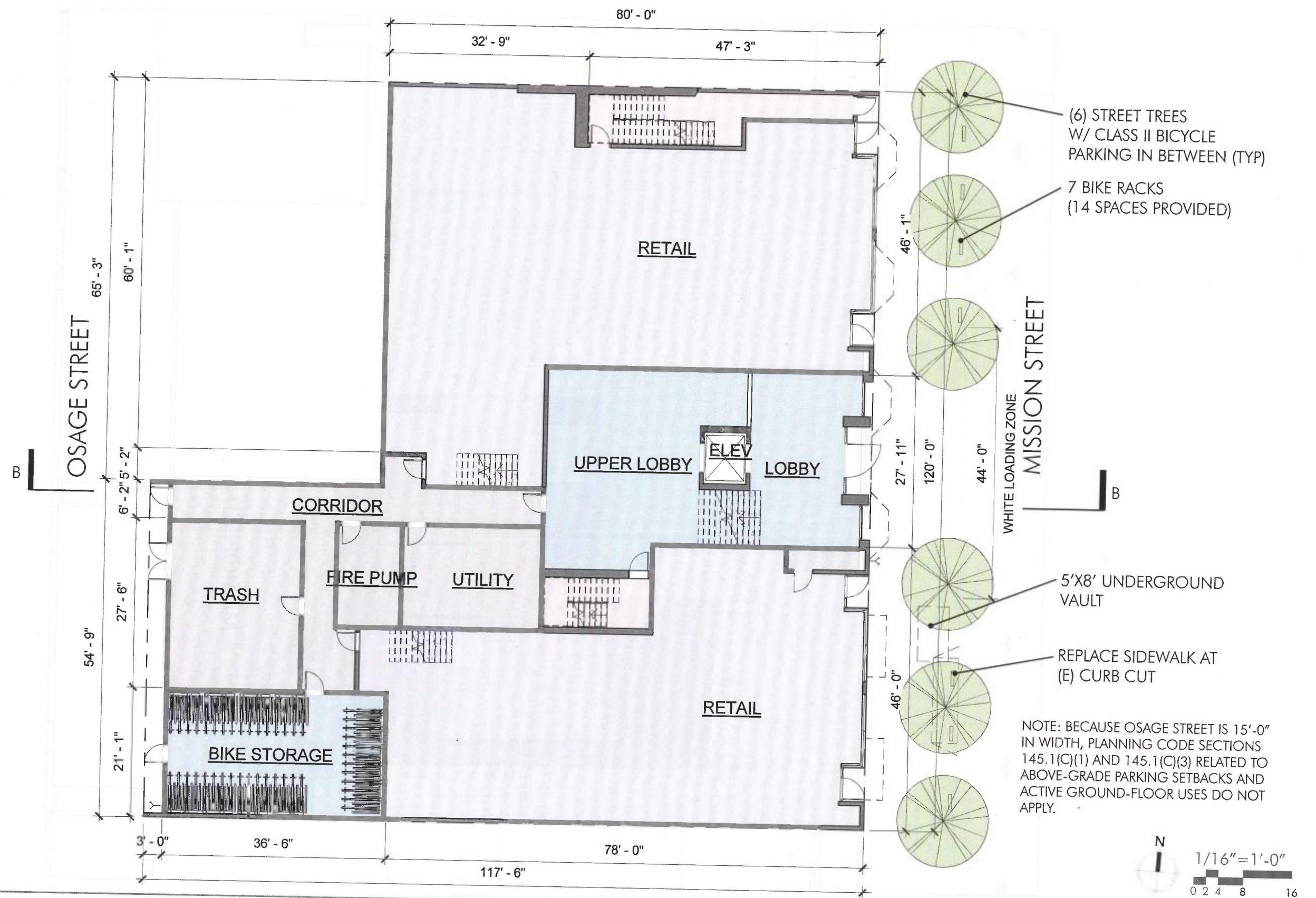
<u>BLOCK/LOT</u>	<u>ZONING</u>	<u>HEIGHT/BULK</u>	<u>AREA</u>
6529/002	MISSION ST NCT	65-B / 55-X	2,600 SF
6529/002A	MISSION ST NCT	65-B / 55-X	2,620 SF
6529/003	MISSION ST NCT	65-B / 45-X	6,433 SF
SITE AREA = 11,653 SF			

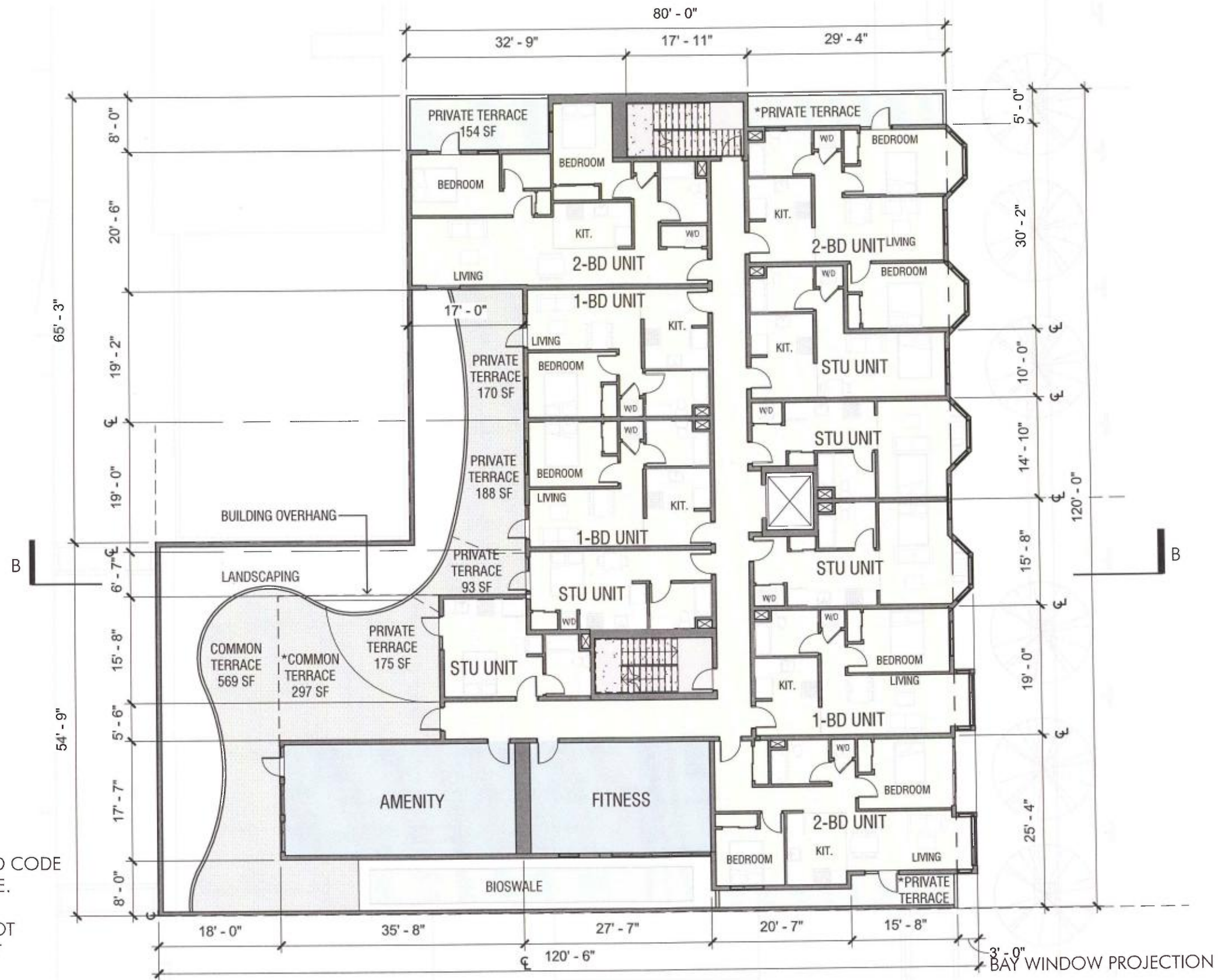
<u>PROJECT AREA</u>	
RESIDENTIAL NSF	48,104 SF
RESIDENTIAL GSF	60,006 SF
RETAIL GSF	6,724 SF
PROJECT TOTAL GSF	67,314 SF

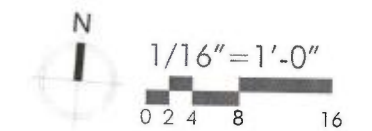
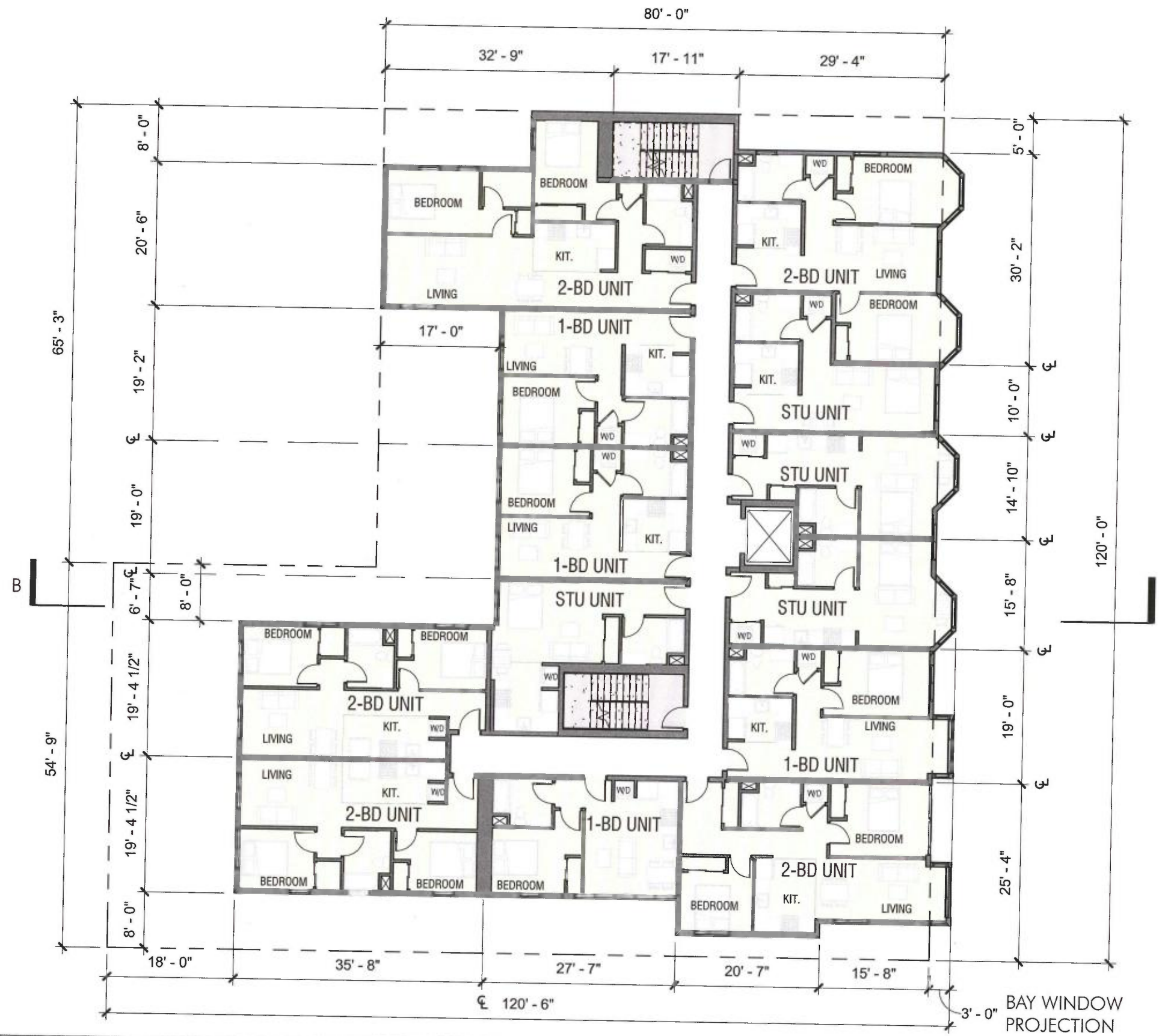
<u>RESIDENTIAL UNITS</u>		
STUDIO UNITS	18	AVG = 402 SF
1-BEDROOM UNITS	27	AVG = 563 SF
2-BEDROOM UNITS	30	AVG = 818 SF
TOTAL UNITS	75	AVG UNIT = 627 SF

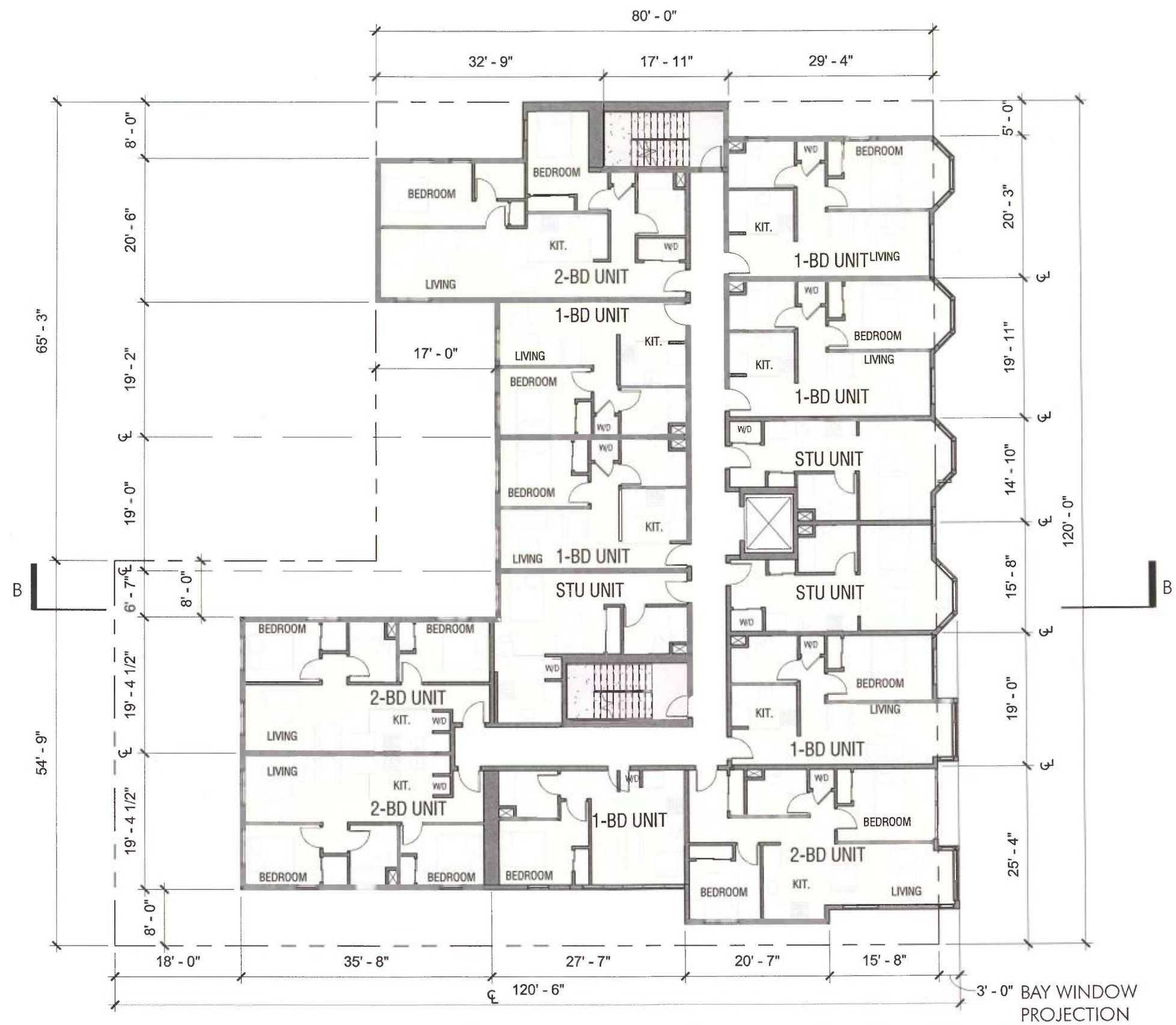
ZONING	MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT		
LOT COVERAGE	25% REAR YARD REQUIRED AT RESIDENTIAL LEVELS		
STREET FRONTAGE	REQUIRED GROUND FLOOR COMMERCIAL ALONG MISSION STREET		
B' BULK LIMITS	ABOVE 50' = MAX LENGTH OF 110', MAX DIAGONAL OF 125'		
DWELLING UNIT MIX	AT LEAST 40% 2-BEDROOM UNITS OR 30% 3-BEDROOM UNITS		
RESIDENTIAL OPEN SPACE	80 SF/UNIT IF PRIVATE OPEN SPACE	7 UNITS	560 SF REQUIRED
	100 SF/UNIT IF COMMON OPEN SPACE	68 UNITS	6,800 SF REQUIRED
BICYCLE PARKING (CLASS I)	RESIDENTIAL: < 100 UNITS = 1.0/UNIT	75 UNITS	76 CLASS I SPACES PROVIDED
	RETAIL: 1	1 REQUIRED	
BICYCLE PARKING (CLASS II)	4 FOR RESIDENTIAL + 9 FOR RETAIL	13 REQUIRED	14 CLASS II SPACES PROVIDED

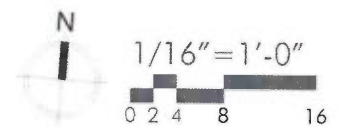
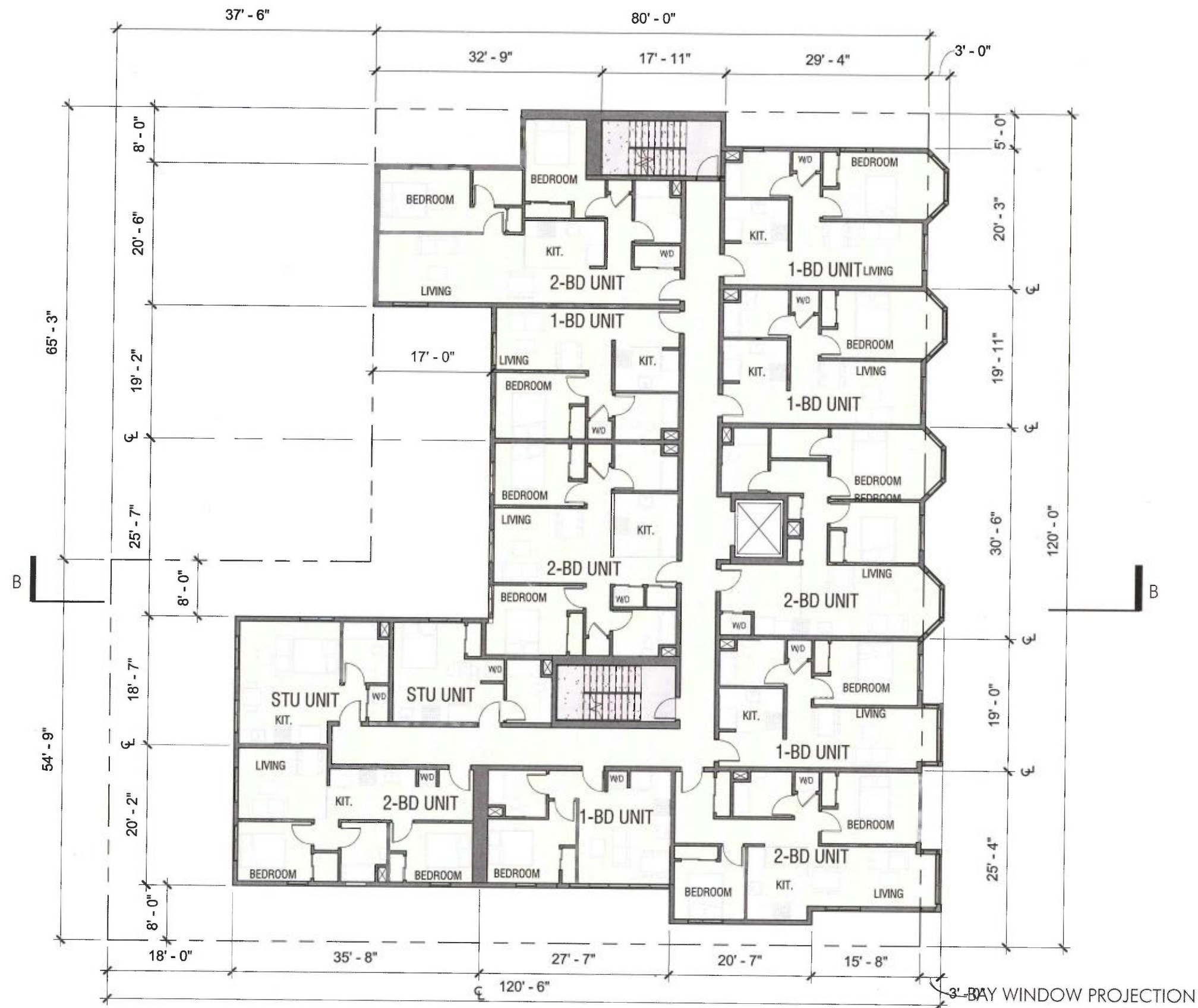


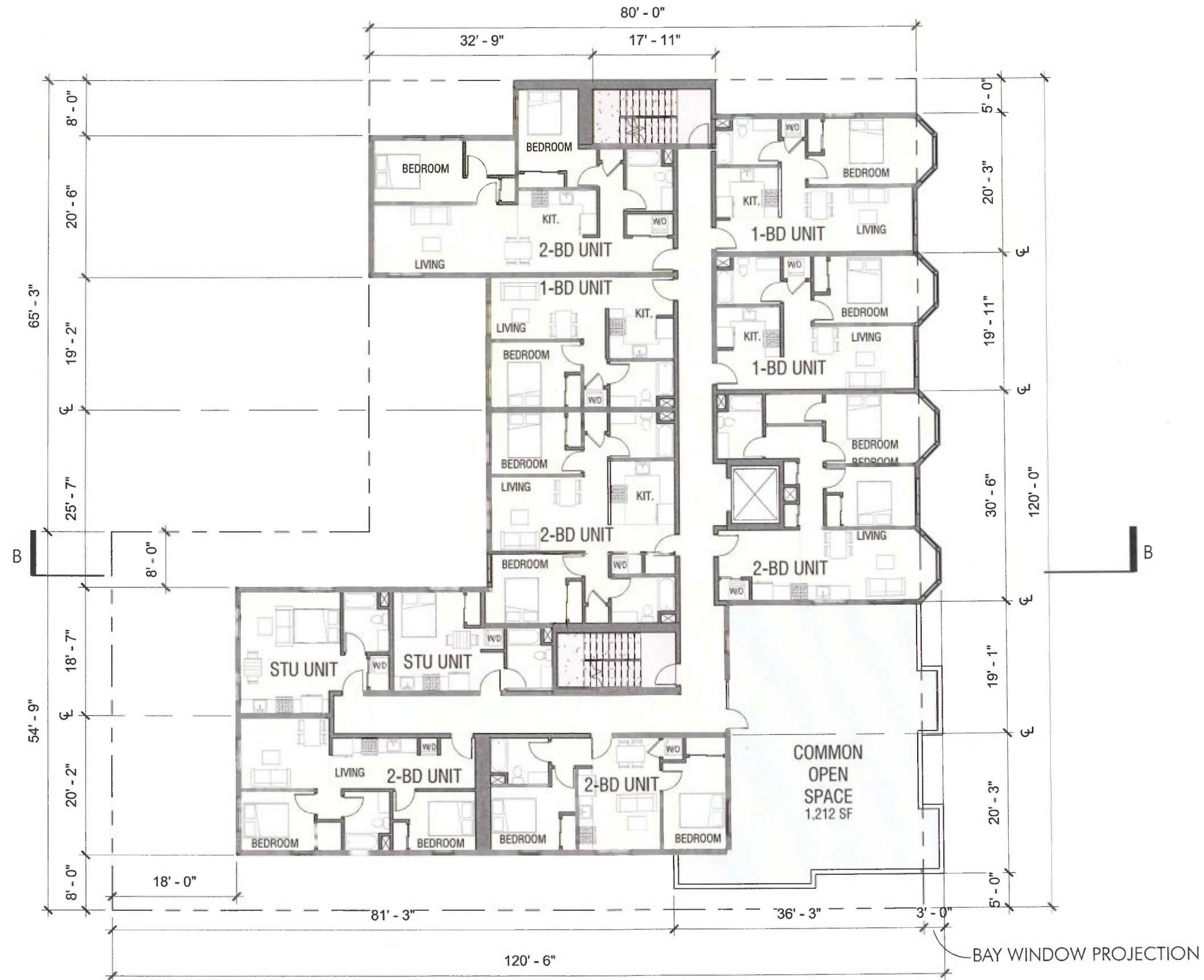


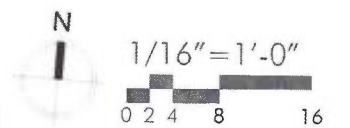
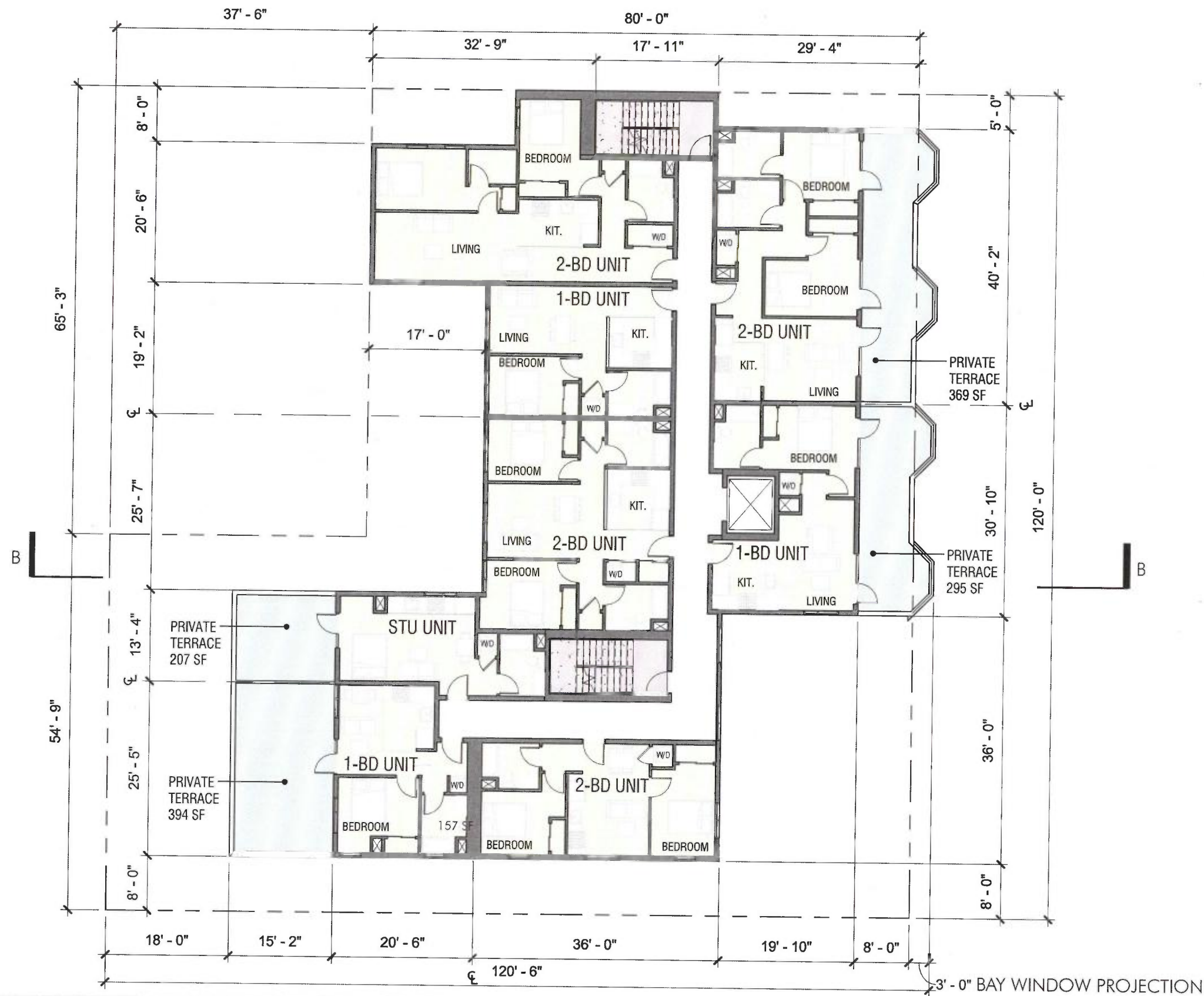


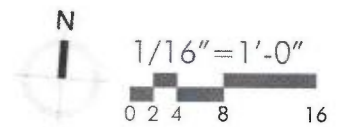
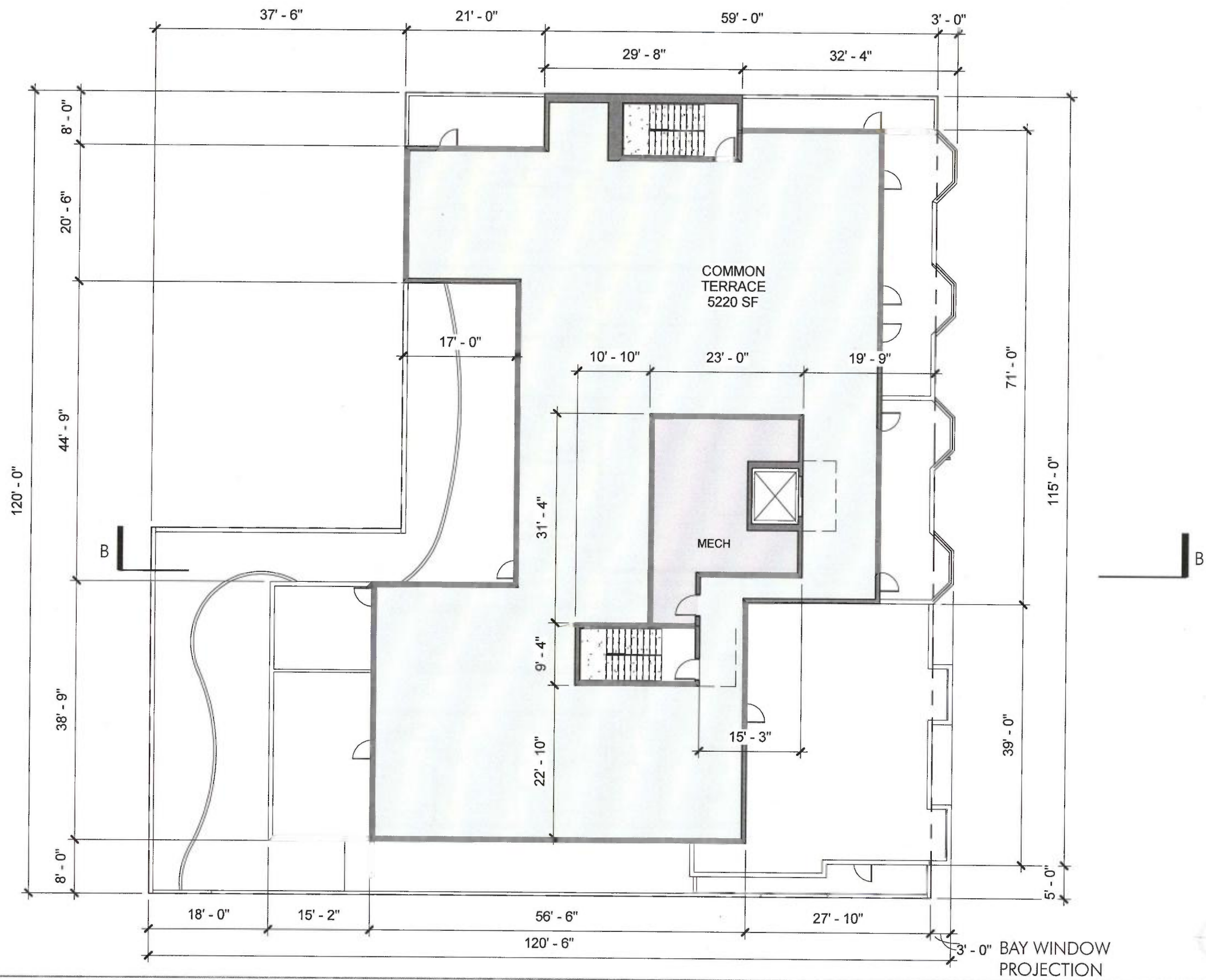




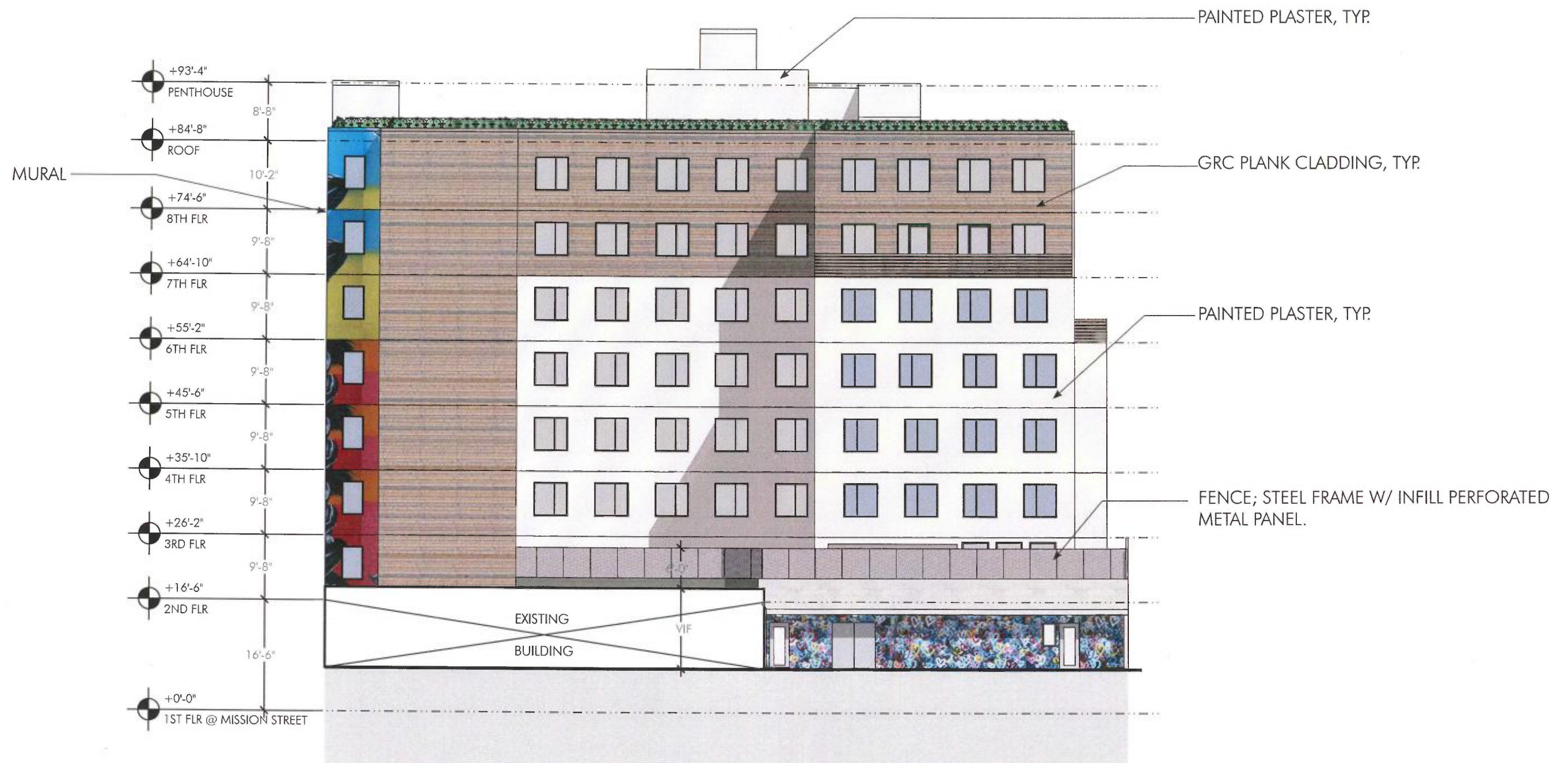


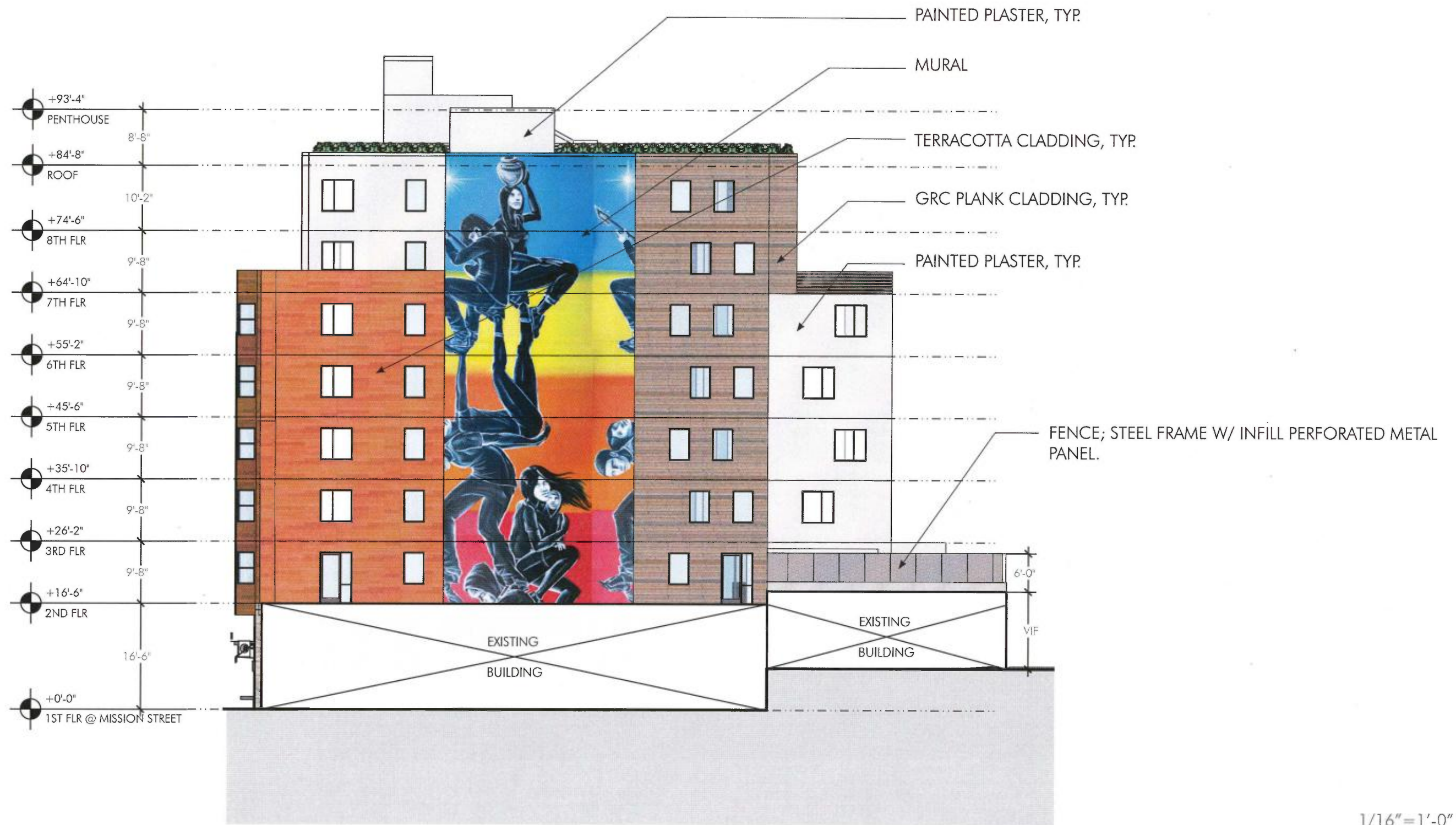






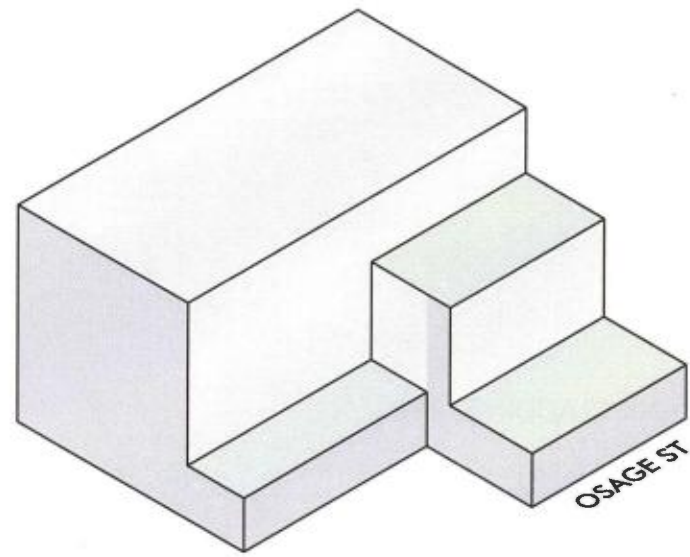




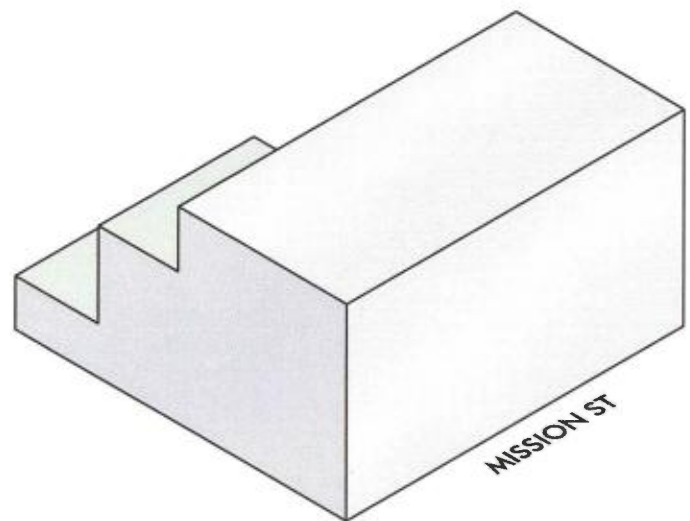




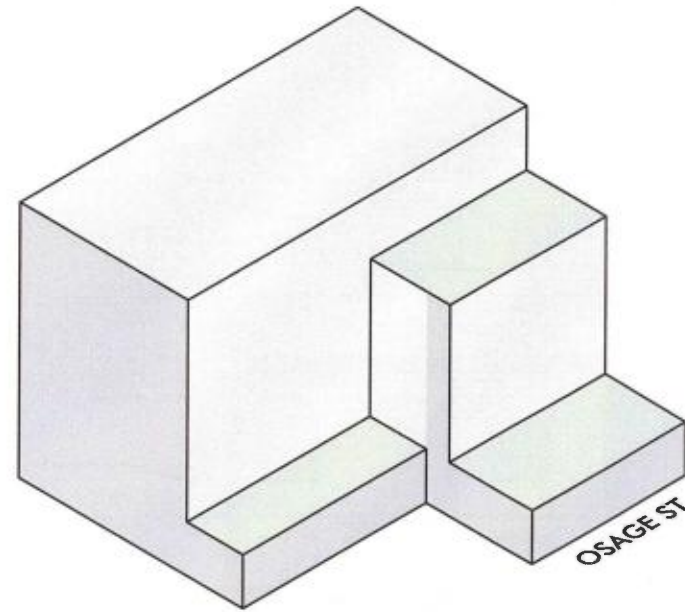
NORTHWEST
AXONOMETRIC



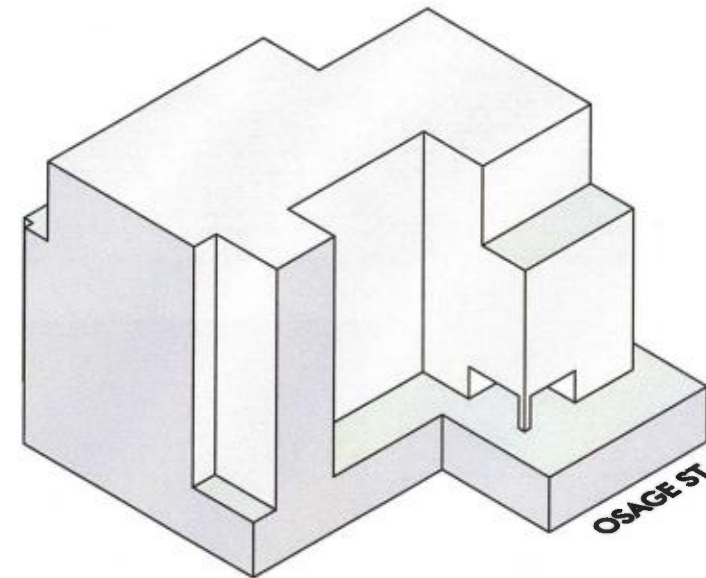
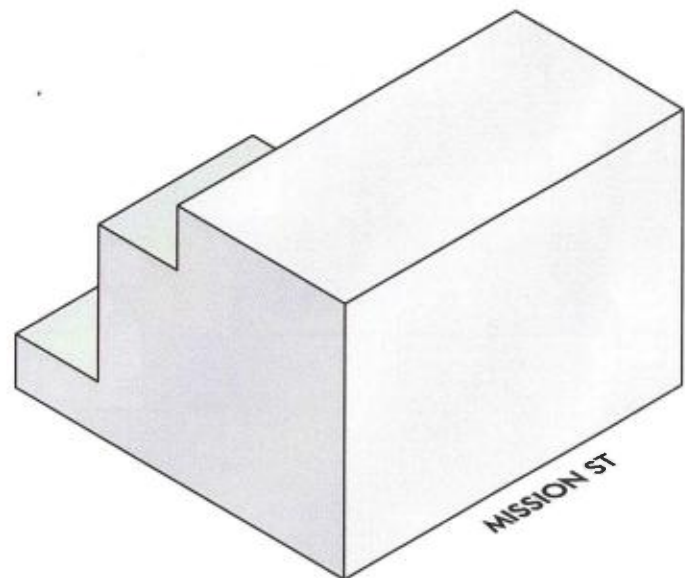
EXTRUDE SITE TO HEIGHT LIMITS



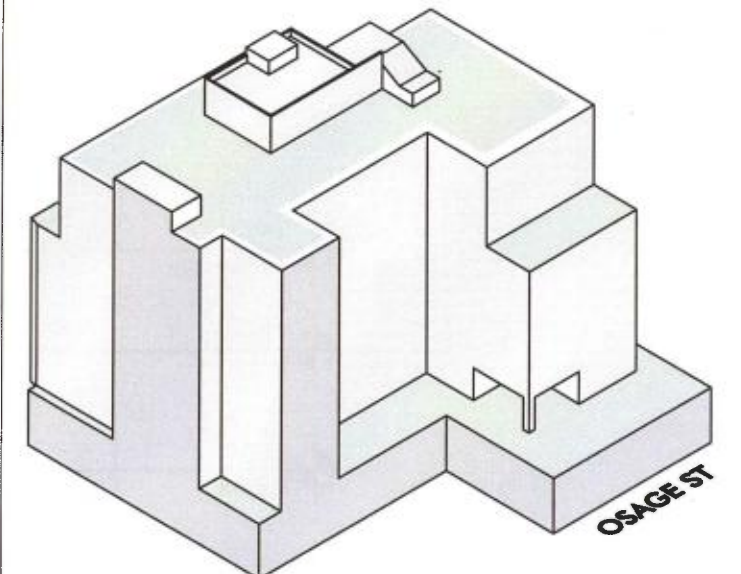
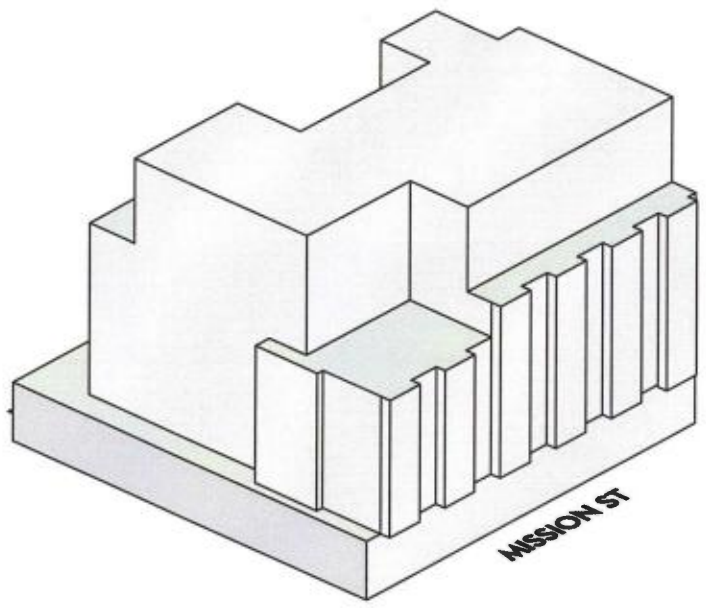
SOUTHEAST
AXONOMETRIC



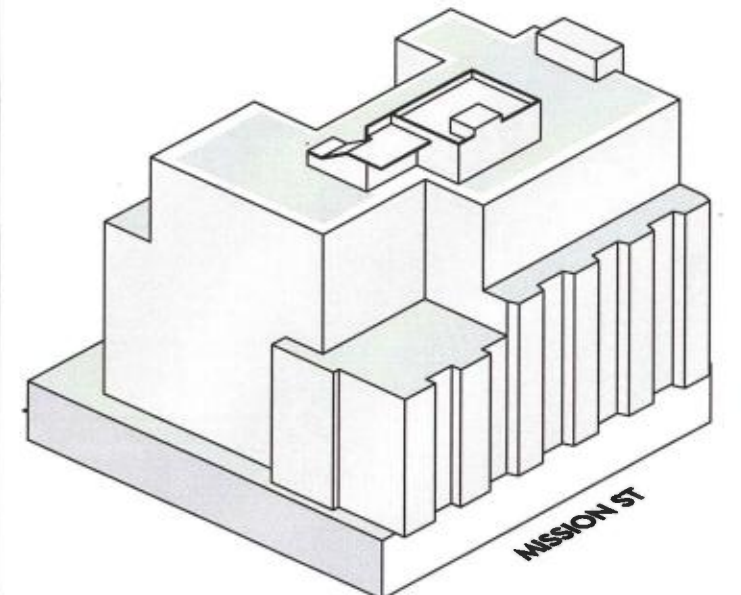
ADDITIONAL TWO STORIES FOR
STATE DENSITY BONUS



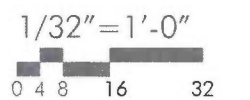
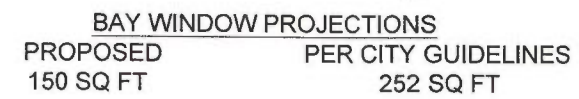
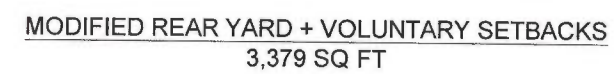
ADD ALLOWABLE BAY WINDOWS
& MODIFY REAR YARD TO BETTER
MATCH EXISTING BLOCK PATTERN

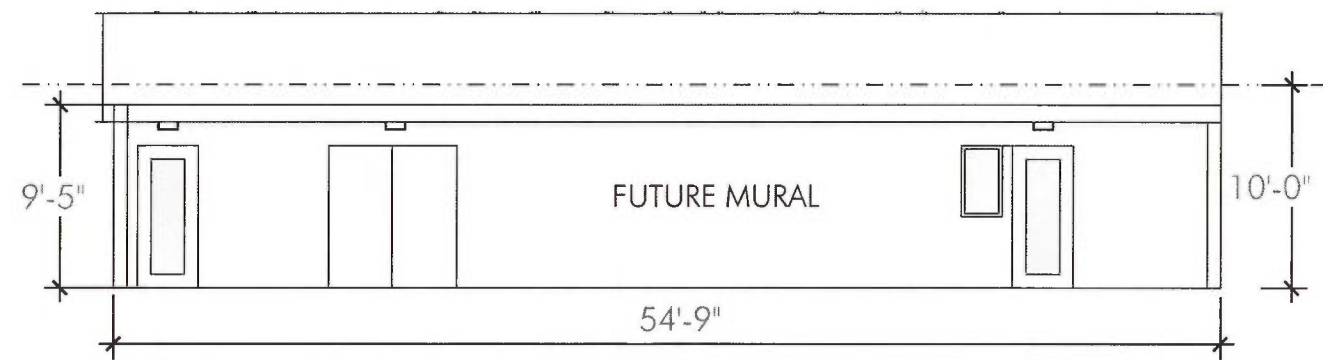


ADDITIONAL SCULPTING TO
REDUCE PROPERTY LINE BLIND
WALLS, UNIT EXPOSURE, DECREASE
SHADOWS, AND REDUCE VISUAL
BULK



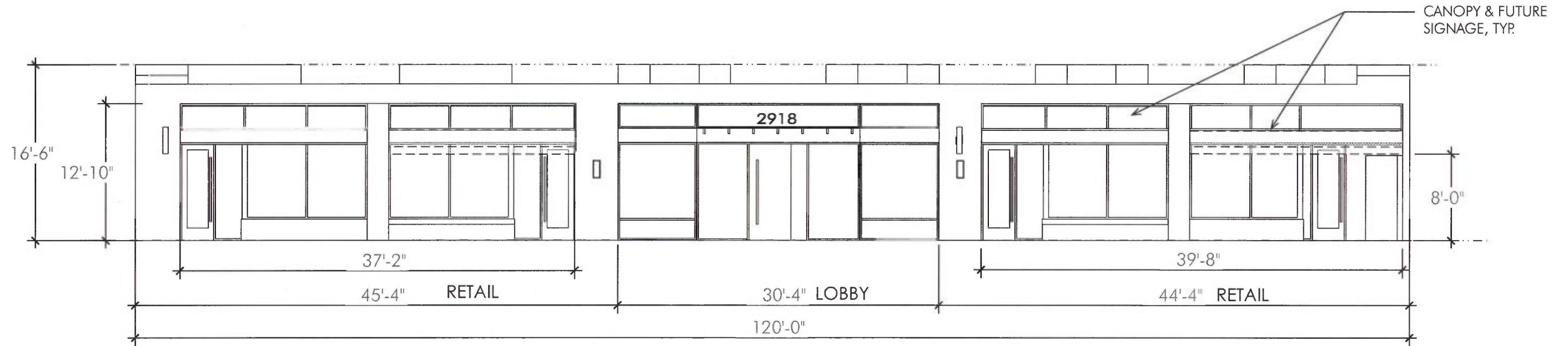
- Property-line wall, blank, no openings allowed
 - Exterior wall with windows / doors
 - Open space with landscaping





OSAGE STREET FRONTAGE

NOTE: BECAUSE OSAGE STREET IS 15'-0" IN WIDTH, PLANNING CODE SECTIONS 145.1(C)(1) AND 145.1(C)(3) RELATED TO ABOVE-GRADE PARKING SETBACKS AND ACTIVE GROUND-FLOOR USES DO NOT APPLY.



MISSION STREET FRONTAGE

2918 MISSION STREET - BONUS PROJECT AREA MATRIX

11/29/2017

SPACE	QTY	NSF	GSF	x QTY	x NSF
FLOOR 1					
Lobby		1,462			
Retail		6,724			
Bicycles		752			
Utility / Fire Pump		584			
Trash		642			
SUBTOTAL		10,164	11,345		
FLOOR 2					
Common Terrace		569			1 floors
Private Terrace		780			
Amenity		627			
Fitness		482			
STU	5	1,955		5	1,955
1BD	3	1,672		3	1,672
2BD	3	2,580		3	2,580
SUBTOTAL	11	8,665	8,441	11	6,207
FLOOR 3					
STU	4	1,770		4	1,770
1BD	4	2,181		4	2,181
2BD	5	3,918		5	3,918
SUBTOTAL	13	7,869	8,942	13	7,869
FLOOR 4					
STU	3	1,323		3	1,323
1BD	6	3,433		6	3,433
2BD	4	3,112		4	3,112
SUBTOTAL	13	7,868	8,942	13	7,868
FLOOR 5					
STU	2	708		2	708
1BD	5	2,890		5	2,890
2BD	5	4,181		5	4,181
SUBTOTAL	12	7,779	8,942	12	7,779
FLOOR 6					
Common Terrace		1,212			1 floors
STU	2	708		2	708
1BD	3	1,798		3	1,798
2BD	5	4,028		5	4,028
SUBTOTAL	10	7,746	7,736	10	6,534
FLOOR 7					
Private Terrace		1,265			1 floors
STU	1	394		1	394
1BD	3	1,613		3	1,613
2BD	4	3,363		4	3,363
SUBTOTAL	8	6,635	6,483	8	5,370
FLOOR 8					
STU	1	394		1	394
1BD	3	1,613		3	1,613
2BD	4	3,361		4	3,361
SUBTOTAL	8	3,361	6,483	8	5,368
ROOF					
Common Terrace		5,220			
BUILDING SUMMARY					
TOTAL UNITS	=	75	UNITS		
RESIDENTIAL GSF	=	60,006	SF		
AVERAGE UNIT AREA	=	627	SF		
PRIVATE OPEN SPACE	=	2,045	SF		
COMMON OPEN SPACE	=	7,001	SF		
RETAIL GSF	=	6,724	SF		
TOTAL PROJECT GSF	=	67,314	SF		

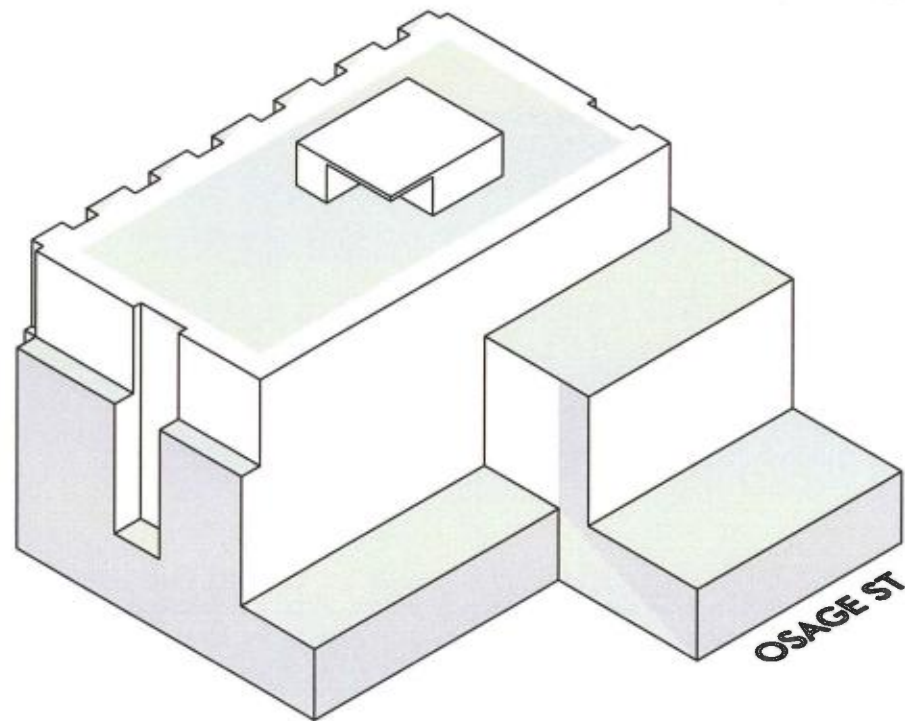
UNIT SUMMARY				
% MIX	TYPE	QTY	AREA	AVG
24%	STU	18	7,252	403
36%	1BD	27	15,200	563
40%	2BD	30	24,543	818
100%	TOTAL	75	46,995	627

OPEN SPACE REQUIREMENT		
LEVEL	COMMON	PRIVATE
2ND LEVEL	569 SF	5 UNITS
6TH LEVEL	1,212 SF	
7TH LEVEL		5 UNITS
ROOF LEVEL	5,220 SF	
TOTAL	*7,001 SF	10 UNITS

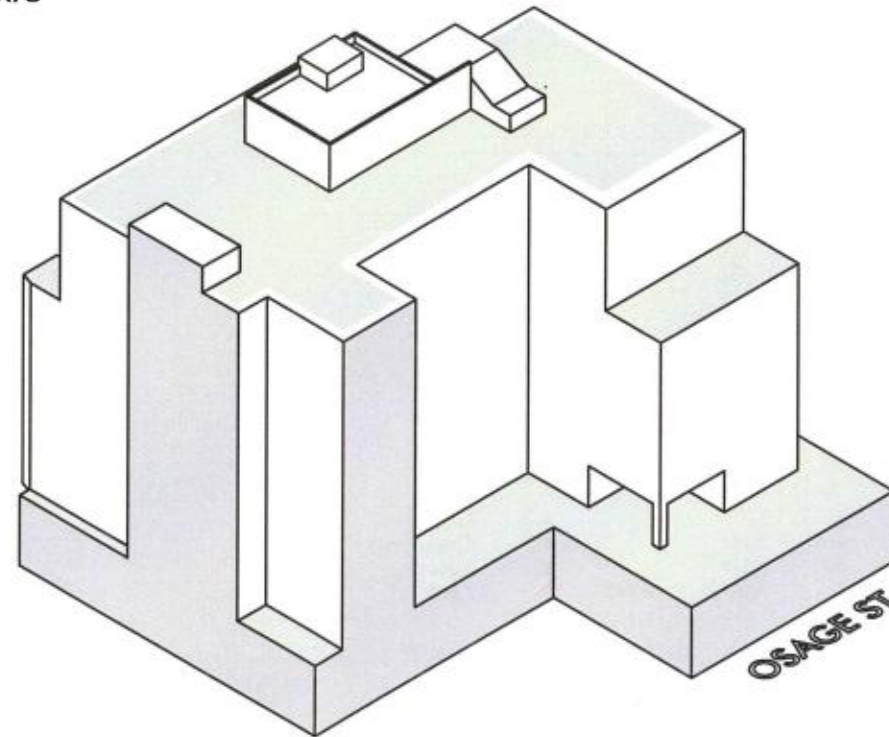
*7001 SF COMMON OPEN SPACE IS PROVIDED MORE THAN WHAT, IS REQUIRED, WHICH IS 6500 SF (65 UNIT X 100 SF).
**75 UNITS= 65 UNITS (COMMON) + 10 UNITS (PRIVATE)

UNIT AREA = TOTAL UNIT AREA WITHOUT CIRCULATION
RESIDENTIAL GSF = BUILDING GROSS AREA EXCLUDING RETAIL, UTILITY, FIRE PUMP
PROJECT GSF = BUILDING GROSS AREA

NORTHWEST
AXONOMETRIC

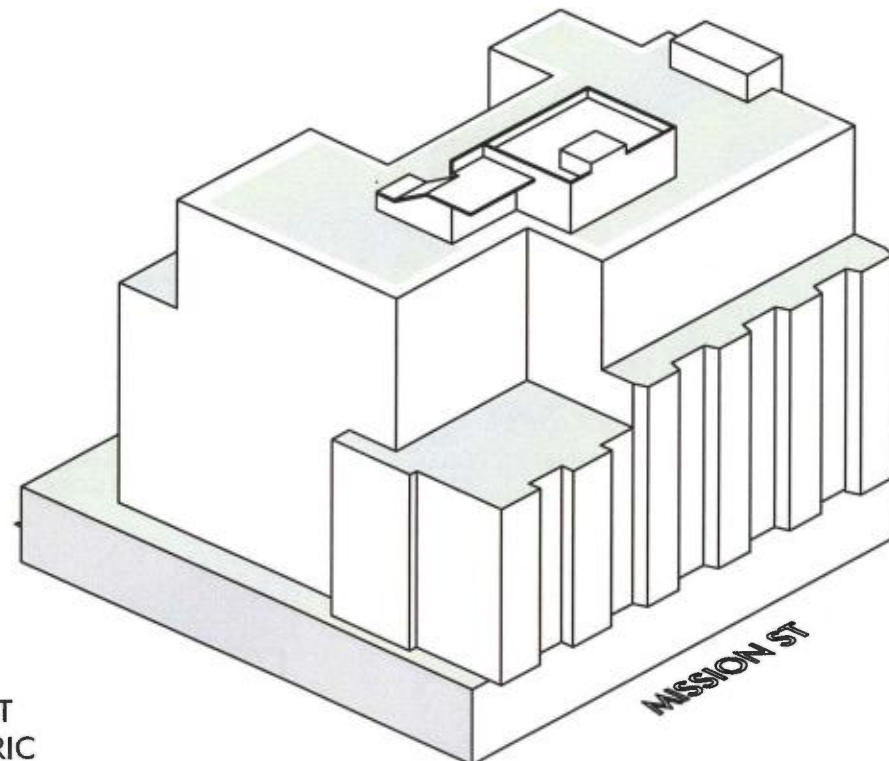
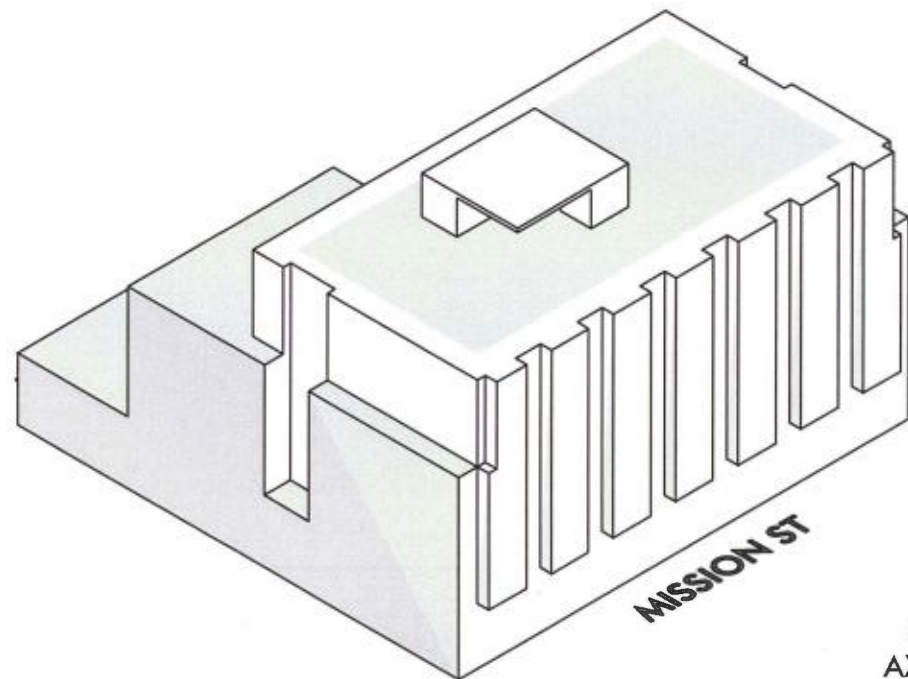


COMPLIANT MASSING



DENSITY BONUS MASSING

SOUTHEAST
AXONOMETRIC



DENSITY BONUS CALCULATIONS

STEP 1. Define the hypothetical base project

Base Project Residential Gross Floor Area

1st Floor	4,578 GSF	
2nd Floor	8,803 GSF	12 units
3rd Floor	8,803 GSF	12 units
4th Floor	8,803 GSF	12 units
5th Floor	6,731 GSF	10 units
6th Floor	6,731 GSF	9 units
Totals =	44,449 GSF	55 units

STEP 2. Define the density bonus project

Percentage of affordable units = 12% Very Low Income (7 units)

Allowable bonus density = 35% per Residential GSF
 $44,449 \text{ SF} \times 35\% = 15,557 \text{ SF}$



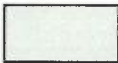
Total allowable density = $44,449 \text{ SF} + 15,557 \text{ SF} = 60,006 \text{ SF}$

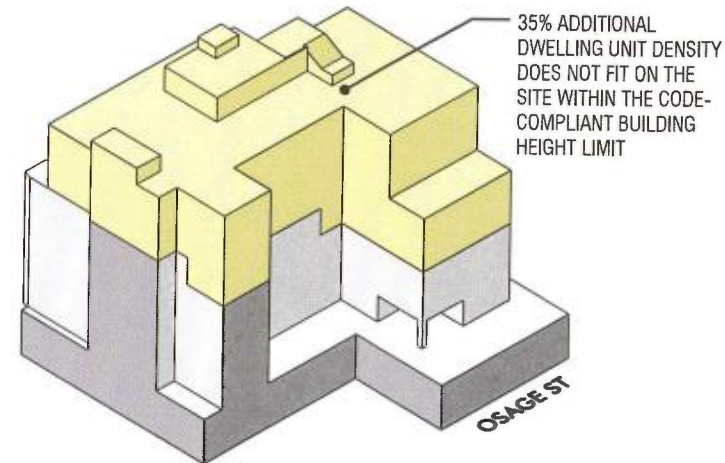
STEP 3. Zoning Waivers and Concessions

Waivers Required:

- Height
- Bulk
- Rear Yard
- Unit Exposure

Additional Concessions Allowed: 2

-  - Property-line wall, blank, no openings allowed
-  - Exterior wall with windows / doors
-  - Open space with landscaping

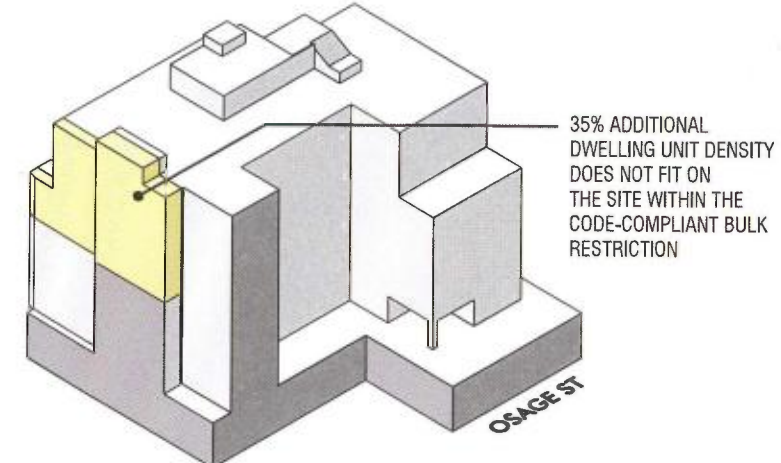


WAIVER #1

WAIVE BUILDING HEIGHT REQUIREMENT FROM 65-B/45-X & 65-B/55-X TO APPROXIMATELY 84'-8" BECAUSE A CODE-COMPLIANT BUILDING HEIGHT WOULD PRECLUDE THE DEVELOPMENT OF A 35% INCREASE IN RESIDENTIAL GROSS AREA

THE BUILDING HEIGHT REQUIREMENT WOULD ELIMINATE 30 UNITS TOTAL

WAIVER #1: BUILDING HEIGHT

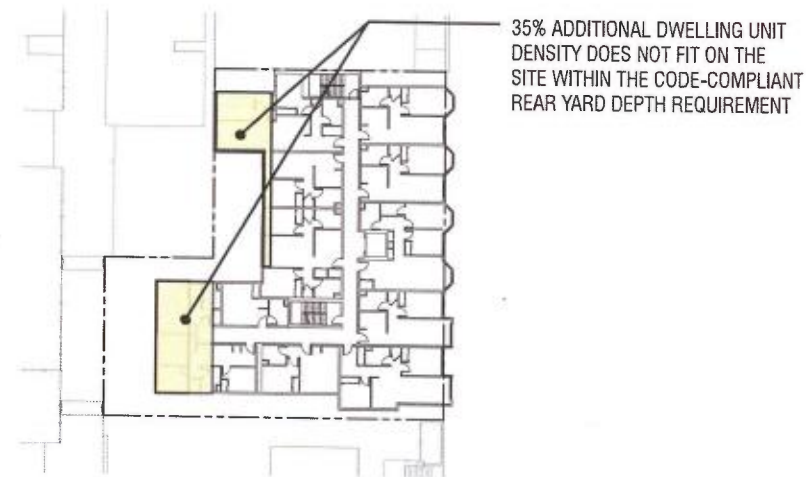


WAIVER #2

WAIVE BULK RESTRICTION BECAUSE CODE-COMPLIANT BULK REQUIREMENT WOULD PRECLUDE THE DEVELOPMENT OF A 35% INCREASE IN RESIDENTIAL GROSS AREA

THE BULK RESTRICTION WOULD ELIMINATE 17 UNITS TOTAL

WAIVER #2: BULK

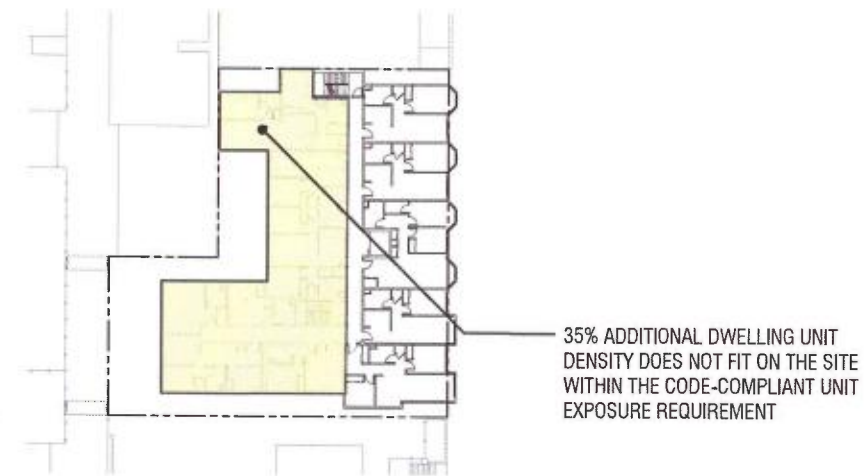


WAIVER #3

WAIVE REAR YARD REQUIREMENT PER SEC. 134(A)(1) BECAUSE CODE-COMPLIANT REAR YARD WOULD PRECLUDE THE DEVELOPMENT OF A 35% INCREASE IN RESIDENTIAL GROSS AREA

THE REAR YARD DEPTH REQUIREMENT WOULD ELIMINATE 29 UNITS TOTAL

WAIVER #3: REAR YARD DEPTH



WAIVER #4

WAIVE DWELLING UNIT EXPOSURE REQUIREMENT & RESTRICTIONS PER SEC. 140 BECAUSE PROVIDING CODE-COMPLIANT DWELLING UNIT EXPOSURE WOULD PRECLUDE THE DEVELOPMENT OF A 35% INCREASE IN RESIDENTIAL GROSS AREA

THE UNIT EXPOSURE REQUIREMENT WOULD ELIMINATE 42 UNITS TOTAL

WAIVER #4: UNIT EXPOSURE

Storefront Facade Case Study









BLIND-WALL MURAL
TO BE DETERMINED BY
LOCAL COMMUNITY

gouldevans

PEDESTRIAN VIEW FROM NORTHEAST
DENSITY BONUS SCHEME - ALTERNATIVE MASSING

2918 Mission Street CUA
Density Bonus _ Updated 11.30.17





gouldevans

NORTHWEST 3D VIEW
DENSITY BONUS SCHEME - ALTERNATIVE MASSING

2918 Mission Street CUA
Density Bonus _ Updated 11.30.17







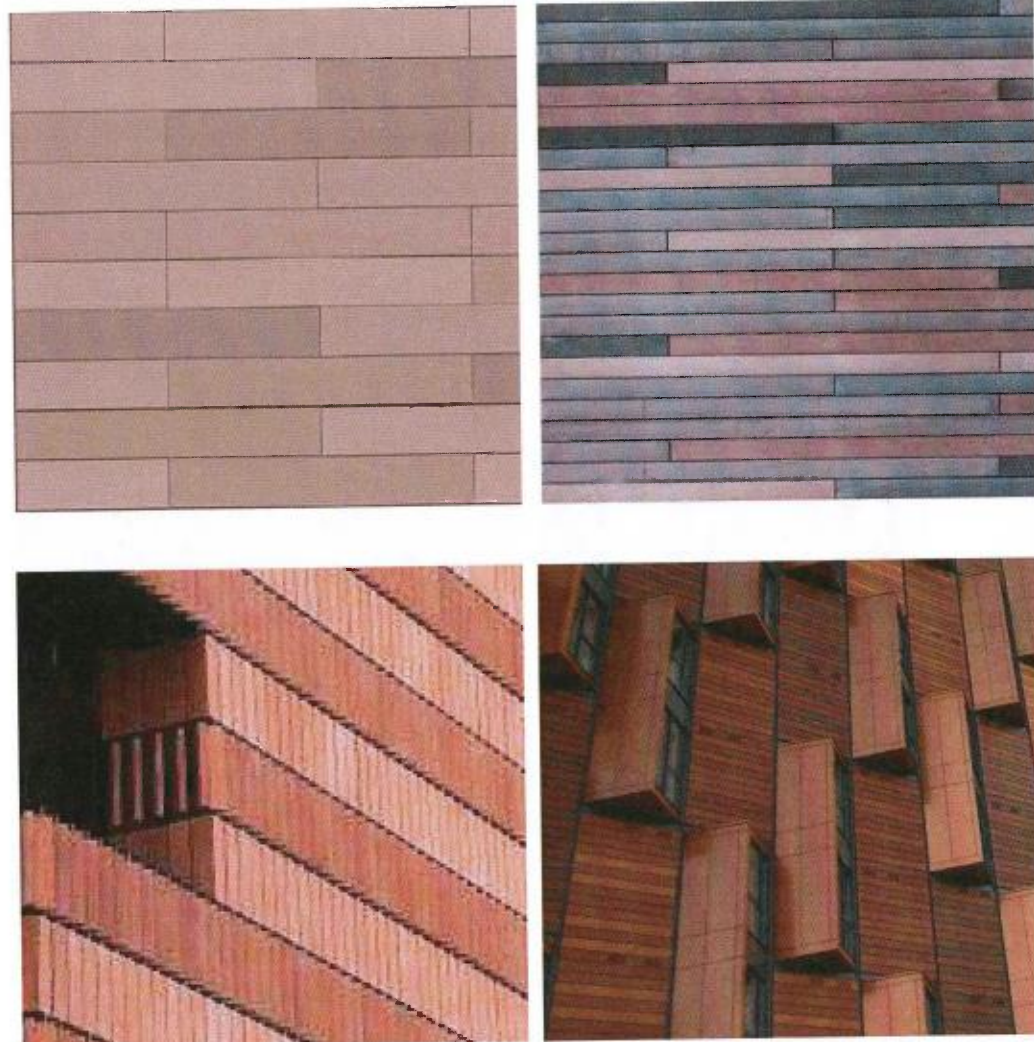


gouldevans

ALLEYWAY PERSPECTIVE
DENSITY BONUS SCHEME

2918 Mission Street CUA
Density Bonus _ Updated 11.30.17

UPPER FACADE FIELD



UPPER FACADE ACCENT



STOREFRONT/PODIUM



11/30/17

Pub. Com.

November 30, 2017 General Public Comment concerning RET/FAR/TTD

Dear Commissioners:

The Residential Flat Policy you implemented on October 12th, is a good thing. Thank you. Hopefully it can be implemented as you have intended. A project currently for sale between 24th and 25th in the Calle 24 is illustrative of why this is a good policy....why did this get a CFC? (no separate egress from the street, interior stairway connection between all three floors, wine fridge, etc?)

There was obviously a disconnect between Planning and Building with this project, as there was no attempt to preserve even a minimal second unit. *[Parenthetically, also on the market, near this single family project with a \$1 million more asking price, there is a 20 Room SRO with 11 small businesses. (near the Mission Street project scheduled to be heard today)]*

The Informational Hearing on RET is scheduled for next week, December 7th.

There is apparently lots of last minute confusion and concern on the part of the neighborhoods about RET and FARs and TTD, which is pushing the legislation into next year. In the meantime, the problem of alterations that are demolitions is not being addressed. The Commission can deal with that right away and not wait for new legislation

It has always seemed to me, that Tantamount to Demolition was something that needed to be adjusted and made more stringent and the Commission has the ability to do this according to the current Section 317 legislation.

All numerical criteria relating to the Removal of Dwelling Units can be adjusted. The Commission has the power to do that.

Please see the attached handout. I would think that a stringent adjustment to the numbers could also include removing the "ANDs" between the clauses and turning them into "ORs". An adjustment to the numerical criteria under TTD needs to be comparatively analyzed with the RET. These are the two handouts for you today, but there can be more discussion next week about whether there should be FAR or TTD, but I do not think there can be both.

Georgia Schuttish



SAN FRANCISCO
PLANNING
DEPARTMENT

Removal of Dwelling Units Periodic Adjustment to Numerical Criteria

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

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

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

CRITERION:	INITIAL VALUE: (Adopted May 18, 2007)	BASED UPON:
1. Definition B of Demolition re: removal of the front and rear building walls	> 50%	policy efficacy
2. Definition B of Demolition re: removal of all exterior walls,	> 65%	policy efficacy
3. Definition C of Demolition re: removal, replacement, relocation of the defining elements of the existing building envelope and volume (measured in square feet)	> 50%	policy efficacy
4. Definition of (Tantamount to) Merger re: reduction of an existing Residential Unit's floor area (measured in square feet)	> 25%	policy efficacy
5. Definition of (Tantamount to) Conversion re: reduction of an existing Residential Unit's floor area (measured in square feet)	> 25%	policy efficacy

What is "Tantamount to Demolition"?

Any project application that proposes one or more of the following criteria is considered "Tantamount to Demolition" and subject to San Francisco Planning Code Section 317.

- ▶ A major alteration of a residential building, removing more than 50 percent of the front and rear façade (combined); ~~and~~ ≥ 5 ,
- ▶ Removing more than 65 percent of all exterior walls, *or*
- ▶ A major alteration of a residential building removing more than 50 percent of the Vertical Envelope Elements (defined as all exterior walls that provide weather and thermal barriers between the interior and exterior of the building, or that provide structural support to other elements of the building envelope); ~~and~~ ≥ 5 ,
- ▶ More than 50 percent of the Horizontal Elements (defined as all roof areas and all floor plates, except floor plates at or below grade) of the existing building, as measured in gross square feet of actual surface area

However, we have found that the current controls have led to project sponsors designing just short of the threshold, resulting in inferior design and/or significantly expanded projects. The current controls have led to project sponsors designing just short of the threshold, with these results:

- ▶ Allowing major additions. A project can significantly expand the size of the existing housing while still meeting the Tantamount to Demolition threshold, thus be approved administratively (*no Commission hearing required*).
- ▶ Potential for inferior design.

The Department agrees with the public that Tantamount to Demolition is not effective in respecting neighborhood

Residential Expansion Threshold: A clear process for alterations and demolitions

If you would like Planning staff to attend an upcoming neighborhood or organization meeting, please contact

CPIC@sfplanning.org

Privately-Owned and
Space and Public
Consolidation of
Bar Controls
Bicycle Parking R
Planning Study of
(Chain Stores)
Public Outreach a
Revisions to the Ir
Affordable Require
Legacy Business Re
Development Agreee
The City's General F
Complete List of Pla

PLANNING INFO CENTER (PIC)

Questions? Start with
Email: pic@sfgov.org
Phone: (415) 558-6377
1660 Mission Street, G
San Francisco, CA 941

Hours of Operation:

Featured Opinion > Opinion > Op-Ed

To stop monster homes, legalize apartments



San Francisco could better address its current housing crisis by upzoning residential neighborhoods. (Courtesy photo)

By Scott Feeney on October 29, 2017 1:00 am



In San Francisco's ritziest neighborhoods, from Corona Heights to Noe Valley to Potrero Hill, there's an epidemic going around:

monster homes. Someone will buy a tiny, rundown, single-family home for a mere \$1.5 million, then replace or add on to make it a gigantic single-family home or duplex that sells for \$4.5 million.

Neighbors who also own multimillion dollar homes, but refuse to admit that they're rich, are furious. "We need to stop this loss of affordable housing," they somehow manage to say with a straight face, as though a tiny home on expensive land selling for \$1.5 million is remotely affordable.

The planning bureaucracy is responding tepidly with a new proposal, "Residential Expansion Threshold," that pays lip service to housing production needs, but mostly offers NIMBYs concessions. It seeks to maximize allowable density, for example, by incentivizing building a duplex instead of a single-family home in Noe Valley. It's a reasonable goal, but inadequate given existing zoning. Duplexes are illegal to build in much of The City, so the RET does little for us.

At the same time, the program aims to reduce building mass to "respect neighborhood character," a thinly disguised segregationist dog whistle. Respecting neighborhood character means keeping residential neighborhoods the same: single-family homes that are low-density and unaffordable.

Trending Articles

SF votes to return street to wealthy Presidio Terrace homeowners

SF will allow existing dispensaries to sell recreational cannabis beginning Jan. 5

Documents reveal which streets SF is considering for Uber, Lyft curb pilot

Chinatown to net \$450,000 in aid after Central Subway delay, but some say it's not enough

Green Cross cannabis delivery service to shut down after 10 years

The Planning Department should instead legalize apartments. We're in a housing shortage, and wealthy, low-density neighborhoods are not pulling their weight to solve it. While people may think a six-story duplex with two units is tacky, there's nothing wrong with a six-story apartment building with five smaller units — what would get built if legalized.

EXCLUSIONARY NEIGHBORHOODS

As Richard Rothstein's book "The Color of Law" recounts, a range of local, state and federal government policies created residential segregation in the United States and denied minorities the ability to build wealth through homeownership. Today's low-density zoning in the same neighborhoods complaining about "monster homes" was one such policy.

Keeping apartment buildings out of desirable neighborhoods shuts out the working class, poor and people of color. That's no accident. Rothstein demonstrates that low-density zoning rules were openly designed to exclude.

Today, as we revisit zoning rules to create more, badly needed housing, these rich neighborhoods are nearly always given a pass, even when they are extremely well-served by transit. In 2008, The City upzoned the Mission, a traditionally working-class Latino neighborhood, to make better use of its two BART stations and bus lines. While building near transit makes sense, why wasn't Glen Park also upzoned? It's only one BART station away. Why wasn't Noe Valley upzoned? Right next to the Mission, it, too, has a rail line and frequent bus service.

It is hard to deny that classist and racist biases have exempted these rich neighborhoods from helping to meet our housing needs. The lack of new housing in residential neighborhoods worsens our housing crisis and channels development disproportionately into neighborhoods like the Mission — a phenomenon some anti-gentrification activists have begun to call "bluelining."

Against this backdrop, privileged white homeowners complain about "monster homes." They are correct that zoning should change. But the change should be to legalize apartments, not keep single-family homes small.

The exact details of the Planning Department's "Residential Expansion Threshold" proposal are highly technical and not all that interesting, though you can read a detailed critique on YIMBY Action's website.

More interesting is what a Planning Department representative candidly admitted in a meeting on their proposal: "We're not trying to solve the housing crisis with this." Affordable housing advocates should ask: Why not?

When we have some of the most unaffordable rents in the nation, why should planners spend any time at all changing housing rules if it won't help fix the problem?

A single-family home or duplex that's too big is not the real issue. The problem is all the six-story condo buildings with 20 percent below-market-rate units that should be getting built in these neighborhoods, but aren't, because it's not legal.

San Francisco must take bold steps to course-correct and end rich neighborhoods' lack of contribution to solving our housing crisis. Instead, the Planning Department is moving us in the wrong direction. To increase affordability, The City should upzone its residential neighborhoods.

Scott Feeney is a three-year resident of San Francisco who works in tech and volunteers with YIMBY Action to help the city he loves grow without displacement.

Click here or scroll down to comment



The screenshot shows a Facebook interface. At the top is the profile header for "San Francisco Examiner" with a verified badge and 15,459 likes. Below this are buttons for "Like Page" and "Sign Up". A section titled "11 friends like this" displays a row of 11 small profile pictures. The main post content features the "San Francisco Examiner" logo and a timestamp of "5 minutes ago". The text of the post reads: "A new study by TransferWise concluded San Francisco is the friendliest city in the United States for immigrants, but new immigrants in California are opting to settle elsewhere." Below the text is a map of California with several cities marked: San Francisco, Oakland, San Jose, Fresno, Los Angeles, and Long Beach. The map is titled "California's best cities for immigrants." and includes a subtitle "Their ranking among the 50 largest US cities".

Received at CPC Hearing 11/30/17
B. Bendix

San Francisco Planning Department
1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479
pic@sfgov.org
brittany.bendix@sfgov.org □

November 29, 2017

To Whom It May Concern:

**RE: Formal complaint regarding the proposed project at 1555 UNION STREET □
(Case number: 2014.1364CUAVAR □)**

We own property in the immediate vicinity of the proposed project. We wish to make a formal complaint against the recommendation for approval of this project for the reasons outlined below.

Failure to properly inform interested parties about the nature of this project

We have significant concerns that information regarding this project was withheld, and this prevented people from putting forth an objection. I personally made numerous requests for information to the Department about the substance of the project (by email and phone). I know of others who did so as well. However, none of us received the promised information about this project. Therefore, I sincerely believe that the Department's statement that

"the Department has received 27 letters in support of the project, including one from the Union Street Association. The Department has also received three letters in opposition to the project"

is in error- if people are not provided with information about the project even after multiple requests, how can they possibly object?

Insufficient parking

Parking is already a severe problem in this area. The project removes some street parking and adds an insufficient amount of parking. This is on top of other projects that also remove parking. Furthermore, the public transportation currently in place is not adequate as it is too cumbersome for the newcomer proposed hotel guests to the tourist sites that they wish to visit.

Proposed structure is too large

The proposed project should be limited to the current structure size or, at a minimum, be built within existing building guidelines, without the need to seek approval for additional space outside the existing guidelines (for example, the encroachment of the proposed building mass into the required rear yard). The proposed structure is excessive and allowing it to exceed the existing guidelines will detrimentally encroach upon neighboring properties, reducing those property owners' use and

enjoyment of their properties.

Objection to the use of the property

We also object to the use of the project. The city would be better served by building residential units as there is already a shortage of affordable housing units and this shortage is forcing people with limited means out of the city. By building residential units, the city would earn a transfer tax each time a unit was sold. Furthermore, residential units are more compatible with the character of the surrounding neighborhood.

For the reasons stated above, we strongly object to this project and request that the Department deny approval.

Sincerely,

Karen Mak
kjonesmak@gmail.com
2415 Van Ness Ave. #307
San Francisco, CA



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing

J. Delumo

11/30/17

November 20, 2017

Ms. Lisa Gibson
Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Gibson,

On November 1, 2017, the Historic Preservation Commission (HPC) held a public hearing and took public comment on the Draft Environmental Impact Report (DEIR) for the proposed 450-474 O'Farrell Street/532 Jones Street Project (2013.1535ENV). After discussion, the HPC arrived at the comments below:

- The HPC concurred with the conclusions in the Draft EIR that the proposed project does not meet the Secretary of the Interior's Standards and will result in a significant, unavoidable impact to the identified individual historic resource at 450 O'Farrell Street. The HPC commented that the Fifth Church of Christ, Scientist is an important structure in the Uptown Tenderloin National Register District and that it is highly unfortunate that the building will be removed.
- The HPC stated that the project sponsors' Objectives should be further defined and be less subjective.
- The HPC agreed that the alternatives analyzed are adequate but the HPC generally disagreed with the assessment that the alternatives do not meet Objective #3 (*Create a new church facility for Fifth Church of Christ, Scientist that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin, where it has been for more than 90 years*) as this objective is too vague and overly subjective; the HPC generally agreed that the project objectives should be less qualitative.
- Two HPC members provided input to the project team to provide massing diagrams for the preservation alternatives from, at minimum, the same vantage point as the proposed project massing diagram. In addition, the direction was to provide the same level of detail in the graphics as the proposed project, if possible.
- The HPC agreed that the full preservation alternative was the preferred alternative as it avoids significant impacts to the historic resource by retaining the majority of character defining features and allows the building to continue to convey its

significance while also allowing for adaptive use and new construction to accommodate many of the project objectives.

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

Sincerely,

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

Andrew Wolfram, Chair
Historic Preservation Commission



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing

E. Samonsky

11/30/17

Certificate of Determination Community Plan Evaluation

Case No.: 2014.0999ENV
Project Address: 2750 19th Street
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Block/Lot: 4023/004A
Lot Size: 15,000 square feet
Plan Area: Eastern Neighborhoods Area Plan, Mission Subarea
Project Sponsor: Steve Perry, Perry Architects 415-806-1203
Staff Contact: Justin Horner, Justin.horner@sfgov.org 415-575-9023

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
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Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The 15,000-square-foot (sf) project site is on the northeast corner of the intersection of Bryant Street and 19th Street in the Mission neighborhood. The project site is currently occupied by three, one-story, 22-foot-tall industrial buildings built between 1880 and 1914, totaling 10,935 sf of Production, Distribution and Repair (PDR) uses. The project site is located in the UMU (Urban Mixed Use) Zoning District and a 68-X Height and Bulk District.

(Continued on next page.)

CEQA DETERMINATION

The project is eligible for streamlined environmental review per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION

I do hereby certify that the above determination has been made pursuant to state and local requirements.

for Lisa Gibson

Environmental Review Officer

11/21/17

Date

cc: Steve Perry, Project Sponsor; Supervisor Malia Cohen, District 10; Ella Samonsky, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

The proposed project would include the demolition of the three existing industrial buildings, retention of the principal two-story façade along 19th and Bryant streets, and construction of a six-story, 68-foot-tall (77-foot, 7-inch tall with rooftop equipment) mixed-use building with approximately 7,740 square feet of ground-floor retail, 60 residential units (35 one-bedroom units and 25 two-bedroom units) above and vehicle parking in a basement (Figures 2-8). In addition to the proposed project, a project variant, which would include 7,740 square feet of PDR uses instead of retail, is also analyzed in this Certificate of Determination. Under the project variant, the proposed ground-floor retail would be replaced with PDR space. All other aspects of the proposed project remain the same under the project variant (see Table 1). The proposed project and project variant would include 3,200 sf of common open space on the second floor and a 4,800 sf roof deck. The residential lobby entrance would be located on Bryant Street and basement vehicle parking entry would be located on 19th Street. The proposed project and project variant would include 60 Class 1 bicycle parking spaces on the ground floor, three Class 2 bicycle parking spaces along 19th Street, and 26 vehicle parking spaces in the basement.¹ The proposed project and project variant would remove an existing curb cut on Bryant Street and would retain an existing 10-foot curb cut off of 19th Street that would be used for the proposed garage entrance. Construction of the project would require approximately 8,533 cubic yards of excavation to a depth of approximately 15 feet and would last approximately 18 months. The proposed project and project variant would be built upon a mat-slab foundation with a series of inter-connected, reinforced concrete footings.

Table 1: Proposed Project and Project Variant Comparison

	Proposed Project	Project Variant
Building height	68 feet	68 feet
Units	60	60
Retail	7,740 sf	0
PDR	0	7,740 sf
Car parking	26 spaces	26 spaces
Bike Parking	100 spaces	100 spaces
Roof top open space	4,800 sf	4,800 sf

PROJECT APPROVAL

The proposed project and project variant require Large Project Authorization (LPA) from the Planning Commission. The granting of the LPA shall be the Approval Action for the proposed project and project variant. The Approval Action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

¹ Section 155.1(a) of the planning code defines class 1 bicycle spaces as "spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees" and defines class 2 bicycle spaces as "spaces located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use."

COMMUNITY PLAN EVALUATION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide that projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant 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 that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, 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 the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 2750 19th Street project and project variant described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)². Project-specific studies were prepared for the proposed project and project variant to determine if the project or project variant would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 2750 19th Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{3,4}

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

² Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

³ San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

⁴ San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Plan could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) built in the Plan Area throughout the lifetime of the Plan (year 2025). The Eastern Neighborhoods PEIR projected that this level of development would result in a total population increase of approximately 23,900 to 33,000 people throughout the lifetime of the plan.⁵

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to UMU (Urban Mixed Use) District. The UMU District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Evaluation (CPE) Checklist, under Land Use. The 2750 19th Street site, which is located in the Mission District of the Eastern Neighborhoods, was designated as a site with building up to 68 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project and project variant at 2750 19th Street are consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 2750 19th Street project and project variant, and identified the mitigation measures applicable to the 2750 19th Street project and project variant. The proposed project and project variant are also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{6,7} Therefore, no further CEQA evaluation for the 2750 19th

⁵ Table 2 Forecast Growth by Rezoning Option Chapter IV of the Eastern Neighborhoods Draft EIR shows projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning.

⁶ Steve Wertheim, San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 2750 19th Street, March 23, 2017. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.0999ENV.

Street project or project variant are required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the proposed project and project variant.

PROJECT SETTING

The 15,000-square-foot (sf) project site is on the northeast corner of the intersection of Bryant Street and 19th Street in the Mission neighborhood. The project site is currently occupied by three, one-story, 22-foot-tall industrial buildings built in 1907, totaling 10,935 sf of Production, Distribution and Repair uses. The project site is located in the UMU (Urban Mixed Use) Zoning District and a 68-X Height and Bulk District.

The project vicinity is a mix of residential, industrial and commercial uses. The industrial and commercial businesses in the project vicinity are mostly housed in one- and two-story structures. The residential buildings range from two to five stories in height.

Immediately adjacent to the north of the project site is a two-story, approximately 25-foot-tall commercial building constructed in 1964. Immediately adjacent to the project site to the east is a one-story, approximately 20-foot-tall commercial building constructed in 1908. At the northwest intersection of Bryant and 19 streets, which is across the street to the west of the project site, are three residential properties: a two-story, approximately 25-foot-tall building built in 1907, a three-story, approximately 40-foot-tall building built in 1900, and a two-story, approximately 22-foot-tall building built in 1907. A portion of a two-story, approximately 30-foot-tall industrial building built in 1934 is located across Bryant Street from the project site. Across 19th Street, to the south of the project site, is a four-story, approximately 60-foot-tall mixed-use residential building constructed in 1919.

The project site is served by transit lines (Muni lines 8, 9, 9R, 14X, 27, and 33) and bicycle facilities (there are bike lanes on 17th, 23rd, Folsom and Harrison streets). Zoning districts in the vicinity of the project site are UMU, PDR-1-G (Production, Distribution and Repair-1-General) and RH-2 (Residential-Housing-Two Family). Height and bulk districts in the project vicinity include 40-X, 58-X, 65-X, and 68-X.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 2750 19th Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 2750 19th Street project and project variant. As a result, the proposed project and project variant would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

⁷ Jeff Joslin, San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 2750 19th Street, February 22, 2016.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would include displacement of approximately 11,000 of existing PDR use. The project variant, which includes 7,740 square feet of PDR uses, would result in a net loss of 3,260 square feet of PDR uses. However, the net loss of approximately 11,000 square feet, or 3,260 square feet, of PDR building space would not constitute a cumulatively considerable contribution to the significant and unavoidable land use impact identified in the Eastern Neighborhoods PEIR. Additionally, as discussed in the CPE initial study, the proposed project and project variant would not impact a historical resource, and therefore would not contribute to the significant and unavoidable historic architectural resources impact identified in the PEIR. The proposed project and project variant would not generate cumulatively considerable new transit trips, and would therefore not contribute to the significant and unavoidable transportation impacts identified in the PEIR. As the shadow analysis contained in the CPE initial study describes, the proposed project and project variant would not cast substantial new shadow that would negatively affect the use and enjoyment of a recreational resource, and would therefore not contribute to the significant and unavoidable shadow impacts described in the Eastern Neighborhoods PEIR.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project and project variant.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability to Project and Project Variant	Compliance
F. Noise		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed	N/A
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment	The project sponsor has agreed to Project Mitigation Measure 2: Construction Noise.
F-3: Interior Noise Levels	Not Applicable: The proposed project would be required to meet the Interior Noise Standards of Title 24 of the California Building Code.	N/A
F-4: Siting of Noise-Sensitive Uses	Not Applicable: The proposed project would be required to meet the Interior Noise Standards of Title 24 of the California Building Code	N/A
F-5: Siting of Noise-Generating Uses	Not Applicable for proposed project: the proposed project	N/A for proposed project. Project sponsor prepared an

Mitigation Measure	Applicability to Project and Project Variant	Compliance
	<p>does not include uses that would generate noise at a level that would increase the ambient noise level in the project vicinity.</p> <p>Applicable for Project Variant: the project variant includes PDR, a use that would generate noise at a level that could increase the ambient noise level in the project vicinity.</p>	<p>acoustic study consistent with Mitigation Measure F-5. Acoustic study found that project variant would not exceed applicable standards in the Noise Ordinance.</p>
F-6: Open Space in Noisy Environments	Not Applicable: CEQA no longer requires the consideration of the effects of the existing environment on a proposed project's future users or residents where that project would not exacerbate existing noise levels	N/A
G. Air Quality		
G-1: Construction Air Quality	Not Applicable: proposed project and project variant do not meet BAAQMD screening levels and is not located in Air Pollution Exposure Zone (APEZ).	N/A
G-2: Air Quality for Sensitive Land Uses	Not Applicable: superseded by applicable Article 38 requirements	N/A
G-3: Siting of Uses that Emit DPM	Not Applicable: the proposed uses are not expected to emit substantial levels of DPM	N/A
G-4: Siting of Uses that Emit other TACs	Not Applicable: proposed project and project variant would not include a backup diesel generator or other use that emits TACs	N/A

Mitigation Measure	Applicability to Project and Project Variant	Compliance
J. Archeological Resources		
J-1: Properties with Previous Studies	Not Applicable: The project site is not located in an area with a previous archeological study.	N/A
J-2: Properties with no Previous Studies	Applicable: The project site is located in an area with no previous archeological study.	Project Mitigation Measure 1: Archeological Resources agreed to by project sponsor.
J-3: Mission Dolores Archeological District	Not Applicable: The project site is not located in the Mission Dolores Archeological District	N/A
K. Historical Resources		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	Not Applicable: plan-level mitigation completed by Planning Department	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: Proposed project and project variant include demolition of an existing building.	Project Mitigation Measure 3: Hazardous Building Materials agreed to by project sponsor.
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-2: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-3: Enhanced Funding	Not Applicable: automobile delay removed from CEQA	N/A

Mitigation Measure	Applicability to Project and Project Variant	Compliance
	analysis	
E-4: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA	N/A
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA	N/A

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures the proposed project and project variant would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on December 3, 2015 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Commenters expressed concerns about potential shadow impacts, traffic impacts, and air quality impacts from vehicle emissions, and potential wind effects. The Community Plan Evaluation checklist for the proposed project includes analysis of these potential impacts and found that the proposed project would not result in any new, or more severe, impacts in these resource areas that were not disclosed in the Eastern Neighborhoods EIR. There were also comments that were not related to CEQA, including concerns about the physical size of the project, the proposed project's impacts on nearby property values, and the project's compliance with Mission Area Plan policies and objectives. The proposed project would not result in significant adverse

environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁸:

1. The proposed project and project variant are consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project and project variant would not result in effects on the environment that are peculiar to the project, project variant, or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project and project variant would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project and project variant would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, no further environmental review shall be required for the proposed project pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

⁸ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2014.0999ENV.

EXHIBIT 1:
MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Mitigation Measures Adopted as Conditions of Approval and Proposed Improvement Measures)

1. MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
J. Archeological Resources				
<p><i>Mitigation Measure 1 Archeological Monitoring</i> Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p> <p><i>Consultation with Descendant Communities:</i> On discovery of an archeological investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.</p> <p><i>Archeological monitoring program (AMP).</i> The archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context; The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s). 	Project sponsor.	Prior to issuance of site permits.	Project sponsor shall retain archeological consultant to undertake archaeological monitoring program in consultation with ERO.	Complete when Project sponsor retains qualified archaeological consultant.
	Project Sponsor	Prior to the start of renovation/construction activities.	Planning Department, in consultation with DPH.	Considered complete upon submittal to Planning confirming compliance with this measure.

1. MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;</p> <ul style="list-style-type: none"> The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis 				
<p>If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.</p>	The archaeological consultant, Project Sponsor and project contractor.	Monitoring of soils disturbing activities.	Archaeological consultant to monitor soils disturbing activities specified in AMP and immediately notify the ERO of any encountered archeological resource.	Considered complete upon completion of AMP.
<p>If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or</p> <p>B) An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p>	ERO, archaeological consultant, and Project Sponsor.	Following discovery of significant archaeological resource that could be adversely affected by project.	Redesign of project to avoid adverse effect or undertaking of archaeological data recovery program.	Considered complete upon avoidance of adverse effect
<p>If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological</p>	Archaeological consultant in consultation with	After determination by ERO that an	Archaeological consultant to prepare an ADRP in	Considered complete upon approval of ADRP by ERO.

1. MITIGATION MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Mitigation Schedule	Monitoring/Report Responsibility	Status/Date Completed
<p>consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements</p> <ul style="list-style-type: none"> ▪ Field Methods and Procedures. Descriptions of proposed field strategies, procedures, and operations. ▪ Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures. ▪ Discard and Deaccession Policy. Description of and rationale for field and post-field discard and deaccession policies. ▪ Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. ▪ Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. ▪ Final Report. Description of proposed report format and distribution of results. ▪ Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. <p>Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification</p>	ERO	archaeological data recovery program is required	consultation with ERO	
	Archaeological consultant or medical examiner	Discovery of human remains	Notification of County/City Coroner and, as warranted,	Considered complete on finding by ERO that all State laws regarding

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of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines, Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.			notification of NAHC.	human remains/burial objects have been adhered to, consultation with MLD is completed as warranted, and that sufficient opportunity has been provided to the archeological consultant for scientific/historical analysis of remains/funerary objects.
Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.	Archaeological consultant	Following completion of cataloguing, analysis, and interpretation of recovered archaeological data.	Preparation of FARR	FARR is complete on review and approval of ERO
Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic	Archaeological consultant	Following completion and approval of FARR by ERO	Distribution of FARR after consultation with ERO	Complete on certification to ERO that copies of FARR have been distributed

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Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.				
F. Noise				
<p>Mitigation Measure 2: Construction Noise The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise measurements; and • Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 	Project Sponsor along with Project Contractor.	During construction	Project sponsor to provide Planning Department with monthly reports during construction period.	Considered complete upon receipt of final monitoring report at completion of construction.
L. Hazardous Materials				
<p>Mitigation Measure 3: Hazardous Building Materials The project sponsor shall ensure that any equipment containing polychlorinated biphenyl (PCBs) or Di(2-ethylhexyl) phthalate (DEPH), such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.</p>	Project Sponsor	Prior to the start of renovation/construction activities.	Planning Department, in consultation with DPH.	Considered complete upon submittal to Planning confirming compliance with this measure.



SAN FRANCISCO PLANNING DEPARTMENT

Initial Study – Community Plan Evaluation

Case No.: 2014.0999ENV
Project Address: 2750 19th Street
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Block/Lot: 4023/004A
Lot Size: 15,000 square feet
Plan Area: Eastern Neighborhoods Area Plan, Mission Subarea
Project Sponsor: Steve Perry, Perry Architects 415-806-1203
Staff Contact: Justin Horner, justin.horner@sfgov.org 415-575-9023

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The 15,000-square-foot (sf) project site (Assessor's Block 4023, Lot 004A) is located on the northeast corner of the intersection of Bryant Street and 19th Street in the Mission neighborhood (Figure 1). The project site is currently developed with three, one-story, 22-foot-tall industrial buildings built between 1880 and 1914, totaling 10,935 sf of Production, Distribution and Repair (PDR) uses. The project site is located in the UMU (Urban Mixed Use) Zoning District and a 68-X Height and Bulk District.

The proposed project would include the demolition of the three existing industrial buildings, retention of the principal two-story façade along 19th and Bryant streets, and construction of a six-story, 68-foot-tall (77-foot, 7-inch tall with rooftop equipment) mixed use building with approximately 7,740 square feet of ground-floor retail in three spaces, 60 residential units (35 one-bedroom units and 25 two-bedroom units) above and vehicle parking in a basement (Figures 2-9). In addition to the proposed project, a project variant, which would include 7,740 square feet of PDR uses instead of retail, is also analyzed in this Initial Study-Community Plan Evaluation. Under the project variant, the proposed ground-floor retail would be replaced with PDR space. All other aspects of the proposed project remain the same under the project variant (see Table 1). The proposed project and project variant would include 3,200 sf of common open space on the second floor and a 4,800 sf roof deck. The residential lobby entrance would be located on Bryant Street and basement vehicle parking entry would be located on 19th Street. The proposed project and project variant would include 60 Class 1 bicycle parking spaces on the ground floor, three Class 2 bicycle parking spaces along 19th Street, and 26 vehicle parking spaces in the basement.¹ The proposed project and project variant would remove an existing curb cut on Bryant Street and would retain an existing 10-foot curb cut off of 19th Street that would be used for the proposed garage entrance. Construction of the project and project variant would require approximately 8,533 cubic yards of excavation to a depth of approximately 15 feet and would last approximately 18 months. The proposed project and project variant would be built upon a mat-slab foundation with a series of inter-connected, reinforced concrete footings.

¹ Section 155.1(a) of the planning code defines class 1 bicycle spaces as "spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees" and defines class 2 bicycle spaces as "spaces located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use."

Table 1: Proposed Project and Project Variant Comparison

	Proposed Project	Project Variant
Building height	68 feet	68 feet
Units	60	60
Retail	7,740 sf	0
PDR	0	7,740 sf
Car parking	26 spaces	26 spaces
Bike Parking	100 spaces	100 spaces
Roof top open space	4,800 sf	4,800 sf

The proposed 2750 19th Street project would require the following approvals:

Actions by the Planning Commission

- Large Project Authorization (LPA)

Actions by Other Agencies

- Demolition Permit (Department of Building Inspection)
- Site/Building Permit (Department of Building Inspection)
- Maher Program compliance (Department of Public Health)

The granting of the Large Project Authorization (LPA) shall be the Approval Action for the proposed project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

EVALUATION OF ENVIRONMENTAL EFFECTS

This initial study evaluates whether the environmental impacts of the proposed project are addressed in the programmatic environmental impact report for the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods PEIR).² The initial study considers whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Eastern Neighborhoods PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts, if any, will be evaluated in a project-specific, focused mitigated negative declaration or environmental impact report. If no such impacts are identified, no additional environmental review shall be required for the project beyond that provided in the Eastern

² San Francisco Planning Department, Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (PEIR), Planning Department Case No. 2004.0160E, State Clearinghouse No. 2005032048, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

Neighborhoods PEIR and this project-specific initial study in accordance with CEQA section 21083.3 and CEQA Guidelines section 15183.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are provided under the Mitigation Measures section at the end of this checklist.

The Eastern Neighborhoods PEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to land use, transportation, and cultural resources. Mitigation measures were identified for the above impacts and reduced all impacts to less-than-significant except for those related to land use (cumulative impacts on Production, Distribution, and Repair (PDR) use), transportation (program-level and cumulative traffic impacts at nine intersections; program-level and cumulative transit impacts on seven Muni lines), cultural resources (cumulative impacts from demolition of historical resources), and shadow (program-level impacts on parks).

The proposed project would include construction of a 68-foot-tall mixed use residential building with retail space on the ground floor. As discussed below in this initial study, the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods PEIR.

FIGURE 1. PROJECT VICINITY

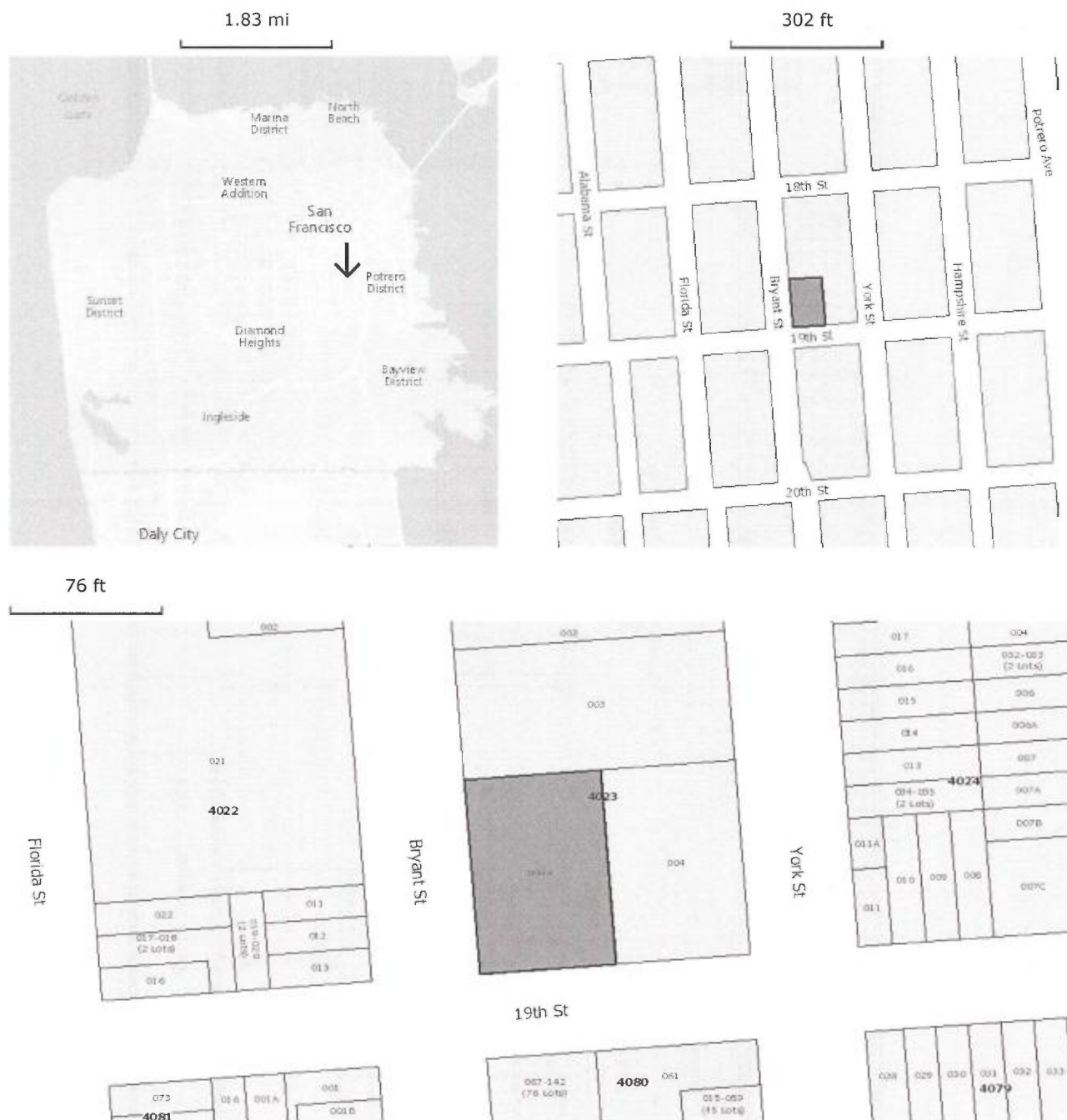


FIGURE 2. PROPOSED BASEMENT LEVEL (PROJECT & PROJECT VARIANT)

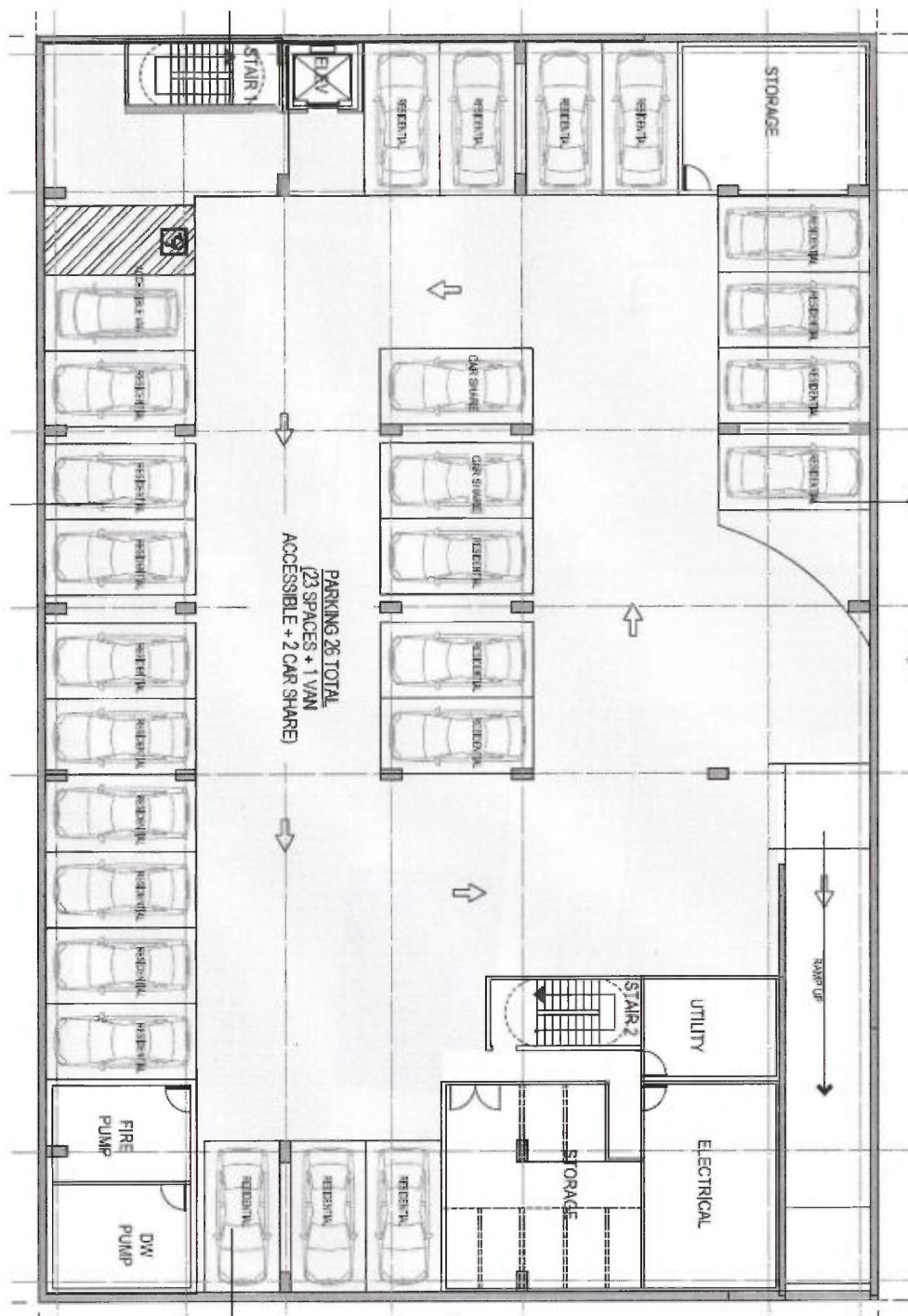


FIGURE 3: PROPOSED GROUND FLOOR (PROPOSED PROJECT)

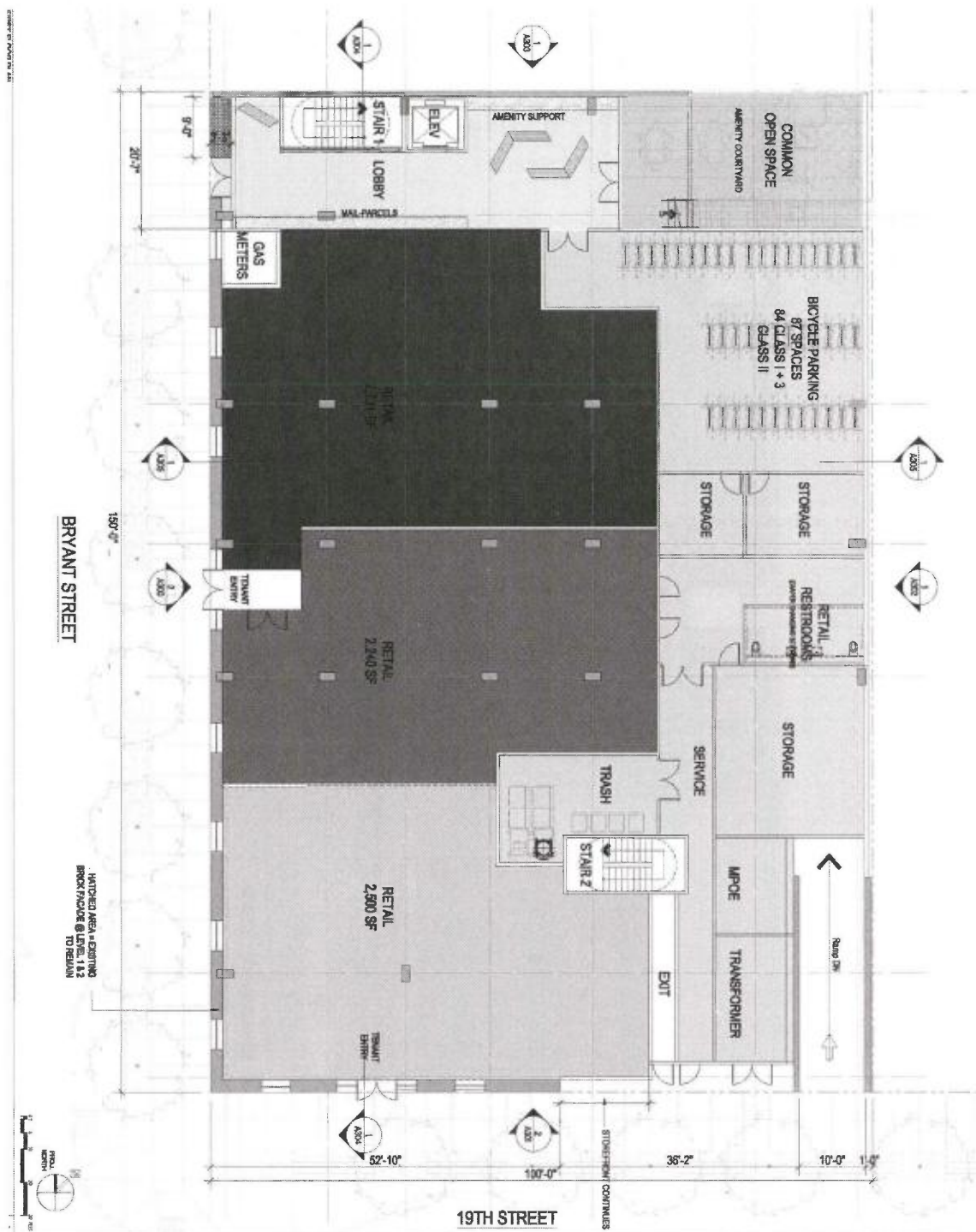
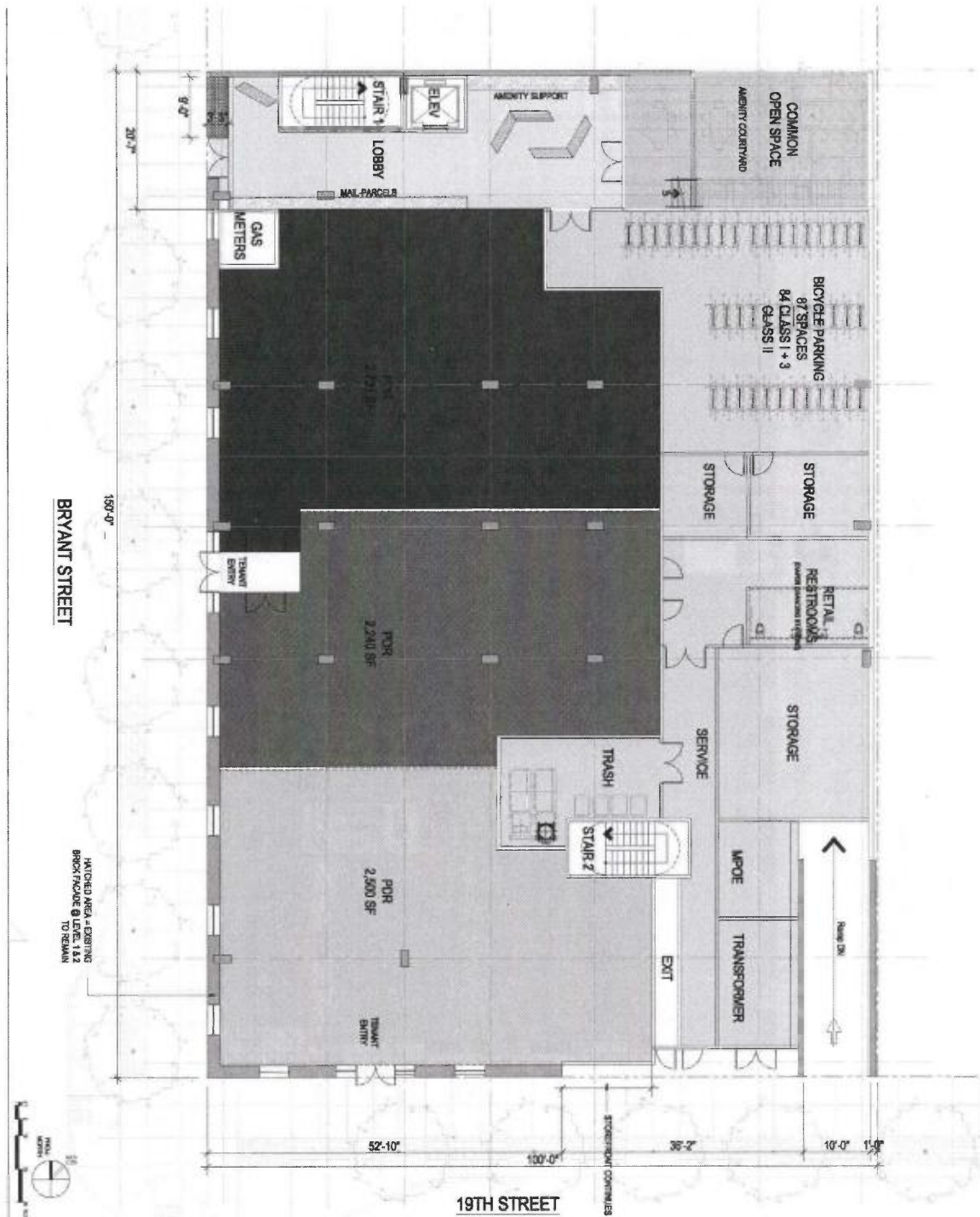


FIGURE 4: PROPOSED GROUND FLOOR (PROJECT VARIANT)



Architectural floor plan of Level 2, showing a central corridor, common open space, and various rooms. The plan includes dimensions, room labels, and a dashed area indicating existing brick facade.

Dimensions:

- Overall width: 72'-5"
- Overall height: 27'-4"
- Overall length: 150'-0"
- Overall width (bottom): 100'-0"
- Overall length (bottom): 52'-10" (existing brick extents)

Room Labels and Features:

- COMMON OPEN SPACE:** Located on the right side of the plan.
- CORRIDOR:** A central horizontal corridor.
- LOBBY:** Located at the top left, near the "STAR 1" entrance.
- STAR 1:** Entrance at the top left.
- STAR 2:** Entrance at the bottom right.
- ELEV:** Elevator locations.
- OPASH:** Located near the "STAR 2" entrance.
- ELEC:** Electrical rooms.
- DU (Type 2B):** Various utility rooms with square footages (e.g., 557 SF, 715 SF, 1008 SF, 696 SF, 625 SF, 948 SF, 1005 SF, 715 SF, 1005 SF, 715 SF).
- ASH:** Ash storage areas.
- OPEN:** Open areas at the top right.

Legend:

- DASHED AREA = EXISTING BRICK FACADE @ LEVEL 2 (BRICK FACADE TO REMAIN)

North Arrow: Indicated by a circle with an arrow pointing towards the top right.

FIGURE 6: PROPOSED THIRD THROUGH SIXTH FLOORS (PROJECT AND PROJECT VARIANT)

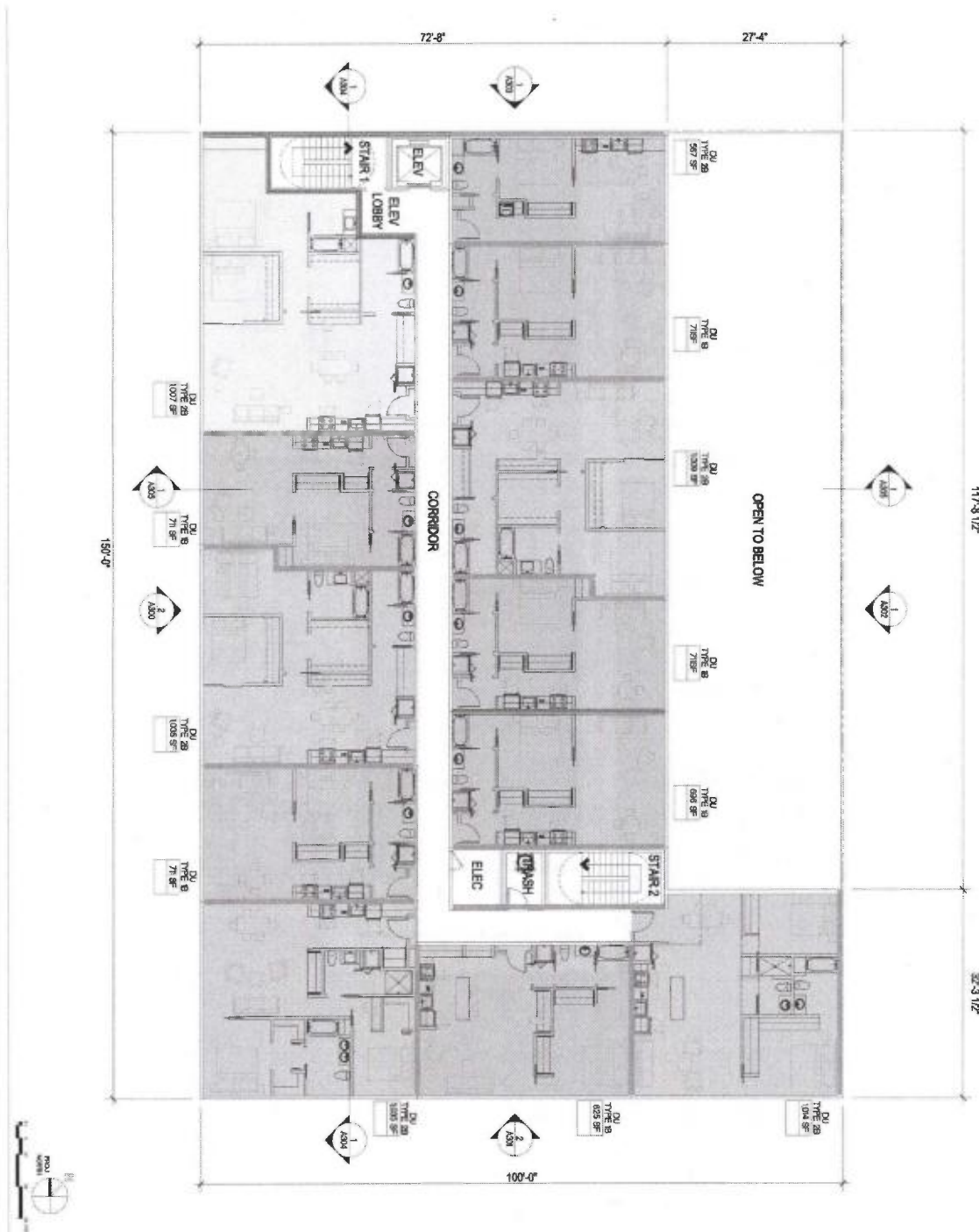


FIGURE 7. PROPOSED ROOF (PROJECT AND PROJECT VARIANT)

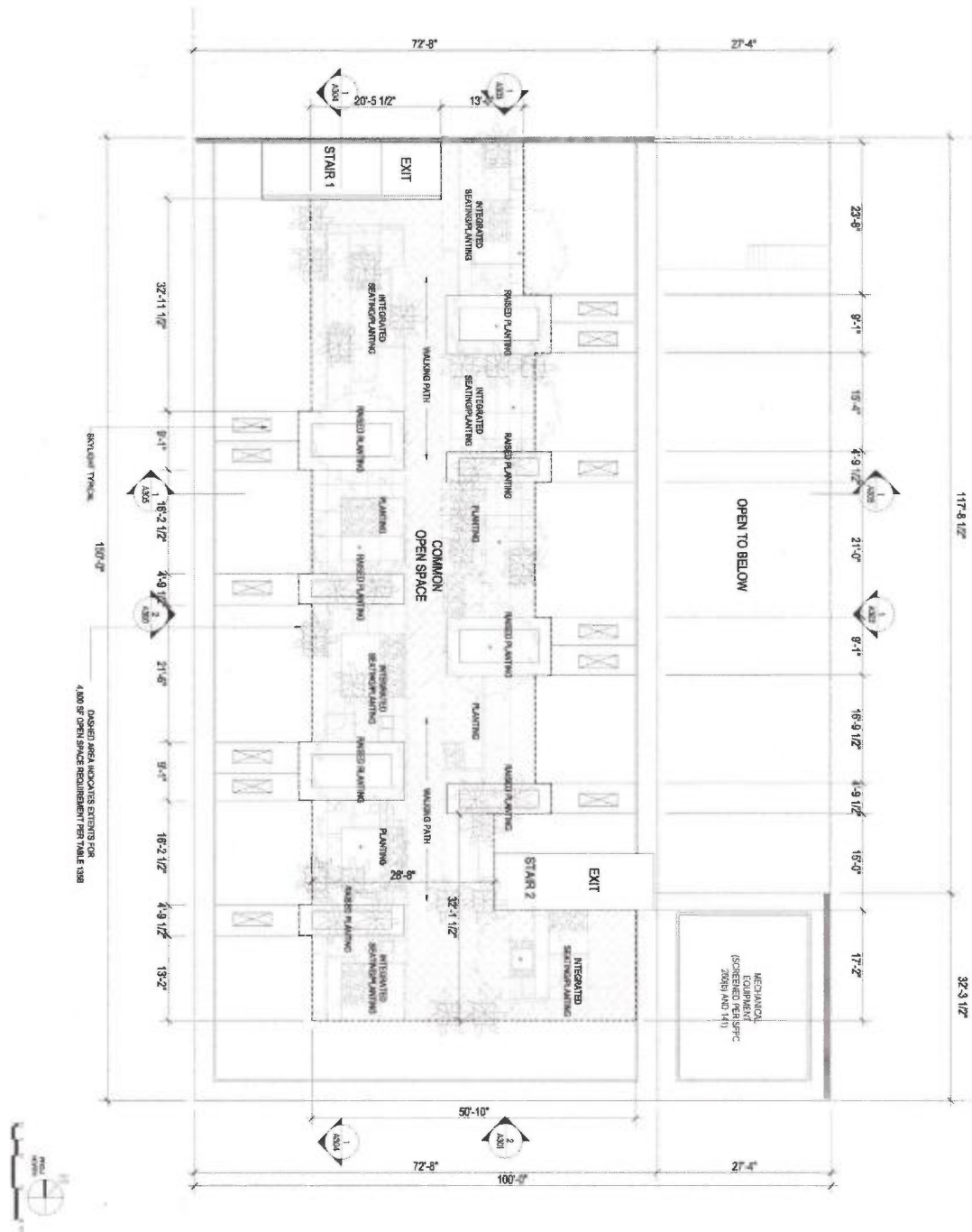
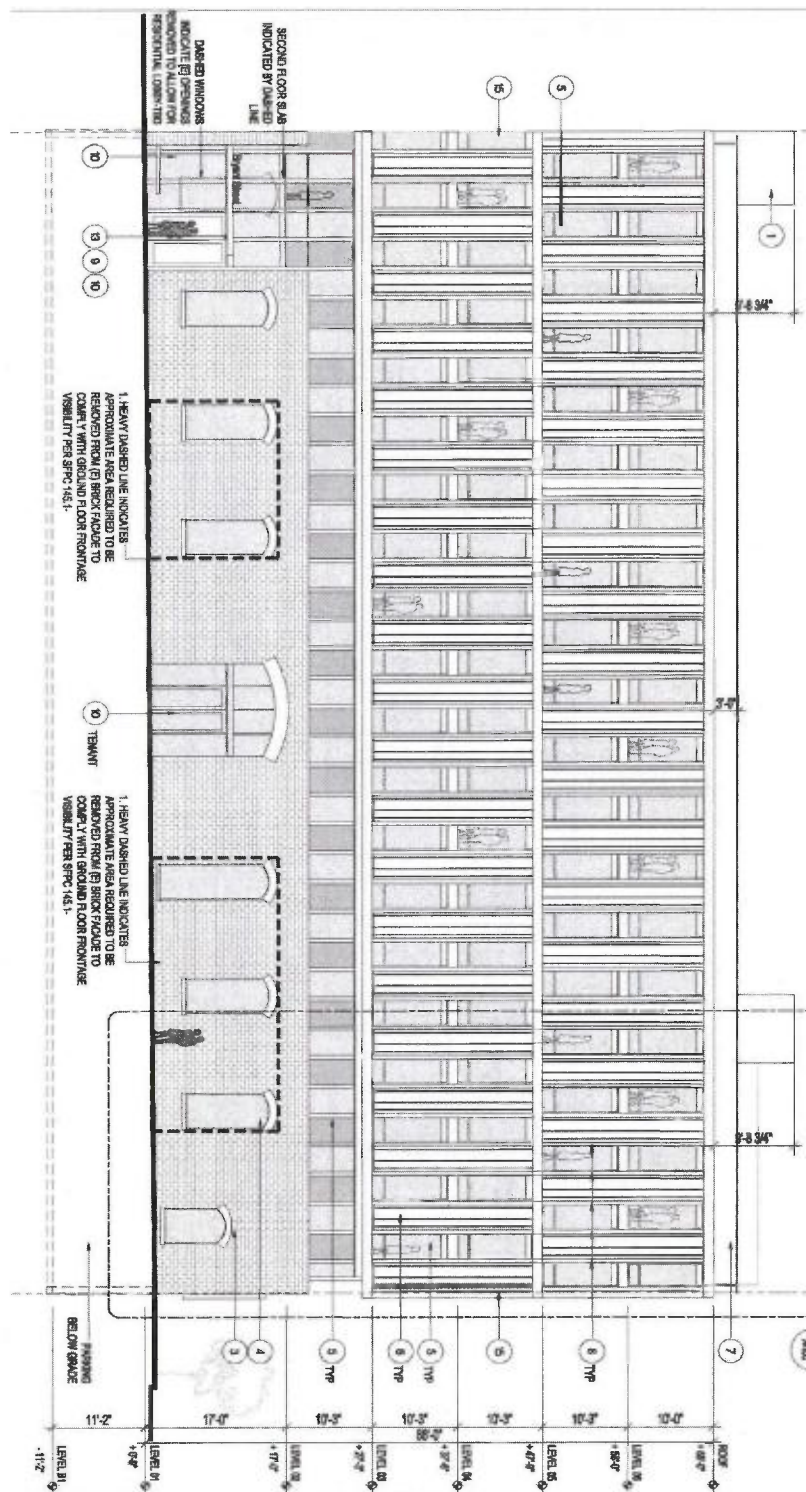


FIGURE 8. PROPOSED WEST ELEVATION (BRYANT STREET—PROJECT AND PROJECT VARIANT))



CHANGES IN THE REGULATORY ENVIRONMENT

Since the certification of the Eastern Neighborhoods PEIR in 2008, several new policies, regulations, statutes, and funding measures have been adopted, passed, or are underway that affect the physical environment and/or environmental review methodology for projects in the Eastern Neighborhoods plan areas. As discussed in each topic area referenced below, these policies, regulations, statutes, and funding measures have implemented or will implement mitigation measures or further reduce less-than-significant impacts identified in the PEIR. These include:

- State legislation amending CEQA to eliminate consideration of aesthetics and parking impacts for infill projects in transit priority areas, effective January 2014.
- State legislation amending CEQA and San Francisco Planning Commission resolution replacing level of service (LOS) analysis of automobile delay with vehicle miles traveled (VMT) analysis, effective March 2016 (see “CEQA Section 21099” heading below).
- The adoption of 2016 interim controls in the Mission District requiring additional information and analysis regarding housing affordability, displacement, loss of PDR and other analyses, effective January 14, 2016 through January 14, 2018.
- San Francisco Bicycle Plan update adoption in June 2009, Better Streets Plan adoption in 2010, Transit Effectiveness Project (aka “Muni Forward”) adoption in March 2014, Vision Zero adoption by various City agencies in 2014, Proposition A and B passage in November 2014, and the Transportation Sustainability Program (see initial study Transportation section).
- San Francisco ordinance establishing Noise Regulations Related to Residential Uses near Places of Entertainment effective June 2015 (see initial study Noise section).
- San Francisco ordinances establishing Construction Dust Control, effective July 2008, and Enhanced Ventilation Required for Urban Infill Sensitive Use Developments, amended December 2014 (see initial study Air Quality section).
- San Francisco Clean and Safe Parks Bond passage in November 2012 and San Francisco Recreation and Open Space Element of the General Plan adoption in April 2014 (see initial study Recreation section).
- Urban Water Management Plan adoption in 2011 and Sewer System Improvement Program process (see initial study Utilities and Service Systems section).
- Article 22A of the Health Code amendments effective August 2013 (see initial study Hazardous Materials section).

Aesthetics and Parking

In accordance with CEQA Section 21099 – Modernization of Transportation Analysis for Transit Oriented Projects – aesthetics and parking shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project meets all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project and the project variant meets each of the above three criteria and thus, this checklist does not consider aesthetics or parking in determining the significance of project impacts under CEQA.³ Project elevations are included in the project description.

Automobile Delay and Vehicle Miles Traveled

In addition, CEQA Section 21099(b)(1) requires that the State Office of Planning and Research (OPR) develop revisions to the CEQA Guidelines establishing criteria for determining the significance of transportation impacts of projects that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” CEQA Section 21099(b)(2) states that upon certification of the revised guidelines for determining transportation impacts pursuant to Section 21099(b)(1), automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment under CEQA.

In January 2016, OPR published for public review and comment a *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*⁴ recommending that transportation impacts for projects be measured using a vehicle miles traveled (VMT) metric. On March 3, 2016, in anticipation of the future certification of the revised CEQA Guidelines, the San Francisco Planning Commission adopted OPR’s recommendation to use the VMT metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). (Note: the VMT metric does not apply to the analysis of project impacts on non-automobile modes of travel such as transit, walking, and bicycling.) Therefore, impacts and mitigation measures from the Eastern Neighborhoods PEIR associated with automobile delay are not discussed in this checklist, including PEIR Mitigation Measures E-1: Traffic Signal Installation, E-2: Intelligent Traffic Management, E-3: Enhanced Funding, and E-4: Intelligent Traffic Management. Instead, a VMT analysis is provided in the Transportation section.

³ San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 2750 19th Street, September 8, 2017. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.0999E.

⁴ This document is available online at: https://www.opr.ca.gov/s_sb743.php.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
1. LAND USE AND LAND USE PLANNING—Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR analyzed a range of potential rezoning options and considered the effects of losing between approximately 520,000 to 4,930,000 square feet of PDR space in the plan area throughout the lifetime of the plan (year 2025). This was compared to an estimated loss of approximately 4,620,000 square feet of PDR space in the plan area under the No Project scenario. Within the Mission subarea, the Eastern Neighborhoods PEIR considered the effects of losing up to approximately 3,370,000 square feet of PDR space through the year 2025. The Eastern Neighborhoods PEIR determined that adoption of the rezoning and area plans would result in an unavoidable significant impact on land use due to the cumulative loss of PDR space. This impact was addressed in a *statement of overriding considerations* with CEQA findings and adopted as part of the Eastern Neighborhoods Rezoning and Areas Plans approval on January 19, 2009.

The proposed project would include 7,740 square feet of ground-floor retail. The project variant would include 7,740 square feet of ground-floor PDR uses. The proposed project would result in the net a loss of approximately 11,000 square feet of PDR building space. The project variant would result in a net loss of 3,260 square feet of PDR building space. The loss of 11,000 square feet under the proposed project represents approximately 0.3 percent of the 3,370,000 square feet of PDR loss identified in the PEIR in the Mission, and thus would not contribute considerably to the significant cumulative land use impact related to loss of PDR uses that was identified in the Eastern Neighborhoods PEIR. Similar to the proposed project, the proposed net loss of 3,260 square feet of PDR uses under the project variant would not contribute considerably to the significant cumulative land use impact related to loss of PDR uses that was identified in the Eastern Neighborhoods PEIR.

The project site is located in the UMU District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area, and the proposed project is consistent with the development density established for the site under the Eastern Neighborhoods Rezoning and Area Plans. As stated above, the PEIR acknowledges that the loss of PDR space resulting from development under the adopted rezoning and area plans would have a significant and unavoidable cumulative impact on land use. The proposed loss of up to 11,000 square feet of existing PDR uses would not result in new or more severe impacts than were disclosed in the PEIR. As such, the project's and project variant's contribution to this cumulative impact does not require any additional environmental review beyond that provided in the Eastern Neighborhoods PEIR and this project-specific initial study.

The Eastern Neighborhoods PEIR determined that implementation of the area plans would not create any new physical barriers in the Eastern Neighborhoods because the rezoning and area plans do not provide for any new major roadways, such as freeways that would disrupt or divide the plan area or individual neighborhoods or subareas.

The Citywide Planning and Current Planning divisions of the planning department have determined that the proposed project and project variant are permitted in the UMU District and are consistent with height, bulk, density, and land use envisioned in the Mission Area Plan. The proposed project includes 60 dwelling units, 50 percent of which are two-bedrooms units, which is consistent with Objective 1.2, which calls for maximizing development potential in keeping with neighborhood character, and Objective 2.3, which calls for development to satisfy and array of housing needs.^{5,6}

Because the proposed project and project variant are consistent with the development density established in the Eastern Neighborhoods Rezoning and Area Plans, implementation of the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to land use and land use planning, and no mitigation measures are necessary.

Topics:	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
2. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

One of the objectives of the Eastern Neighborhoods area plans is to identify appropriate locations for housing in the City's industrially zoned land to meet the citywide demand for additional housing. The PEIR assessed how the rezoning actions would affect housing supply and location options for businesses in the Eastern Neighborhoods and compared these outcomes to what would otherwise be expected without the rezoning, assuming a continuation of development trends and ad hoc land use changes (such as allowing housing within industrial zones through conditional use authorization on a case-by-case basis, site-specific rezoning to permit housing, and other similar case-by-case approaches). The PEIR

⁵ Steve Wertheim, San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 2750 19th Street, March 23, 2017.

⁶ Jeff Joslin, San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 2750 19th Street, February 22, 2016.

concluded that adoption of the rezoning and area plans: “would induce substantial growth and concentration of population in San Francisco.” The PEIR states that the increase in population expected to occur as a result of the proposed rezoning and adoption of the area plans would not, in itself, result in adverse physical effects, and would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City’s transit first policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the area plan neighborhoods. The Eastern Neighborhoods PEIR determined that the anticipated increase in population and density would not directly result in significant adverse physical effects on the environment. However, the PEIR identified significant cumulative impacts on the physical environment that would result indirectly from growth afforded under the rezoning and area plans, including impacts on land use, transportation, air quality, and noise. The PEIR contains detailed analyses of these secondary effects under each of the relevant resource topics, and identifies mitigation measures to address significant impacts where feasible.

The PEIR determined that implementation of the rezoning and area plans would not have a significant impact from the direct displacement of existing residents, and that each of the rezoning options considered in the PEIR would result in less displacement as a result of unmet housing demand than would be expected under the No-Project scenario because the addition of new housing would provide some relief to housing market pressure without directly displacing existing residents. However, the PEIR also noted that residential displacement is not solely a function of housing supply, and that adoption of the rezoning and area plans could result in indirect, secondary effects on neighborhood character through gentrification that could displace some residents. The PEIR discloses that the rezoned districts could transition to higher-value housing, which could result in gentrification and displacement of lower-income households, and states moreover that lower-income residents of the Eastern Neighborhoods, who also disproportionately live in crowded conditions and in rental units, are among the most vulnerable to displacement resulting from neighborhood change.

Pursuant to CEQA Guidelines 15131 and 15064(e), economic and social effects such as gentrification and displacement are only considered under CEQA where these effects would cause substantial adverse physical impacts on the environment. Only where economic or social effects have resulted in adverse physical changes in the environment, such as “blight” or “urban decay” have courts upheld environmental analysis that consider such effects. But without such a connection to an adverse physical change, consideration of social or economic impacts “shall not be considered a significant effect” per CEQA Guidelines 15382. While the Eastern Neighborhoods PEIR disclosed that adoption of the Eastern Neighborhoods Rezoning and Area Plans could contribute to gentrification and displacement, it did not determine that these potential socio-economic effects would result in significant adverse physical impacts on the environment.

The proposed project includes 60 dwelling units and approximately 7,740 square feet of retail space, which would result in approximately 165 new residents and 21 daily retail employees.⁷ The project variant would result in approximately 165 new residents and 27 new daily employees.⁸ These direct

⁷ New residents were estimated by multiplying the average household size for Census Tract 228 by the number of total units. New employees were estimated based upon retail square footage and the SF Planning Department’s *Transportation Impact Analysis Guidelines* for employees per square foot of retail.

⁸ New employees were estimated based upon PDR square footage and the SF Planning Department’s *Transportation Impact Analysis Guidelines* for employees per square foot of PDR use.

effects of the proposed project and project variant on population and housing would not result in new or substantially more severe significant impacts on the physical environment beyond those identified in the Eastern Neighborhoods PEIR. The project's contribution to indirect effects on the physical environment attributable to population growth are evaluated in this initial study under land use, transportation and circulation, noise, air quality, greenhouse gas emissions, recreation, utilities and service systems, and public services.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
3. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Historic Architectural Resources

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Eastern Neighborhoods PEIR determined that future development facilitated through the changes in use districts and height limits under the Eastern Neighborhoods Area Plans could have substantial adverse changes on the significance of both individual historical resources and on historical districts within the Plan Areas. The PEIR determined that approximately 32 percent of the known or potential historical resources in the Plan Areas could potentially be affected under the preferred alternative. The Eastern Neighborhoods PEIR found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

A Historic Resource Evaluation (HRE) was prepared for the proposed project.⁹ The project site contains three related industrial buildings, including the main one-story heavy timber-frame brick industrial building at the corner (built in 1880), a one-story frame building clad in horizontal rustic siding located

⁹ Johanna Street, Historic Resource Evaluation Part I: Significance Evaluation 2750 19th Street San Francisco, August 21, 2017.

east of the main building (built sometime between 1905 and 1914), and a one-story flat roofed frame building with recessed loading dock at the rear of the parcel (built sometime between 1905 and 1914). The main building was constructed as a warehouse for the Golden Gate Woolen Manufacturing Company, which operated the Golden Gate Woolen Mill, across 19th Street from the subject property and which occupied the entire block between 19th and 20th streets and Bryant and York streets. The Golden Gate Woolen Manufacturing Company was an early and significant contributor to the development of industrial employment, Chinese labor, and the Mission District. The subject property was used the warehouse for the mill. Of greater significance is the extant former mill building across the street at 2101 Bryant Street. The subject site included a significant "Chinese Quarters," which housed the mill's Chinese workers, but this building was demolished sometime between 1905 and 1908. The owner of the mill, Donald McLennan, was an important entrepreneur of the wool industry on the West Coast; however, the legacy of McLennan is embodied in the extant mill building across the street. The subject property is an early example of heavy timber-frame industrial architecture; however, the removal of the top floor in 1965 due to fire damage has compromised the building's integrity to an extent that it would not qualify individually for listing in the California Register of Historic Resources. The subject property is located within the boundaries of the previously-identified Northeast Mission Showplace Square Industrial Employment District, which was not adopted by the Historic Preservation Commission due to insufficient evidence to support a finding of eligibility. As part of that survey, the subject property received a California Historical Resource Status Code rating of 6L (ineligible for local listing or designation through local government review process).

Through the review of the HRE and related Planning Department records, the Department has determined that the subject property is not eligible for listing in the California Register under any criteria individually or as part of an historic district.¹⁰ Therefore, the proposed project would not contribute to the significant historic resource impact identified in the Eastern Neighborhoods PEIR, and no historic resource mitigation measures would apply to the proposed project or the project variant.

For these reasons, the proposed project would not result in significant impacts on historic architectural resources that were not identified in the Eastern Neighborhoods PEIR.

Archeological Resources

The Eastern Neighborhoods PEIR determined that implementation of the Area Plan could result in significant impacts on archeological resources and identified three mitigation measures that would reduce these potential impacts to a less than significant level. Eastern Neighborhoods PEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

¹⁰ SF Planning, Preservation Team Review Form 2750 19th Street, August 24, 2017.

As the project site is located in an area for which no previous archeological studies have been completed, Mitigation Measure J-2 applies to the proposed project and the project variant. As the proposed project and project variant include 15,000 sf of soil disturbance and excavation to a depth of up to 15 feet, a Preliminary Archeological Review was performed for the proposed project and project variant. Based on the reasonable potential that archeological resources may be present within the project site, **Project Mitigation Measure 1: Archeological Resources** shall apply to the proposed project and project variant to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources.¹¹ The full text of Project Mitigation Measure 1: Archeological Resources can be found in the "Mitigation Measures" section, below.

For these reasons, the proposed project and project variant would not result in significant impacts on archeological resources that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
4. TRANSPORTATION AND CIRCULATION—Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹¹ Sf Planning Department Email, Preliminary Archeological Review 2750 19th Street, June 24, 2016.

The Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes would not result in significant impacts related to pedestrians, bicyclists, loading, or construction traffic. The PEIR states that in general, the analyses of pedestrian, bicycle, loading, emergency access, and construction transportation impacts are specific to individual development projects, and that project-specific analyses would need to be conducted for future development projects under the Eastern Neighborhoods Rezoning and Area Plans.

Accordingly, the planning department conducted project-level analysis of the pedestrian, bicycle, loading, and construction transportation impacts of the proposed project and project variant.¹² Based on this project-level review, the department determined that the proposed project and project variant would not have significant impacts that are peculiar to the project or the project site.

The Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes could result in significant impacts on transit ridership, and identified seven transportation mitigation measures, which are described further below in the Transit sub-section. Even with mitigation, however, it was anticipated that the significant adverse cumulative impacts on transit lines could not be reduced to a less than significant level. Thus, these impacts were found to be significant and unavoidable.

As discussed above under “Automobile Delay and Vehicle Miles Travelled”, in response to state legislation that called for removing automobile delay from CEQA analysis, the Planning Commission adopted resolution 19579 replacing automobile delay with a VMT metric for analyzing transportation impacts of a project. Therefore, impacts and mitigation measures from the Eastern Neighborhoods PEIR associated with automobile delay are not discussed in this checklist.

The Eastern Neighborhoods PEIR did not evaluate vehicle miles traveled or the potential for induced automobile travel. The VMT Analysis presented below evaluate the project’s transportation effects using the VMT metric.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, the Initial Study Checklist topic 4c is not applicable.

Vehicle Miles Traveled (VMT) Analysis

Many factors affect travel behavior. These factors include density, diversity of land uses, design of the transportation network, access to regional destinations, distance to high-quality transit, development scale, demographics, and transportation demand management. Typically, low-density development at great distance from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where a higher density, mix of land uses, and travel options other than private vehicles are available.

Given these travel behavior factors, San Francisco has a lower VMT ratio than the nine-county San Francisco Bay Area region. In addition, some areas of the City have lower VMT ratios than other areas of the City. These areas of the City can be expressed geographically through transportation analysis zones. Transportation analysis zones are used in transportation planning models for transportation analysis and other planning purposes. The zones vary in size from single city blocks in the downtown core, multiple blocks in outer neighborhoods, to even larger zones in historically industrial areas like the Hunters Point Shipyard.

¹² SF Planning, Transportation Study Determination 2750 19th Street, June 23, 2016.

The San Francisco County Transportation Authority (Transportation Authority) uses the San Francisco Chained Activity Model Process (SF-CHAMP) to estimate VMT by private automobiles and taxis for different land use types. Travel behavior in SF-CHAMP is calibrated based on observed behavior from the California Household Travel Survey 2010-2012, Census data regarding automobile ownership rates and county-to-county worker flows, and observed vehicle counts and transit boardings. SF-CHAMP uses a synthetic population, which is a set of individual actors that represents the Bay Area's actual population, who make simulated travel decisions for a complete day. The Transportation Authority uses tour-based analysis for office and residential uses, which examines the entire chain of trips over the course of a day, not just trips to and from the project. For retail uses, the Transportation Authority uses trip-based analysis, which counts VMT from individual trips to and from the project (as opposed to entire chain of trips). A trip-based approach, as opposed to a tour-based approach, is necessary for retail projects because a tour is likely to consist of trips stopping in multiple locations, and the summarizing of tour VMT to each location would over-estimate VMT.^{13,14}

The proposed project includes 60 residential units and 7,740 square feet of retail uses. For residential development, the existing regional average daily VMT per capita is 17.2.¹⁵ For retail development, regional average daily retail VMT per employee is 14.9.¹⁶ The project variant includes 60 residential units and 7,740-sf of PDR uses. For the purposes of transportation analysis, PDR uses are treated as office development. For office development, the regional average daily work-related VMT per employee is 19.1. Average regional daily VMT for all three land uses is projected to decrease in future 2040 cumulative conditions. Refer to Table 1: Daily Vehicle Miles Traveled, which includes the transportation analysis zone in which the project site is located, 538.

¹³ To state another way: a tour-based assessment of VMT at a retail site would consider the VMT for all trips in the tour, for any tour with a stop at the retail site. If a single tour stops at two retail locations, for example, a coffee shop on the way to work and a restaurant on the way back home, then both retail locations would be allotted the total tour VMT. A trip-based approach allows us to apportion all retail-related VMT to retail sites without double-counting.

¹⁴ San Francisco Planning Department, Executive Summary: Resolution Modifying Transportation Impact Analysis, Appendix F, Attachment A, March 3, 2016.

¹⁵ Includes the VMT generated by the households in the development and averaged across the household population to determine VMT per capita.

¹⁶ Retail travel is not explicitly captured in SF-CHAMP, rather, there is a generic "Other" purpose which includes retail shopping, medical appointments, visiting friends or family, and all other non-work, non-school tours. The retail efficiency metric captures all of the "Other" purpose travel generated by Bay Area households. The denominator of employment (including retail; cultural, institutional, and educational; and medical employment; school enrollment, and number of households) represents the size, or attraction, of the zone for this type of "Other" purpose travel.

Table 1 Daily Vehicle Miles Traveled

<u>Land Use</u>	<u>Existing</u>			<u>Cumulative 2040</u>		
	<u>Bay Area Regional Average</u>	<u>Bay Area Regional Average minus 15%</u>	<u>TAZ 538</u>	<u>Bay Area Regional Average</u>	<u>Bay Area Regional Average minus 15%</u>	<u>TAZ 538</u>
Households (Residential)	17.2	14.6	5.3	16.1	13.7	4.6
Employment (Retail)	14.9	12.6	9.8	14.6	12.4	10.0
Project Variant Employment (PDR)	19.1	16.2	9.6	17.0	14.5	8.5

A project would have a significant effect on the environment if it would cause substantial additional VMT. The State Office of Planning and Research's (OPR) *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA* ("proposed transportation impact guidelines") recommends screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (Map-Based Screening, Small Projects, and Proximity to Transit Stations), then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-Based Screening is used to determine if a project site is located within a transportation analysis zone that exhibits low levels of VMT; Small Projects are projects that would generate fewer than 100 vehicle trips per day; and the Proximity to Transit Stations criterion includes projects that are within a half mile of an existing major transit stop, have a floor area ratio of greater than or equal to 0.75, vehicle parking that is less than or equal to that required or allowed by the Planning Code without conditional use authorization, and are consistent with the applicable Sustainable Communities Strategy.

The proposed project would include 60 dwelling units and ground-floor retail space. Existing average VMT per capita for the transportation analysis zone (TAZ) in which the project site is located (538) is 5.3. This is 69 percent below the existing regional average daily VMT capita of 17.2. Future 2040 average daily VMT per capita for TAZ 538 is 4.6. This is 71 percent below the future 2040 regional average VMT per capita of 16.1. Existing average daily VMT per retail employee for TAZ 538 is 9.8. This is 34 percent below the existing regional average VMT per retail employee of 14.9. Future 2040 average VMT per retail employee is 10.0 for TAZ 538. This is 31 percent below the future 2040 regional average daily VMT per retail employee of 14.6.¹⁷

The project variant includes 60 dwelling units and PDR space at the ground floor. For the purposes of transportation analysis, PDR uses are treated as office uses. Existing average daily VMT per office employee for TAZ 538 is 9.6. This is 46 percent below the existing regional average daily VMT of 19.1. Future 2040 average daily VMT for office uses for TAZ 538 is 8.5. This is 50 percent below the future 2040

¹⁷ San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 2750 19th Street, September 8, 2017.

regional average office VMT of 17.0. Therefore, the proposed project and project variant would not cause substantial additional VMT and the impact would be less-than-significant.

Trip Generation

The proposed project would include 60 residential units and approximately 7,740 square feet of retail on the ground floor. The project variant would include 60 residential units and approximately 7,740 square feet of PDR uses on the ground floor. The project and project variant would also include 26 vehicle parking spaces and 60 Class 1 bicycle parking spaces in a basement level, as well as three Class 2 parking spaces along 19th Street.

Localized trip generation of the proposed project was calculated for the proposed project and the project variant using a trip-based analysis and information in the *2002 Transportation Impacts Analysis Guidelines for Environmental Review* (SF Guidelines) developed by the San Francisco Planning Department.¹⁸ The proposed project would generate an estimated 1,646 person trips (inbound and outbound) on a weekday daily basis, consisting of 937 person trips by auto, 310 transit trips, 287 walk trips and 113 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 192 person trips, consisting of 102 person trips by auto (69 vehicle trips accounting for vehicle occupancy data for this census tract), 42 transit trips, 29 walk trips and 18 trips by other modes. The project variant would generate an estimated 660 person trips (inbound and outbound) on a weekday daily basis, consisting of 298 person trips by auto, 200 transit trips, 60 walk trips, and 100 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 102 person trips, consisting of 45 person trips by auto (39 vehicle trips accounting for vehicle occupancy data for this census tract), 32 transit trips, 8 walk trips, and 16 trips by other modes.

Transit

Mitigation Measures E-5 through E-11 in the Eastern Neighborhoods PEIR were adopted as part of the Plan with uncertain feasibility to address significant transit impacts. These measures are not applicable to the proposed project or project variant, as they are plan-level mitigations to be implemented by City and County agencies. In compliance with a portion of Mitigation Measure E-5: Enhanced Transit Funding, the City adopted impact fees for development in Eastern Neighborhoods that goes towards funding transit and complete streets. In addition, San Francisco Board of Supervisors approved amendments to the San Francisco Planning Code, referred to as the Transportation Sustainability Fee (Ordinance 200-154, effective December 25, 2015).¹⁹ The fee updated, expanded, and replaced the prior Transit Impact Development Fee, which is in compliance with portions of Mitigation Measure E-5: Enhanced Transit Funding. The proposed project and the project variant would be subject to the fee. The City is also currently conducting outreach regarding Mitigation Measures E-5: Enhanced Transit Funding and Mitigation Measure E-11: Transportation Demand Management. Both the Transportation Sustainability Fee and the transportation demand management efforts are part of the Transportation Sustainability

¹⁸ San Francisco Planning Department, Transportation Calculations for 2750 19th Street, June 13, 2016 and November 14, 2017. Trip generation estimates were performed for the proposed project with retail on the ground floor (June 13, 2016) and for the proposed project with PDR on the ground floor (November 14, 2017).

¹⁹ Two additional files were created at the Board of Supervisors for TSF regarding hospitals and health services, grandfathering, and additional fees for larger projects: see Board file nos. 151121 and 151257.

Program.²⁰ In compliance with all or portions of Mitigation Measure E-6: Transit Corridor Improvements, Mitigation Measure E-7: Transit Accessibility, Mitigation Measure E-9: Rider Improvements, and Mitigation Measure E-10: Transit Enhancement, the SFMTA is implementing the Transit Effectiveness Project (TEP), which was approved by the SFMTA Board of Directors in March 2014. The TEP (now called Muni Forward) includes system-wide review, evaluation, and recommendations to improve service and increase transportation efficiency. Examples of transit priority and pedestrian safety improvements within the Eastern Neighborhoods Plan area as part of Muni Forward include the 14 Mission Rapid Transit Project, the 22 Fillmore Extension along 16th Street to Mission Bay (expected construction between 2017 and 2020), and the Travel Time Reduction Project on Route 9 San Bruno (initiation in 2015). In addition, Muni Forward includes service improvements to various routes with the Eastern Neighborhoods Plan area; for instance the implemented new Route 55 on 16th Street.

Mitigation Measure E-7 also identifies implementing recommendations of the Bicycle Plan and Better Streets Plan. As part of the San Francisco Bicycle Plan, adopted in 2009, a series of minor, near-term, and long-term bicycle facility improvements are planned within the Eastern Neighborhoods, including along 2nd Street, 5th Street, 17th Street, Townsend Street, Illinois Street, and Cesar Chavez Boulevard. The San Francisco Better Streets Plan, adopted in 2010, describes a vision for the future of San Francisco's pedestrian realm and calls for streets that work for all users. The Better Streets Plan requirements were codified in Section 138.1 of the Planning Code and new projects constructed in the Eastern Neighborhoods Plan area are subject to varying requirements, dependent on project size. Another effort which addresses transit accessibility, Vision Zero, was adopted by various City agencies in 2014. Vision Zero focuses on building better and safer streets through education, evaluation, enforcement, and engineering. The goal is to eliminate all traffic fatalities by 2024. Vision Zero projects within the Eastern Neighborhoods Plan area include pedestrian intersection treatments along Mission Street from 18th to 23rd streets, the Potrero Avenue Streetscape Project from Division to Cesar Chavez streets, and the Howard Street Pilot Project, which includes pedestrian intersection treatments from 4th to 6th streets.

The project site is located within a quarter mile of several local transit lines including Muni lines 8-Bayshore, 9-San Bruno, 9R-San Bruno Rapid, 14X-Mission Express, 27-Bryant, and 33-Ashbury/18th. The proposed project would be expected to generate 310 daily transit trips, including 42 during the p.m. peak hour. The project variant would be expected to generate 200 daily transit trips, including 32 during the p.m. peak hour. Given the wide availability of nearby transit, the addition of 42 or 32 p.m. peak hour transit trips, respectively, would be accommodated by existing capacity. As such, the proposed project and project variant would not result in unacceptable levels of transit service or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service could result.

Each of the rezoning options in the Eastern Neighborhoods PEIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership on Muni lines, with the Preferred Project having significant impacts on seven lines. Of those lines, the project site is located within a quarter-mile of Muni lines 27-Bryant and 33-Ashbury/18th Street.²¹ The proposed project and project variant would not contribute considerably to these conditions as its minor contribution of 42 p.m. and 32 p.m. peak hour transit trips, respectively, would not be a substantial proportion of the overall additional transit volume generated by Eastern Neighborhood projects. The proposed project and project variant would also not

²⁰ <http://tsp.sfplanning.org>

²¹ In the Eastern Neighborhoods PEIR, the Muni bus line 33-Stanyan was one of the lines identified with a significant and unavoidable cumulative impact. The 33-Stanyan route has been altered and is now named 33-Ashbury/18th Street

contribute considerably to 2025 cumulative transit conditions and thus would not result in any significant cumulative transit impacts.

Conclusion

For the above reasons, the proposed project and project variant would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to transportation and circulation and would not contribute considerably to cumulative transportation and circulation impacts that were identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
5. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that implementation of the Eastern Neighborhoods Area Plans and Rezoning would result in significant noise impacts during construction activities and due to conflicts between noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. The Eastern Neighborhoods PEIR also determined that incremental increases in traffic-related noise attributable to implementation of the Eastern Neighborhoods Area Plans and Rezoning would be less than significant. The Eastern Neighborhoods PEIR identified six noise mitigation measures, three of which may be applicable to subsequent

development projects.²² These mitigation measures would reduce noise impacts from construction and noisy land uses to less-than-significant levels.

Construction Noise

Eastern Neighborhoods PEIR Mitigation Measures F-1 and F-2 relate to construction noise. Mitigation Measure F-1 addresses individual projects that include pile-driving, and Mitigation Measure F-2 addresses individual projects that include particularly noisy construction procedures (including pile-driving). The proposed project would not include pile-driving, so Mitigation Measure F-1 would not apply to the proposed project. The proposed project would include construction in close proximity to sensitive receptors (residential units), so Mitigation Measure F-2 would apply to the proposed project and project variant as **Project Mitigation Measure 2: Construction Noise**. For the full text of this mitigation measure, please see the "Mitigation Measures" section below.

In addition, all construction activities for the proposed project (approximately 18 months) would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) (Noise Ordinance). Construction noise is regulated by the Noise Ordinance. The Noise Ordinance requires construction work to be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of Public Works (PW) or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of PW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 18 months, occupants of the nearby properties could be disturbed by construction noise. Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be required to comply with the Noise Ordinance and Eastern Neighborhoods PEIR Mitigation Measures F-2 (Project Mitigation Measure 2: Construction Noise), which would reduce construction noise impacts to a less-than-significant level.

²² Eastern Neighborhoods PEIR Mitigation Measures F-3, F-4, and F-6 address the siting of sensitive land uses in noisy environments. In a decision issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents except where a project or its residents may exacerbate existing environmental hazards (*California Building Industry Association v. Bay Area Air Quality Management District*, December 17, 2015, Case No. S213478. Available at: <http://www.courts.ca.gov/opinions/documents/S213478.PDF>). As noted above, the *Eastern Neighborhoods PEIR* determined that incremental increases in traffic-related noise attributable to implementation of the Eastern Neighborhoods Area Plans and Rezoning would be less than significant, and thus would not exacerbate the existing noise environment. Therefore, Eastern Neighborhoods Mitigation Measures F-3, F-4, and F-6 are not applicable. Nonetheless, for all noise sensitive uses, the general requirements for adequate interior noise levels of Mitigation Measures F-3 and F-4 are met by compliance with the acoustical standards required under the California Building Standards Code (California Code of Regulations Title 24).

Operational Noise

Eastern Neighborhoods PEIR Mitigation Measure F-5 addresses impacts related to individual projects that include uses that would be expected to generate noise levels in excess of ambient noise in the project vicinity. The proposed project includes residential uses and a retail use at the ground floor. Noises related to residential uses and ground-floor retail uses are common and expected in urban areas, and are not anticipated to generate noise in excess of ambient noise in the project vicinity.

The project variant includes 7,740 sf of PDR uses on the ground floor. PDR uses are considered noise-generating uses. Therefore, PEIR Mitigation Measure F-5 applies to the project variant. Pursuant to PEIR Mitigation Measure F-5, an acoustic analysis was prepared to examine the impact of the proposed PDR uses on nearby sensitive receptors (e.g. residential uses).²³ With regard to noise generated from residential or commercial/industrial properties, section 2909(a) and (b) of the Noise Ordinance provides limits of 5 or 8 dBA, respectively, above the ambient noise level at any point outside the property plane for residential and commercial/industrial land uses. Section 2909(d) of the Noise Ordinance limits the permitted noise level inside a residence to 45 dBA between 10 p.m. and 7 a.m. and 50 dBA between 7 a.m. and 10 p.m.²⁴ According to the acoustic analysis, nighttime ambient noise is close to 45 dBA and for brief periods after midnight drops as low as 40 dBA. Noise transmission from PDR spaces to surrounding commercial properties to the north and east would be acoustically separated by buffer spaces created by other building uses and spaces within the proposed project (such as storage, bicycle parking and restrooms). For existing residential and commercial properties across 19th and Bryant streets from the proposed project, the analysis assumed worst-case noise levels of 90 and 100 dBA generated by the proposed PDR uses. The analysis found that the existing brick wall that would be retained as part of the project, the standard 1" insulated glazing on the proposed windows, and weather-sealed exterior doors on both Bryant Street and 19th Street would ensure that noises generated by PDR activities would not exceed San Francisco Police Code limits for noise at nearby sensitive receptors.

The proposed project and project variant would be subject to the following interior noise standards, which are described for informational purposes. The California Building Standards Code (Title 24) establishes uniform noise insulation standards. The Title 24 acoustical requirement for residential structures is incorporated into Section 1207 of the San Francisco Building Code and requires these structures be designed to prevent the intrusion of exterior noise so that the noise level with windows closed, attributable to exterior sources, shall not exceed 45 dBA in any habitable room. Title 24 allows the project sponsor to choose between a prescriptive or performance-based acoustical requirement for non-residential uses. Both compliance methods require wall, floor/ceiling, and window assemblies to meet certain sound transmission class or outdoor-indoor sound transmission class ratings to ensure that adequate interior noise standards are achieved. In compliance with Title 24, DBI would review the final building plans to ensure that the building wall, floor/ceiling, and window assemblies meet Title 24 acoustical requirements. If determined necessary by DBI, a detailed acoustical analysis of the exterior wall and window assemblies may be required.

²³ Papadimos Group, *2750 19th Street Noise Mitigation Measure F-5 Analysis*, November 9, 2017.

²⁴ Federal Highway Administration, *Highway Traffic Noise: Analysis and Abatement Guidance*, 2011, available at: https://www.fhwa.dot.gov/environment/noise/regulations_and_guidance/analysis_and_abatement_guidance/revguidance.pdf. Accessed August 10, 2018.

The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, topic 12e and f from the CEQA Guidelines, Appendix G is not applicable.

For the above reasons, the proposed project and project variant would not result in significant noise impacts that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
6. AIR QUALITY—Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR identified potentially significant air quality impacts resulting from construction activities and impacts to sensitive land uses²⁵ as a result of exposure to elevated levels of diesel particulate matter (DPM) and other toxic air contaminants (TACs). The Eastern Neighborhoods PEIR identified four mitigation measures that would reduce these air quality impacts to less-than-significant levels and stated that with implementation of identified mitigation measures, the Area Plan would be consistent with the Bay Area 2005 Ozone Strategy, the applicable air quality plan at that time. All other air quality impacts were found to be less than significant.

Eastern Neighborhoods PEIR Mitigation Measure G-1 addresses air quality impacts during construction, and PEIR Mitigation Measures G-3 and G-4 address proposed uses that would emit DPM and other TACs.²⁶

²⁵ The Bay Area Air Quality Management District (BAAQMD) considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. BAAQMD, Recommended Methods for Screening and Modeling Local Risks and Hazards, May 2011, page 12.

²⁶ The Eastern Neighborhoods PEIR also includes Mitigation Measure G-2, which has been superseded by Health Code Article 38, as discussed below, and is no longer applicable.

Construction Dust Control

Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality requires individual projects involving construction activities to include dust control measures and to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. In compliance with the Construction Dust Control Ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, street and sidewalk sweeping and other measures.

The regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant. These requirements supersede the dust control provisions of PEIR Mitigation Measure G-1. Therefore, the portion of PEIR Mitigation Measure G-1 Construction Air Quality that addresses dust control is no longer applicable to the proposed project and project variant.

Criteria Air Pollutants

While the Eastern Neighborhoods PEIR determined that at a program-level the Eastern Neighborhoods Rezoning and Area Plans would not result in significant regional air quality impacts, the PEIR states that "Individual development projects undertaken in the future pursuant to the new zoning and area plans would be subject to a significance determination based on the BAAQMD's quantitative thresholds for individual projects."²⁷ The BAAQMD's *CEQA Air Quality Guidelines* (Air Quality Guidelines) provide screening criteria²⁸ for determining whether a project's criteria air pollutant emissions would violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. Pursuant to the Air Quality Guidelines, projects that meet the screening criteria do not have a significant impact related to criteria air pollutants. Criteria air pollutant emissions during construction and operation of the proposed project would meet the Air Quality Guidelines screening criteria. Criteria air pollutant screening criteria for construction and operations of mid-rise buildings such as the proposed project are 240 units and 494 units, respectively, 541,000 sf or 259,000 sf of light industrial (or PDR) uses, respectively, or 10,000 cubic yards of excavation. The proposed project includes 60 residential units and includes 8,553 cubic yards of excavation. Therefore, the project would not have a significant impact related to criteria air pollutants, and a detailed air quality assessment is not required.

The project variant includes 60 residential units and 7,740 square feet of PDR uses on the ground floor. As the criteria pollutant screening criteria for construction and operations of the light industrial (e.g. PDR

²⁷ San Francisco Planning Department, Eastern Neighborhood's Rezoning and Area Plans Final Environmental Impact Report. See page 346. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=4003>. Accessed June 4, 2014.

²⁸ Bay Area Air Quality Management District, CEQA Air Quality Guidelines, updated May 2011. See pp. 3-2 to 3-3.

space) are 541,000 sf and 259,000 sf, respectively, the project variant would not have a significant impact related to air pollutants, and a detailed air quality assessment is not required.

Health Risk

Since certification of the PEIR, San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, amended December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. The Air Pollutant Exposure Zone as defined in Article 38 are areas that, based on modeling of all known air pollutant sources, exceed health protective standards for cumulative PM_{2.5} concentration, cumulative excess cancer risk, and incorporates health vulnerability factors and proximity to freeways. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

The project site is not located within an identified Air Pollutant Exposure Zone. Therefore, the ambient health risk to sensitive receptors from air pollutants is not considered substantial and the remainder of Mitigation Measure G-1 that requires the minimization of construction exhaust emissions is not applicable to the proposed project.

Siting New Sources

The proposed project and project variant would not be expected to generate 100 trucks per day or 40 refrigerated trucks per day. Therefore, Eastern Neighborhoods PEIR Mitigation Measure G-3 is not applicable. In addition, the proposed project and project variant would not include any sources that would emit DPM or other TACs, such as backup diesel generators. Therefore, Eastern Neighborhoods PEIR Mitigation Measure G-4 is not applicable and impacts related to siting new sources of pollutants would be less than significant.

Conclusion

For the above reasons, none of the Eastern Neighborhoods PEIR air quality mitigation measures are applicable to the proposed project and project variant and the project and project variant would not result in significant air quality impacts that were not identified in the PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
7. GREENHOUSE GAS EMISSIONS— Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR assessed the GHG emissions that could result from rezoning of the Mission Area Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO₂E²⁹ per service population,³⁰ respectively. The Eastern Neighborhoods PEIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. No mitigation measures were identified in the PEIR.

The BAAQMD has prepared guidelines and methodologies for analyzing GHGs. These guidelines are consistent with CEQA Guidelines Sections 15064.4 and 15183.5 which address the analysis and determination of significant impacts from a proposed project's GHG emissions and allow for projects that are consistent with an adopted GHG reduction strategy to conclude that the project's GHG impact is less than significant. San Francisco's *Strategies to Address Greenhouse Gas Emissions*³¹ presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's GHG reduction strategy in compliance with the BAAQMD and CEQA guidelines. These GHG reduction actions have resulted in a 23.3 percent reduction in GHG emissions in 2012 compared to 1990 levels,³² exceeding the year 2020 reduction goals outlined in the BAAQMD's *2010 Clean Air Plan*,³³ Executive Order S-3-05³⁴, and Assembly Bill 32 (also known as the Global Warming Solutions Act).^{35,36} In addition, San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals

²⁹ CO₂E, defined as equivalent Carbon Dioxide, is a quantity that describes other greenhouse gases in terms of the amount of Carbon Dioxide that would have an equal global warming potential.

³⁰ Memorandum from Jessica Range to Environmental Planning staff, Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods PEIR and provides an analysis of the emissions using a service population (equivalent of total number of residents and employees) metric.

³¹ San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, November 2010. Available at http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf, accessed March 3, 2016.

³² ICF International, Technical Review of the 2012 Community-wide Inventory for the City and County of San Francisco, January 21, 2015.

³³ Bay Area Air Quality Management District, *Clean Air Plan*, September 2010. Available at <http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans>, accessed March 3, 2016.

³⁴ Office of the Governor, *Executive Order S-3-05*, June 1, 2005. Available at <https://www.gov.ca.gov/news.php?id=1861>, accessed March 3, 2016.

³⁵ California Legislative Information, *Assembly Bill 32*, September 27, 2006. Available at http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf, accessed March 3, 2016.

³⁶ Executive Order S-3-05, Assembly Bill 32, and the Bay Area 2010 Clean Air Plan set a target of reducing GHG emissions to below 1990 levels by year 2020.

established under Executive Orders S-3-05³⁷ and B-30-15.^{38,39} Therefore, projects that are consistent with San Francisco's GHG Reduction Strategy would not result in GHG emissions that would have a significant effect on the environment and would not conflict with state, regional, and local GHG reduction plans and regulations.

The proposed project would increase the intensity of use of the site by adding 60 residential units and retail space to a parcel that currently contains three industrial buildings. The project variant would increase the intensity of use of the site by adding 60 residential units and PDR space to a parcel that currently contains three industrial buildings. Therefore, the proposed project and project variant would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and residential, commercial, and PDR operations that result in an increase in energy use, water use, wastewater treatment, and solid waste disposal. Construction activities would also result in temporary increases in GHG emissions.

The proposed project and project variant would be subject to regulations adopted to reduce GHG emissions as identified in the GHG reduction strategy. As discussed below, compliance with the applicable regulations would reduce the project's GHG emissions related to transportation, energy use, waste disposal, wood burning, and use of refrigerants.

Compliance with the City's Transportation Sustainability Fee, bicycle parking requirements, and car sharing requirements would reduce the proposed project's and project variant's transportation-related emissions. These regulations reduce GHG emissions from single-occupancy vehicles by promoting the use of alternative transportation modes with zero or lower GHG emissions on a per capita basis.

The proposed project and project variant would be required to comply with the energy efficiency requirements of the City's Green Building Code, Stormwater Management Ordinance, Irrigation ordinance, and Energy Conservation Ordinance, which would promote energy and water efficiency, thereby reducing the proposed project's energy-related GHG emissions.⁴⁰ Additionally, the project and project variant would be required to meet the renewable energy criteria of the Green Building Code, further reducing the project's energy-related GHG emissions.

The waste-related emissions of the proposed project and project variant would be reduced through compliance with the City's Recycling and Composting Ordinance, Construction and Demolition Debris Recovery Ordinance, and Green Building Code requirements. These regulations reduce the amount of materials sent to a landfill, reducing GHGs emitted by landfill operations. These regulations also promote

³⁷ Executive Order S-3-05 sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million MTCO₂E); by 2020, reduce emissions to 1990 levels (approximately 427 million MTCO₂E); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million MTCO₂E).

³⁸ Office of the Governor, *Executive Order B-30-15*, April 29, 2015. Available at <https://www.gov.ca.gov/news.php?id=18938>, accessed March 3, 2016. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by the year 2030.

³⁹ San Francisco's GHG reduction goals are codified in Section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

⁴⁰ Compliance with water conservation measures reduce the energy (and GHG emissions) required to convey, pump and treat water required for the project.

reuse of materials, conserving their embodied energy⁴¹ and reducing the energy required to produce new materials.

Compliance with the City's Street Tree Planting requirements would serve to increase carbon sequestration. Other regulations, including those limiting refrigerant emissions and the Wood Burning Fireplace Ordinance would reduce emissions of GHGs and black carbon, respectively. Regulations requiring low-emitting finishes would reduce volatile organic compounds (VOCs).⁴² Thus, the proposed project and project variant were determined to be consistent with San Francisco's GHG reduction strategy.⁴³

Therefore, the proposed project's GHG emissions would not conflict with state, regional, and local GHG reduction plans and regulations. Furthermore, the proposed project and project variant are within the scope of the development evaluated in the PEIR and would not result in impacts associated with GHG emissions beyond those disclosed in the PEIR. For the above reasons, the proposed project and project variant would not result in significant GHG emissions that were not identified in the Eastern Neighborhoods PEIR and no mitigation measures are necessary.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
8. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Wind

Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. Although the proposed 68-foot-tall building would be taller than the immediately adjacent buildings, it would be similar in height to existing buildings in the surrounding area. For the above reasons, the proposed project and project variant are not anticipated to cause significant impacts related to wind that were not identified in the Eastern Neighborhoods PEIR.

⁴¹ Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site.

⁴² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

⁴³ San Francisco Planning Department, Greenhouse Gas Analysis: Compliance Checklist for 2750 19th Street, March 7, 2017.

Shadow

Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under the Eastern Neighborhoods Rezoning and Area Plans, sites surrounding parks could be redeveloped with taller buildings without triggering Section 295 of the Planning Code because certain parks are not subject to Section 295 of the Planning Code (i.e., under jurisdiction of departments other than the Recreation and Parks Department or privately owned). The Eastern Neighborhoods PEIR could not conclude if the rezoning and community plans would result in less-than-significant shadow impacts because the feasibility of complete mitigation for potential new shadow impacts of unknown proposals could not be determined at that time. Therefore, the PEIR determined shadow impacts to be significant and unavoidable. No mitigation measures were identified in the PEIR.

The proposed project and project variant would construct a 68-foot-tall building; therefore, the Planning Department prepared a preliminary shadow fan analysis to determine whether the project would have the potential to cast new shadow on nearby parks.⁴⁴ The shadow fan indicated that the proposed project and project variant would not cast any new shadow on any public open spaces, including Recreation and Parks Department properties subject to Planning Code section 295 and San Francisco Unified School District properties.

The proposed project and project variant would shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows upon streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby property may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project and project variant would not be considered a significant impact under CEQA.

For the above reasons, the proposed project and project variant would not result in significant impacts related to shadow that were not identified in the Eastern Neighborhoods PEIR.

⁴⁴ SF Planning, *Shadow Fan for 2750 19th Street*, September 15, 2017.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
9. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures related to recreational resources were identified in the Eastern Neighborhoods PEIR. However, the PEIR identified Improvement Measure H-1: Support for Upgrades to Existing Recreation Facilities. This improvement measure calls for the City to implement funding mechanisms for an ongoing program to repair, upgrade and adequately maintain park and recreation facilities to ensure the safety of users.

As part of the Eastern Neighborhoods adoption, the City adopted impact fees for development in Eastern Neighborhoods that goes towards funding recreation and open space. Since certification of the PEIR, the voters of San Francisco passed the 2012 San Francisco Clean and Safe Neighborhood Parks Bond providing the Recreation and Parks Department an additional \$195 million to continue capital projects for the renovation and repair of parks, recreation, and open space assets. This funding is being utilized for improvements and expansion to Garfield Square, South Park, Potrero Hill Recreation Center, Warm Water Cove Park, and Pier 70 Parks Shoreline within the Eastern Neighborhoods Plan area. The impact fees and the 2012 San Francisco Clean and Safe Neighborhood Parks Bond are funding measures similar to that described in PEIR Improvement Measure H-1: Support for Upgrades to Existing Recreation Facilities.

An update of the Recreation and Open Space Element (ROSE) of the General Plan was adopted in April 2014. The amended ROSE provides a 20-year vision for open spaces in the City. It includes information and policies about accessing, acquiring, funding, and managing open spaces in San Francisco. The amended ROSE identifies areas within the Eastern Neighborhoods Plan area for acquisition and the locations where new open spaces and open space connections should be built, consistent with PEIR Improvement Measure H-2: Support for New Open Space. Two of these open spaces, Daggett Park and at 17th and Folsom, are both set to open in 2017. In addition, the amended ROSE identifies the role of both the Better Streets Plan (refer to "Transportation" section for description) and the Green Connections Network in open space and recreation. Green Connections are special streets and paths that connect people to parks, open spaces, and the waterfront, while enhancing the ecology of the street environment. Six routes identified within the Green Connections Network cross the Eastern Neighborhoods Plan area: Mission to Peaks (Route 6); Noe Valley to Central Waterfront (Route 8), a portion of which has been

conceptually designed; Tenderloin to Potrero (Route 18); Downtown to Mission Bay (Route 19); Folsom, Mission Creek to McLaren (Route 20); and Shoreline (Route 24).

Furthermore, the Planning Code requires a specified amount of new usable open space (either private or common) for each new residential unit. Some developments are also required to provide privately owned, publicly accessible open spaces. The Planning Code open space requirements would help offset some of the additional open space needs generated by increased residential population to the project area.

As the proposed project and project variant would not degrade recreational facilities and is consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on recreation beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
10. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the PEIR.

Since certification of the PEIR, the San Francisco Public Utilities Commission (SFPUC) adopted the 2010 Urban Water Management Plan (UWMP) in June 2011. The UWMP update includes city-wide demand projections to the year 2035, compares available water supplies to meet demand and presents water demand management measures to reduce long-term water demand. Additionally, the UWMP update includes a discussion of the conservation requirement set forth in Senate Bill 7 passed in November 2009 mandating a statewide 20% reduction in per capita water use by 2020. The UWMP includes a quantification of the SFPUC's water use reduction targets and plan for meeting these objectives. The UWMP projects sufficient water supply in normal years and a supply shortfall during prolonged droughts. Plans are in place to institute varying degrees of water conservation and rationing as needed in response to severe droughts.

In addition, the SFPUC is in the process of implementing the Sewer System Improvement Program, which is a 20-year, multi-billion dollar citywide upgrade to the City's sewer and stormwater infrastructure to ensure a reliable and seismically safe system. The program includes planned improvements that will serve development in the Eastern Neighborhoods Plan area including at the Southeast Treatment Plant, the Central Bayside System, and green infrastructure projects, such as the Mission and Valencia Green Gateway.

As the proposed project and project variant are consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on utilities and service systems beyond those analyzed in the Eastern Neighborhoods PEIR.

Topics:	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
11. PUBLIC SERVICES—Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a substantial adverse physical impacts associated with the provision of or need for new or physically altered public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the PEIR.

As the proposed project and project variant are consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, the project would not result in new or substantially more severe impacts on the physical environment associated with the provision of public services beyond those analyzed in the Eastern Neighborhoods PEIR.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
12. BIOLOGICAL RESOURCES—Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in the Eastern Neighborhoods PEIR, the Eastern Neighborhoods Plan area is in a developed urban environment that does not provide native natural habitat for any rare or endangered plant or animal species. There are no riparian corridors, estuaries, marshes, or wetlands in the Plan Area that could be affected by the development anticipated under the Area Plan. In addition, development envisioned under the Eastern Neighborhoods Area Plan would not substantially interfere with the movement of any resident or migratory wildlife species. For these reasons, the PEIR concluded that implementation of the Area Plan would not result in significant impacts on biological resources, and no mitigation measures were identified.

The project site is located within Mission Plan area of the Eastern Neighborhoods Area Plan and therefore, does not support habitat for any candidate, sensitive or special status species. As such, implementation of the proposed project and project variant would not result in significant impacts to biological resources not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
13. GEOLOGY AND SOILS—Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Plan would indirectly increase the population that would be subject to an earthquake, including seismically induced ground-shaking, liquefaction, and landslides. The PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the PEIR concluded that implementation of the Plan would not result in significant impacts with regard to geology, and no mitigation measures were identified in the Eastern Neighborhoods PEIR.

A geotechnical investigation was prepared for the proposed project and project variant.⁴⁵ The investigation revealed that the project site is underlain by approximately 8.5 to 13 feet of sandy soil, and

⁴⁵ Rollo and Ridley, Preliminary Geotechnical Investigation, 2750 19th Street, San Francisco, California, November 23, 2015.

that the upper 2 to 7 feet of sandy soil beneath the existing building may have been disturbed or placed as fill during the original grading of the project site. Groundwater was encountered at the project site at depths varying from 8 to 17 feet. In 2001, the State of California, Division of Mines and Geology, released a Map of Seismic Hazard Zones for the City and County of San Francisco. The project site lies within a hazard zone indicated on this map as a site subject to potential liquefaction during seismic events. Nonetheless, the geotechnical investigation determined that liquefiable soil layers are unlikely to exist beneath 2750 19th Street because the sandy layers are either sufficiently dense or contain a large enough percentage of fines to resist liquefaction. The geotechnical investigation found that the makeup of the underlying soils anticipated at the depth of excavation (up to 15 feet below grade) required for the proposed project are suitable to support an interconnected, reinforced concrete footing foundation system for the building's proposed height. The preliminary investigation indicated that dewatering may be required during excavation, as may underpinning of adjacent structures, as the investigation supposes that the foundations of surrounding buildings would be above the depth of the proposed excavation.

The project and project variant are required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. DBI will review the project-specific geotechnical report during its review of the building permit for the project. In addition, DBI may require additional site specific soils report(s) through the building permit application process, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that the proposed project and project variant would have no significant impacts related to soils, seismic or other geological hazards.

In light of the above, the proposed project and project variant would not result in a significant effect related to seismic and geologic hazards. Therefore, the proposed project and project variant would not result in significant impacts related to geology and soils that were not identified in the Eastern Neighborhoods PEIR, and no mitigation measures are necessary.

Topics:	Significant Impact Peculiar to Project or Project Site	Significant Impact not Identified in PEIR	Significant Impact due to Substantial New Information	No Significant Impact not Previously Identified in PEIR
14. HYDROLOGY AND WATER QUALITY—Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact on hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

The project site is currently developed and entirely covered with impervious surfaces. The proposed project and project variant would similarly occupy the entire lot. There would be no net change in the

total amount of impervious surface with the completion of the proposed project or project variant. The proposed project and project variant would include new street trees and landscaping along the sidewalks on 19th and Bryant streets. As a result, the proposed project and project variant would not increase stormwater runoff.

Therefore, the proposed project and project variant would not result in any significant impacts related to hydrology and water quality that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
15. HAZARDS AND HAZARDOUS MATERIALS—Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR noted that implementation of any of the proposed project's rezoning options would encourage construction of new development within the project area. The PEIR found that there is a high potential to encounter hazardous materials during construction activities in many parts of the project area because of the presence of 1906 earthquake fill, previous and current land uses associated with the use of hazardous materials, and known or suspected hazardous materials cleanup cases.

However, the PEIR found that existing regulations for facility closure, Under Storage Tank (UST) closure, and investigation and cleanup of soil and groundwater would ensure implementation of measures to protect workers and the community from exposure to hazardous materials during construction.

Hazardous Building Materials

The Eastern Neighborhoods PEIR determined that future development in the Plan Area may involve demolition or renovation of existing structures containing hazardous building materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of an existing building. Hazardous building materials addressed in the PEIR include asbestos, electrical equipment such as transformers and fluorescent light ballasts that contain PCBs or di (2 ethylhexyl) phthalate (DEHP), fluorescent lights containing mercury vapors, and lead-based paints. Asbestos and lead based paint may also present a health risk to existing building occupants if they are in a deteriorated condition. If removed during demolition of a building, these materials would also require special disposal procedures. The Eastern Neighborhoods PEIR identified a significant impact associated with hazardous building materials including PCBs, DEHP, and mercury and determined that that Mitigation Measure L-1: Hazardous Building Materials, as outlined below, would reduce effects to a less-than-significant level. Because the proposed project and project variant include demolition of existing buildings, Mitigation Measure L-1 would apply to the proposed project. See full text of **Project Mitigation Measure 3: Hazardous Building Materials** in the “Mitigation Measures” section below.

Soil and Groundwater Contamination

Since certification of the PEIR, Article 22A of the Health Code, also known as the Maher Ordinance, was expanded to include properties throughout the City where there is potential to encounter hazardous materials, primarily industrial zoning districts, sites with industrial uses or underground storage tanks, sites with historic bay fill, and sites in close proximity to freeways or underground storage tanks. The over-arching goal of the Maher Ordinance is to protect public health and safety by requiring appropriate handling, treatment, disposal and when necessary, remediation of contaminated soils that are encountered in the building construction process. Projects that disturb 50 cubic yards or more of soil that are located on sites with potentially hazardous soil or groundwater within the Eastern Neighborhoods Plan area are subject to this ordinance.

The proposed project would add residential units and retail uses on a site with a history of the presence of hazardous materials and/or soil contamination. The project variant would add residential units and PDR uses on a site with a history of the presence of hazardous materials and/or soil contamination. Therefore, the project and project variant are subject to the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to DPH and a Phase I Environmental Site Assessment has been prepared to assess the potential for site contamination.^{46, 47} The ESA found that there were no recognized environmental conditions connected

⁴⁶ RGO Environmental, Environmental Site Assessment Report 2750 19th Street, San Francisco, California, June 11, 2014.

⁴⁷ San Francisco Department of Public Health, Maher Application for 2750 19th Street, February 17, 2017.

with the project site, no known pending environmental regulatory actions concerning the subject property, no reportable quantities of hazardous materials stored on the premises and no hazardous materials generated on-site. The ESA did find evidence of a 1,500-gallon fuel oil tank beneath the sidewalk at the southeast corner of the building. The tank was used to store fuel for two boilers, both of which have been removed. The ESA indicates that the unknown status of this tank represents a potential environmental concern for the property.

The proposed project and project variant would be required to remediate potential soil and/or groundwater contamination described above in accordance with Article 22A of the Health Code. Therefore, the proposed project and project variant would not result in any significant impacts related to hazardous materials that were not identified in the Eastern Neighborhoods PEIR.

Therefore, the proposed project and project variant would not result in significant impacts related to hazards or hazardous materials that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
16. MINERAL AND ENERGY RESOURCES—Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the Area Plan would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The Plan Area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Eastern Neighborhoods PEIR concluded that implementation of the Area Plan would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the PEIR.

As the proposed project and project variant are consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on mineral and energy resources beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
17. AGRICULTURE AND FOREST RESOURCES:—Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that no agricultural resources exist in the Area Plan; therefore the rezoning and community plans would have no effect on agricultural resources. No mitigation measures were identified in the PEIR. The Eastern Neighborhoods PEIR did not analyze the effects on forest resources.

As the proposed project and project variant are consistent with the development density established under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on agriculture and forest resources beyond those analyzed in the Eastern Neighborhoods PEIR.

MITIGATION MEASURES

Project Mitigation Measure 1: Archeological Resources

Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension

is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

Consultation with Descendant Communities: On discovery of an archeological site⁴⁸ associated with descendant Native Americans, the Overseas Chinese, or other potentially interested descendant group an appropriate representative⁴⁹ of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Archeological monitoring program (AMP). The archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

⁴⁸ By the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

⁴⁹ An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains, Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The ERO shall also be

immediately notified upon discovery of human remains. The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines, Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such an agreement has been made or, otherwise, as determined by the archeological consultant and the ERO. If no agreement is reached State regulations shall be followed including the reinternment of the human remains and associated burial objects with appropriate dignity on the property in a location not subject to further subsurface disturbance (Pub. Res. Code Sec. 5097.98).

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

Project Mitigation Measure 2: Construction Noise

Where environmental review of a development project undertaken subsequent to the adoption of the proposed zoning controls determines that construction noise controls are necessary due to the nature of planned construction practices and the sensitivity of proximate uses, the Planning Director shall require that the sponsors of the subsequent development project develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:

- Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses;
- Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site;

- Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses;
- Monitor the effectiveness of noise attenuation measures by taking noise measurements; and
- Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed.

Project Mitigation Measure 3: Hazardous Building Materials

The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

11/30/17

E. Samonsky

COMMUNITY BENEFITS OVERVIEW

**MONICA
WILSON**

Community + Real Estate
Development

SF-LBE based in Bayview (District 10)

25+ years grass-root community and economic
development experience

Fitzgerald Scope

Engaged in 2016 to design, implement, and monitor community benefit programs, drive economics opportunities for local and emerging businesses, and create long-term partnerships with key CBOs in response to MAP2020.

18-months of Community Engagement

- Research (Planning materials, MAP2020, CBO Strategic plans, etc.)
- Outreach (neighborhood, CBO, key stakeholder meetings)
- Planning (develop Fitzgerald community benefits program)

Community Engagement Mission: Create **Access, Exposure, Opportunity** for Local Business, Local Culinary Entrepreneurs, Local Artists, Local High School Students

LOCAL ECONOMIC IMPACT

- **Maximize Local economic impact**; create opportunities for small and emerging LBE firms, M/WBEs (emphasis on Mission, D9, D10)
- Commitment to **50% LBE participation** for professional service dollars with commensurate commitment for construction spend and workforce hiring
- **Voluntarily layer programs** established by Public/Private Developments (e.g., OCII's/SBE/WCAP Program). **Leverage existing city programs** and LBE resources with focus on capacity development and barrier removal programs and services
- **Solicit LBE engagement** through targeted outreach, community forums, and local advertising (eg. El Tecolote, Sun Reporter, Mission Local, and others)
- Institute best practices established in city projects including **Contracting/Mentor-Mentee/Unbundling Strategies/Opportunities**

LOCAL CULINARY ENTREPRENEURS

- Create **community-serving, innovative accelerator** space in 2500 sf of ground floor for emerging culinary entrepreneurs in a shared-space model
- Help **overcome three major identified barriers** facing emerging restaurateurs

Entry Barrier

Upfront Investment
Strict, long term leases
Credit/Guarantees

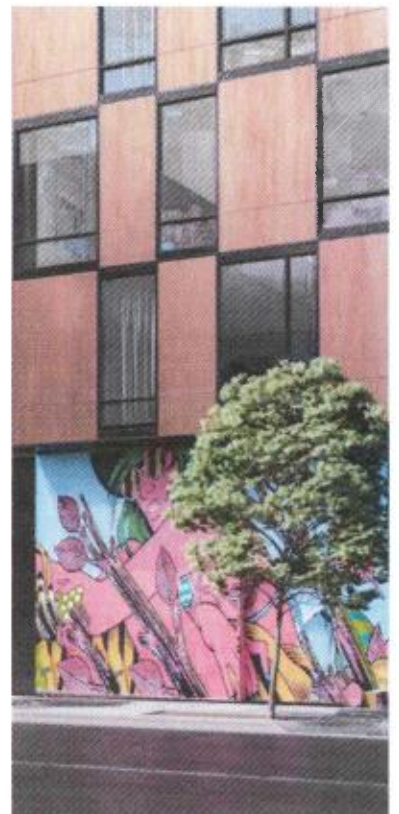
Assistance

Sponsor completing turn-key kitchen (\$750K-1M)
Flexible licenses, short-term options, subsidized rent
No personal guarantees

- Work with recent graduates of a Mission District CBO's incubation program to help bridge existing divide from incubation to market and **to promote business ownership**
- **Diverse community/client base** with focus on local Mission residents

LOCAL ARTISTS

- Working closely with members of the **local arts community** to design and curate the Fitzgerald's Art Program
- Exterior Arts Program
 - **Establish new iconic mural** on 19th Street (17 feet high x 22 feet long)
 - **Partner with schools** on visible design-build opportunities (e.g.: bike racks, table and chairs, etc) to create student opportunities to participate
- Interior Arts Program
 - Establish **rotating art program** in accelerator
 - Create **artist-in-residence** workshop opportunities



LOCAL HIGH SCHOOL STUDENTS

- Create **innovative, multi-year partnerships** with Mission HS and John O'Connell HS to expand **Access, Exposure, and Opportunities** for young adults
- Mission High School (Program in Real Estate Design, Construction, and Development)
 - Partner with existing **Career Technical Education** teachers and staff to create **Three-year program** (year 1 planning; year 2 design/ engineering; year 3 construction/delivery) providing real-life exposure/involvement for **20-student cohort**
 - Project team to provide **300-hours+ of direct support** with adjunct lecturing, site tours, meeting attendance, case studies, job-shadows, and capstone projects
- John O'Connell HS. (Design/Build)
 - Partner with existing school programs to provide **real-world experience and project input opportunities** (e.g.: Architecture and Construction Program (design/build bike racks); Electrical program (design lighting elements))

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

As a resident of the Mission, I am writing to support the proposed mixed-use residential development at 2750 19th Street. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. As a resident and an artist I am very impressed by the sponsor's commitment to the arts. I have been consulting with the sponsor on this particular issue: The Arts. As a consultant I am committed to work with the sponsor with the following:

Design and implement an innovative grass-roots arts program in partnership with Mission District Cultural and Arts Organizations that includes:

- Commission a local muralist to paint a large 17' x 22' mural in the side of the building.
- Create an Art Program that will bring local artists to High Schools in the Mission.
- Invite designers to work on participatory projects with local youth.
- Create an artists' residency program that would invite local artist.
- Create a local curatorial program that would organize exhibitions for private spaces.

As an artist I have worked with multiple Mission organizations including Galeria de la Raza, Kadist, The Lab, Mission Cultural Center, Southern Exposure, as well as La Cocina, CARECEN, SPUR, Dolores Street Community Services and Everett Middle School. I have also done research on public art for the SF Planning Department. I am currently an Associate Professor at the University of San Francisco.

The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Sincerely,

Sergio De La Torre
1179 Treat Ave
San Francisco, CA 94110
sdelatorre@usfca.edu

October 25, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2750 19th Street

Case # 2014-001400ENX

Dear Commissioners,

I am writing to support the proposed development located at 2750 19th Street. As a resident of the Mission I believe we need to rapidly add additional housing to the City and to the neighborhood. The well designed 60-unit development is providing much needed housing to the neighborhood as well the sponsor has also developed a community benefits package which responds to the Mission Action Plan 2020 and concentrates on long term partnerships.

The sponsor has committed to a 3-year school partnership, is including an onsite culinary accelerator space in the development as well as incorporating a mural with a local arts organization, and focusing on local hire. The community benefits package the sponsor is providing shows their commitment to the local neighborhood. I support the payment of the affordable housing fee for the development as the MOH needs the funds to help improve and add additional affordable housing units in the Mission.

Thank you for the time and consideration of the project. I ask that you please support the development as proposed without a continuance.

Sincerely,



Matt Hoffman

3478 25th St.

October 25, 2017

City of San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

Re: 2750 19th Street

Case # 2014-001400ENX

Dear Commissioners,

I am writing to support the proposed development located at 2750 19th Street. As a resident of the Mission I believe we need to rapidly add additional housing to the City and to the neighborhood. The well designed 60-unit development is providing much needed housing to the neighborhood as well the sponsor has also developed a community benefits package which responds to the Mission Action Plan 2020 and concentrates on long term partnerships.

The sponsor has committed to a 3-year school partnership, is including an onsite culinary accelerator space in the development as well as incorporating a mural with a local arts organization, and focusing on local hire. The community benefits package the sponsor is providing shows their commitment to the local neighborhood. I support the payment of the affordable housing fee for the development as the MOH needs the funds to help improve and add additional affordable housing units in the Mission.

Thank you for the time and consideration of the project. I ask that you please support the development as proposed without a continuance.

Sincerely,

Mark Steinbrink



2648 Bryant St.

October 25, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2750 19th Street

Case # 2014-001400ENX

Dear Commissioners,

I am writing to support the proposed development located at 2750 19th Street. As a resident of the Mission I believe we need to rapidly add additional housing to the City and to the neighborhood. The well designed 60-unit development is providing much needed housing to the neighborhood as well the sponsor has also developed a community benefits package which responds to the Mission Action Plan 2020 and concentrates on long term partnerships.

The sponsor has committed to a 3-year school partnership, is including an onsite culinary accelerator space in the development as well as incorporating a mural with a local arts organization, and focusing on local hire. The community benefits package the sponsor is providing shows their commitment to the local neighborhood. I support the payment of the affordable housing fee for the development as the MOH needs the funds to help improve and add additional affordable housing units in the Mission.

Thank you for the time and consideration of the project. I ask that you please support the development as proposed without a continuance.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chris Severino", written in a cursive style.

Chris Severino

3478 25th St.



City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

As a representative of San Francisco Unified School District (SFUSD), I am writing to support the Community Benefits package associated with the proposed mixed-use residential development at 2750 19th Street.

As Supervisor of College & Career Readiness, with Career Pathways at both Mission and John O'Connell (JOC) High Schools, we are committed to working with the project's Development Team in the final design and implementation of the sponsor's innovative Community Benefits package that focuses on long-term partnerships and responds to the Mission Action Plan 2020.

We are impressed that Sponsor has committed to the following:

- **Mission High School: *Architecture, Engineering and Construction Collaborate with Mission HS*** and our office to create a 3-year partnership that provides access, exposure, and opportunity to students to gain awareness of, and experience in, the real estate development process, with a targeted focus on community-based real estate development. Specifically, the program will provide 30+ guest speakers, current industry-aligned curriculum, project tours, real world project-based learning, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.

- **John O'Connell High School: *Design/Build Collaborate with JOC's Architecture and Construction Program***, enhance the current after-school Design/Build class for participating students (Sophomore thru Seniors, across the district). As planned, the class will support metal/welding technical skills the design-build of bike racks serving the community, as part of the development. As well, additional design-build scope may include: public benches, tables/chairs, green walls, etc, reinforcing the wood/carpentry curriculum already implement in this program. The partnership will begin with a one-year pilot with the goal of expanding both longitudinally and in depth of design-build curriculum and local industry connection.

- **John O'Connell High School: *Electronics Collaborate with JOC's Electronics Program***, in partnership with the Development Team, this innovative program will work to maximize real-world access/exposure to students (Sophomore thru Seniors at JOC) covering "electrical" construction (and design) scopes. For example, the partnership will provide access and exposure to career and internship opportunities (e.g., 9910 City Department internships, Bayworks, USGBC, SFPUC/SSIP Water Treatment Operators, Stationary Engineers, etc.). The program is structured as a one-year pilot program with the goals to expand to three years and to include more educational and career development opportunities.

The Community Benefits partnerships created for the development represents both innovation and intentionality, and is aligned with our Department goals and the SFUSD's Vision2025 of providing Individualized College & Career Pathways. We continue to be in support of this partnership; please contact me with any questions.

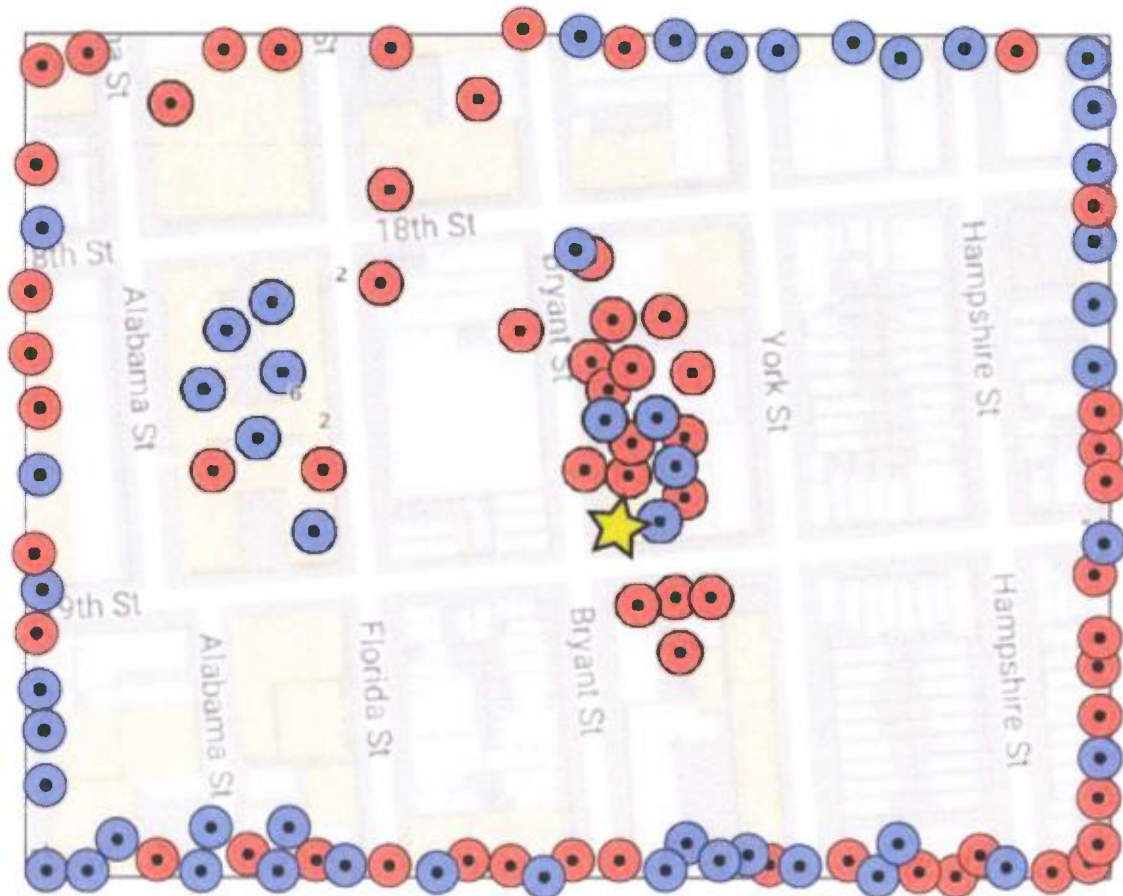
Sincerely,



Emily Van Dyke

San Francisco Unified School District
Supervisor of Career Technical Education
vandykee@sfusd.edu
(415) 379-7677

an equal opportunity employer

The Fitzgerald 2750 19th Street *Community Support Summary*



 Signatures of Support (64)

 Letters of Support (50)

Letters of Support:





DESIGNER & MANUFACTURERS OF
CUSTOM UPHOLSTERED FURNITURE

2750-19TH STREET • SAN FRANCISCO, CA 94110 • 415-648-6161 FAX 415-648-1425

October 16, 2017

San Francisco Planning Commission

1650 Mission Street Suite 400

San Francisco, CA 94103

Re: 2750 19th St. (The Fitzgerald) Case # 2014-001400ENX

Dear Commissioners:

Hello, my name is Mary Pat Moylan, and I am one of the owners of 2750 19th St. On behalf of my family, I would like to give you a little history of our family in regard to JF Fitzgerald Co., Inc. and 2750 19th Street.

In 1953, my father, Charles Willin, and his uncle, Jack Fitzgerald, bought the defunct upholstery and drapery division of WJ Sloane. They opened J.F. Fitzgerald Co., a custom upholstered furniture company.

The locations of the shop moved a few times, ending up at 2800 20th St, in the Pacific Felt Building for many years. Our move was due to the sale of the block and development. My father was lucky enough to be able to purchase 2750 19th St. in 1984 with a move in date in 1985. We have been at this location since then.

With the passing of our father, the 8 of us, 4th generation San Franciscans, inherited the building and the business. We have been able to keep our 21 employees working including 5 members, though at times it has been tough. We have been lucky enough to keep the business going, making high-end custom upholstered furniture for decorators and designers and their clients. Since 2008, and the retail industry, like most custom companies, we took a hit and have been working our way out of it since then.

We are at a time in the business and our lives where we need to reduce the square footage of our business to keep it thriving but will retain the same number of employees. We will find a new location once we have a better timeline and we really appreciate that the sponsor team has offered to help.

We are honored the new development will retain the brick façade of the building and name the building, The Fitzgerald, to honor our family business and the history at the site. We encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Sincerely,

Mary Pat Moylan



October 16, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2750 19th Street
Case # 2014-001400ENX

Dear Planning Commissioners,

The Project Sponsor has proposed a mixed-use development project at 2750 19th Street at Bryant Street. The proposed Project consists of a 6-story mixed use residential building with approximately 7,741 square feet of retail space on the ground floor, 60 residential units above, and 84 bike parking spaces.

The Mission Creek Merchants Association is in full support of the project as proposed. We support the much-needed quality housing that fits into the neighborhood context. The Project Sponsor has created an exciting Community Benefits Package in response to the MAP 2020. We support the innovative ways the sponsor will help provide opportunities to local culinary entrepreneurs, students, artists, and local business through long-term partnerships. Please support this project without delay.

Many thanks,

A handwritten signature in dark ink, appearing to read 'C. Combs', written over a horizontal line.

Candace Combs

President

Mission Creek Merchants Association

October 19, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2750 19th Street
Case # 2014-001400ENX

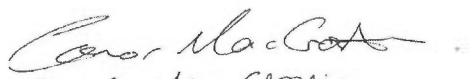
Dear Commissioners,

The 60-unit development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. It is incredible that the sponsor has committed to a 3-year school partnership, is including an onsite culinary accelerator space in the development as well as incorporating a mural with a local arts organization, and focusing on local hire. The Community Benefits Package created for the development is an exciting way the developer has committed to giving back to the local community through long term partnerships.

As a resident of the Mission I am writing to support The Fitzgerald, located at 2750 19th Street. We drastically need to quickly add more housing to the City and to the neighborhood. I support the payment of the affordable housing fee for the development as the MOH needs the funds to help improve and add additional affordable housing units in the Mission.

Please support the proposed development as proposed without any delay. Thank you for the time and consideration of the project.

Many thanks,


CONOR MAC CROSAIN.
1285 GUERRERO ST. APT 4.
SAN FRANCISCO
CA 94110.



October 16, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2750 19th Street - Case # 2014-001400ENX

Dear Planning Commissioners,

As a local business owner in close proximity to the proposed development I am familiar with the needs of the area. The Project Sponsor has proposed a mixed-use development project on the corner of 19th St. and Bryant St at 2750 19th Street.

The proposed Project consists of a 6-story, 68-foot-tall mixed use residential building with approximately 7,741 square feet of retail space on the ground floor, 60 residential units above, 84 bike parking spaces, and 45 parking spaces in a basement.

I am in full support of the project as proposed. We need more quality housing provided to the neighborhood and the Project Sponsor has created an exciting Community Benefits Package that will help give back locally as requested in the MAP 2020.

Please support the development as proposed without delay.

Many thanks,

Candace Combs
650 FLORIDA STREET SUITE D
SAN FRANCISCO 94110
PHONE: 415-875-9020



October 24, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2750 19th Street
Case # 2014-001400ENX

Dear Planning Commissioners,

As a local business owner in close proximity to the proposed development I am in full support of the development. The mixed-use development project at 2750 19th Street consists of a 6-story, 68-foot-tall mixed use residential building with approximately 7,741 square feet of retail space on the ground floor, 60 residential units above, 84 bike parking spaces, and 45 parking spaces in a basement.

We need more housing provided to the neighborhood and the Project Sponsor has created an exciting Community Benefits Package focused on helping local business, residents, students, culinary entrepreneurs and artists that will help give back locally as requested in the MAP 2020.

Please support the development as proposed without delay.

Many thanks,

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

Sarah Cooper
Adventurous Sports Studio
650 Florida St, courtyard suite L
San Francisco CA 94110

October 18, 2017

City of San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

Re: The Fitzgerald - 2750 19th Street

Case # 2014-001400ENX

Dear Commissioners,

As a resident of the Mission I am in full support of the proposed development, The Fitzgerald, located at 2750 19th Street. The development is providing 60-units of greatly needed housing to the neighborhood. Plus, the sponsor developed a community benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. It is incredible that the sponsor has committed to:

- A 3-year partnership that includes over 30 guest speakers and 300+ committed hours focused on providing access and opportunities to local high school students
- Including an onsite culinary accelerator restaurant space in the development to help multiple participants to refine concepts and grow their business and lessen the economic barriers that local culinary entrepreneurs face
- Incorporating a mural with an innovative local arts program into the development
- Focusing on local hire to direct project dollars back into the local community

We drastically need to quickly add more housing to the City and to the neighborhood especially when the developer is committed to long term partnerships in the neighborhood.

I would also like to add that as a young mom in this neighborhood, I really embrace more housing that makes it viable for families to live and work in the city. The Mission District has been notoriously hard to get developments up and going and that is a real shame and a tremendous loss in a centrally located neighborhood which would benefit greatly by having families living in close proximity to their work in the neighborhood and to downtown. If the Mission District is going to be a viable thriving neighborhood it would behoove city officials to support more housing here, at all income levels.

Please support the proposed development as proposed without any delay. Thank you for the time and consideration of the project.

Many thanks,



Florica Vlad 1875 Mission Street #208 San Francisco CA 94103

October 20, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald
Case # 2014-001400ENX

Dear Commissioners:

I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020.

A 3-year partnership with SFUSD and Mission District High Schools to provide exposure, and opportunities to local students to learn more about the real estate industry. The program will provide 30+ guest speakers, targeted curriculum, project tours, real world assignments, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.

The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks,



Zola Qiaolu Li

989 Sutter St, Unit 4,
San Francisco, CA 94104

October 17, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2750 19th Street

Case # 2014-001400ENX

Dear Commissioners,

I am writing to support the proposed development located at 2750 19th Street. As a resident of the Mission I believe we need to rapidly add additional housing to the City and to the neighborhood. The well designed 60-unit development is providing much needed housing to the neighborhood as well the sponsor has also developed a community benefits package which responds to the Mission Action Plan 2020 and concentrates on long term partnerships.

The sponsor has committed to a 3-year school partnership, is including an onsite culinary accelerator space in the development as well as incorporating a mural with a local arts organization, and focusing on local hire. The community benefits package the sponsor is providing shows their commitment to the local neighborhood. I support the payment of the affordable housing fee for the development as the MOH needs the funds to help improve and add additional affordable housing units in the Mission.

Thank you for the time and consideration of the project. I ask that you please support the development as proposed without a continuance.

Sincerely,



Gabriella Seviya

338 Potrero ave. San Francisco, CA 94103

October 16, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2750 19th Street
Case # 2014-001400ENX

Dear Planning Commissioners,

I urge you to support the proposed mixed-use development project on the corner of 19th and Bryant St at 2750 19th Street.

The development consists of a 6-story, 68-foot-tall mixed use residential building with 7,741 square feet of retail space on the ground floor, 60 residential units above, 84 bike parking spaces, and 45 parking spaces in a basement.

We need more housing provided to the neighborhood. I am impressed with the creative ways the Project Sponsor has developed a Community Benefits Package that will help give back locally as requested in the MAP 2020.

I kindly ask that you please support the development as proposed without delay.

Sincerely,

A handwritten signature in dark ink, appearing to be "M. L.", written over a horizontal line.

300 Kansas
San Francisco, CA 94103

Go Funai
338 Potrero Avenue, Unit 307
San Francisco, CA 94103

October 16, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

As a resident of the Mission, I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. I am impressed that Sponsor has committed to the following:

- A 3-year partnership with SFUSD and Mission District High Schools to provide exposure, and opportunities to local students to learn more about the real estate industry. The program will provide 30+ guest speakers, targeted curriculum, project tours, real world assignments, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.
- Sponsor will build out a restaurant accelerator in 2,500 sf ground floor space, in partnership with a local community-based organization, for local emerging restaurateurs that will allow multiple participants to refine concepts and grow their businesses with substantially less risk than is common in the restaurant marketplace today. This unique long-term partnership will help to lessen the economic barriers that local culinary entrepreneurs face and provides them with maximum flexibility and opportunity to grow their businesses.
- The Sponsor has committed to spending at least 50% of project dollars on professional service opportunities with local business enterprises ("LBE"), and to establishing a procurement strategy with construction spend and workforce hiring commensurate with that commitment. By implementing a targeted LBE procurement strategy, the project will direct project dollars back into the local community, creating economic opportunities for small and emerging local firms and local residents—helping those businesses and residents develop and strengthen their financial stability and security.
- Design and implement an innovative grass-roots arts program in partnership with Mission District Cultural and Arts Organizations that includes creating a large 17' H x 22' L mural opportunity on the building.

The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Sincerely,



Go Funai

October 17, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

As a resident of the Mission, I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. I am impressed that Sponsor has committed to the following:

- A 3-year partnership with SFUSD and Mission District High Schools to provide exposure, and opportunities to local students to learn more about the real estate industry. The program will provide 30+ guest speakers, targeted curriculum, project tours, real world assignments, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.
- Sponsor will build out a restaurant accelerator in 2,500 sf ground floor space, in partnership with a local community-based organization, for local emerging restaurateurs that will allow multiple participants to refine concepts and grow their businesses with substantially less risk than is common in the restaurant marketplace today. This unique long-term partnership will help to lessen the economic barriers that local culinary entrepreneurs face and provides them with maximum flexibility and opportunity to grow their businesses.
- The Sponsor has committed to spending at least 50% of project dollars on professional service opportunities with local business enterprises ("LBE"), and to establishing a procurement strategy with construction spend and workforce hiring commensurate with that commitment. By implementing a targeted LBE procurement strategy, the project will direct project dollars back into the local community, creating economic opportunities for small and emerging local firms and local residents—helping those businesses and residents develop and strengthen their financial stability and security.
- Design and implement an innovative grass-roots arts program in partnership with Mission District Cultural and Arts Organizations that includes creating a large 17' H x 22' L mural opportunity on the building.

The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Sincerely,

Nicole Una

5 Elizabeth Street, 94110

October 17, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2750 19th Street

Case # 2014-001400ENX

Dear Commissioners,

I am writing to express my support the proposed development located at 2750 19th Street.

I have been both a resident and small business owner in this part of the Mission for over 17 years and I very much welcome the positive benefits that developments like this can bring to our area.

I believe that this development would provide much needed housing to the neighborhood and it's important for the city to encourage and speed up developments like this, particularly in the Mission District.

I'm also impressed with the developer's plans for the onsite culinary accelerator space and the neighborhood benefits package.

Thank you for the time and consideration of the project. I ask that you please support the development as proposed without a continuance.

Sincerely,



Angela Sinicropi

Sintak Studio

2779 16th St, SF CA 94103



DESIGNER & MANUFACTURERS OF
CUSTOM UPHOLSTERED FURNITURE

2750-19TH STREET • SAN FRANCISCO, CA 94110 • 415-648-6161 FAX 415-648-1425

October 16, 2017

San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th St. (The Fitzgerald) - Case # 2014-001400ENX

Dear Commissioners:

Hello, my name is Marion Lithgow, and I am one of the owners of 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020.

We are honored the new development will retain the brick façade of the building and name the building, The Fitzgerald, to honor our family business and the history at the site. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks

Marion Lithgow

October 16, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2750 19th Street
Case # 2014-001400ENX

Dear Planning Commissioners,

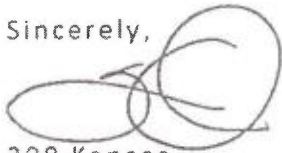
I urge you to support the proposed mixed-use development project on the corner of 19th and Bryant St at 2750 19th Street.

The development consists of a 6-story, 68-foot-tall mixed use residential building with 7,741 square feet of retail space on the ground floor, 60 residential units above, 84 bike parking spaces, and 45 parking spaces in a basement.

We need more housing provided to the neighborhood. I am impressed with the creative ways the Project Sponsor has developed a Community Benefits Package that will help give back locally as requested in the MAP 2020.

I kindly ask that you please support the development as proposed without delay.

Sincerely,



300 Kansas

San Francisco, CA 94103



DESIGNER & MANUFACTURERS OF
CUSTOM UPHOLSTERED FURNITURE

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October 16, 2017

San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th St. (The Fitzgerald) - Case # 2014-001400ENX

Dear Commissioners:

Hello, my name is Joann Cunnane, and I am one of the owners of 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020.

We are honored the new development will retain the brick façade of the building and name the building, The Fitzgerald, to honor our family business and the history at the site. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks,

A handwritten signature in dark ink, appearing to read "Joann Cunnane". The signature is fluid and cursive, written over a light blue horizontal line.

Joann Cunnane

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

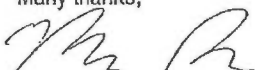
I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. I am impressed that Sponsor has committed to the following:

- A 3-year partnership with SFUSD and Mission District High Schools to provide exposure, and opportunities to local students to learn more about the real estate industry. The program will provide 30+ guest speakers, targeted curriculum, project tours, real world assignments, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.
- Sponsor will build out a restaurant accelerator in 2,500 sf ground floor space, in partnership with a local community-based organization, for local emerging restaurateurs that will allow multiple participants to refine concepts and grow their businesses with substantially less risk than is common in the restaurant marketplace today. This unique long-term partnership will help to lessen the economic barriers that local culinary entrepreneurs face and provides them with maximum flexibility and opportunity to grow their businesses.
- The Sponsor has committed to spending at least 50% of project dollars on professional service opportunities with local business enterprises ("LBE"), and to establishing a procurement strategy with construction spend and workforce hiring commensurate with that commitment. By implementing a targeted LBE procurement strategy, the project will direct project dollars back into the local community, creating economic opportunities for small and emerging local firms and local residents—helping those businesses and residents develop and strengthen their financial stability and security.
- Design and implement an innovative grass-roots arts program in partnership with Mission District Cultural and Arts Organizations that includes creating a large 17' H x 22' L mural opportunity on the building.

The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks,



Michael Sabella Jr

217 Juanita Way
San Francisco, CA 94127



DESIGNER & MANUFACTURERS OF
CUSTOM UPHOLSTERED FURNITURE

2750-19TH STREET • SAN FRANCISCO, CA 94110 • 415-648-6161 FAX 415-648-1425

October 16, 2017

San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th St. (The Fitzgerald) - Case # 2014-001400ENX

Dear Commissioners:

Hello, my name is Laura Poeschl, and I am one of the owners of 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020.

We are honored the new development will retain the brick façade of the building and name the building, The Fitzgerald, to honor our family business and the history at the site. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks

A handwritten signature in cursive script that reads "Laura Poeschl". The ink is dark and the signature is fluid.

Laura Poeschl, 215 Swett Rd Woodside, CA 94062

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. I am impressed that Sponsor has committed to the following:

- A 3-year partnership with SFUSD and Mission District High Schools to provide exposure, and opportunities to local students to learn more about the real estate industry. The program will provide 30+ guest speakers, targeted curriculum, project tours, real world assignments, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.
- Sponsor will build out a restaurant accelerator in 2,500 sf ground floor space, in partnership with a local community-based organization, for local emerging restaurateurs that will allow multiple participants to refine concepts and grow their businesses with substantially less risk than is common in the restaurant marketplace today. This unique long-term partnership will help to lessen the economic barriers that local culinary entrepreneurs face and provides them with maximum flexibility and opportunity to grow their businesses.
- The Sponsor has committed to spending at least 50% of project dollars on professional service opportunities with local business enterprises ("LBE"), and to establishing a procurement strategy with construction spend and workforce hiring commensurate with that commitment. By implementing a targeted LBE procurement strategy, the project will direct project dollars back into the local community, creating economic opportunities for small and emerging local firms and local residents—helping those businesses and residents develop and strengthen their financial stability and security.
- Design and implement an innovative grass-roots arts program in partnership with Mission District Cultural and Arts Organizations that includes creating a large 17' H x 22' L mural opportunity on the building.

The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks,



Noel Sabella

217 Juanita way, San Francisco, CA 94127

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

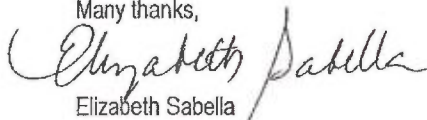
I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. I am impressed that Sponsor has committed to the following:

- A 3-year partnership with SFUSD and Mission District High Schools to provide exposure, and opportunities to local students to learn more about the real estate industry. The program will provide 30+ guest speakers, targeted curriculum, project tours, real world assignments, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.
- Sponsor will build out a restaurant accelerator in 2,500 sf ground floor space, in partnership with a local community-based organization, for local emerging restaurateurs that will allow multiple participants to refine concepts and grow their businesses with substantially less risk than is common in the restaurant marketplace today. This unique long-term partnership will help to lessen the economic barriers that local culinary entrepreneurs face and provides them with maximum flexibility and opportunity to grow their businesses.
- The Sponsor has committed to spending at least 50% of project dollars on professional service opportunities with local business enterprises ("LBE"), and to establishing a procurement strategy with construction spend and workforce hiring commensurate with that commitment. By implementing a targeted LBE procurement strategy, the project will direct project dollars back into the local community, creating economic opportunities for small and emerging local firms and local residents—helping those businesses and residents develop and strengthen their financial stability and security.
- Design and implement an innovative grass-roots arts program in partnership with Mission District Cultural and Arts Organizations that includes creating a large 17' H x 22' L mural opportunity on the building.

The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks,



Elizabeth Sabella

217 Juanita Way

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:


I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. I am impressed that Sponsor has committed to the following:

- A 3-year partnership with SFUSD and Mission District High Schools to provide exposure, and opportunities to local students to learn more about the real estate industry. The program will provide 30+ guest speakers, targeted curriculum, project tours, real world assignments, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.
- Sponsor will build out a restaurant accelerator in 2,500 sf ground floor space, in partnership with a local community-based organization, for local emerging restaurateurs that will allow multiple participants to refine concepts and grow their businesses with substantially less risk than is common in the restaurant marketplace today. This unique long-term partnership will help to lessen the economic barriers that local culinary entrepreneurs face and provides them with maximum flexibility and opportunity to grow their businesses.
- The Sponsor has committed to spending at least 50% of project dollars on professional service opportunities with local business enterprises ("LBE"), and to establishing a procurement strategy with construction spend and workforce hiring commensurate with that commitment. By implementing a targeted LBE procurement strategy, the project will direct project dollars back into the local community, creating economic opportunities for small and emerging local firms and local residents—helping those businesses and residents develop and strengthen their financial stability and security.
- Design and implement an innovative grass-roots arts program in partnership with Mission District Cultural and Arts Organizations that includes creating a large 17' H x 22' L mural opportunity on the building.

The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks,

Michael Willis


October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:


I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. I am impressed that Sponsor has committed to the following:

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The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks,


Katie Moyle
2438 31st Ave
SF

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

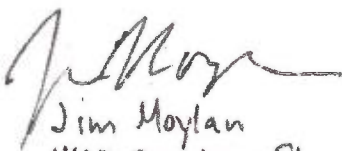
I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. I am impressed that Sponsor has committed to the following:

- A 3-year partnership with SFUSD and Mission District High Schools to provide exposure, and opportunities to local students to learn more about the real estate industry. The program will provide 30+ guest speakers, targeted curriculum, project tours, real world assignments, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.
- Sponsor will build out a restaurant accelerator in 2,500 sf ground floor space, in partnership with a local community-based organization, for local emerging restaurateurs that will allow multiple participants to refine concepts and grow their businesses with substantially less risk than is common in the restaurant marketplace today. This unique long-term partnership will help to lessen the economic barriers that local culinary entrepreneurs face and provides them with maximum flexibility and opportunity to grow their businesses.
- The Sponsor has committed to spending at least 50% of project dollars on professional service opportunities with local business enterprises ("LBE"), and to establishing a procurement strategy with construction spend and workforce hiring commensurate with that commitment. By implementing a targeted LBE procurement strategy, the project will direct project dollars back into the local community, creating economic opportunities for small and emerging local firms and local residents—helping those businesses and residents develop and strengthen their financial stability and security.
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The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks,


Jim Moylan
440 Quintara St.
SF CA 94114

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:


I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. I am impressed that Sponsor has committed to the following:

- A 3-year partnership with SFUSD and Mission District High Schools to provide exposure, and opportunities to local students to learn more about the real estate industry. The program will provide 30+ guest speakers, targeted curriculum, project tours, real world assignments, and job shadowing for a cohort of 20 student with approx. 300+ hours committed to local students.
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- Design and implement an innovative grass-roots arts program in partnership with Mission District Cultural and Arts Organizations that includes creating a large 17' H x 22' L mural opportunity on the building.

The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks,


Jamie Willin
917 Corriente Pointe Dr
Redwood City, Ca 94065

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

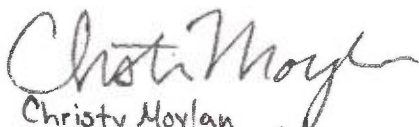
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Thank you for your time and consideration of this project.

Many thanks,


Christy Moylan
440 Quintara Street
SF, CA 94116

October 16, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2750 19th Street
Case # 2014-001400ENX

Dear Planning Commissioners,

I urge you to support the proposed mixed-use development project on the corner of 19th and Bryant St at 2750 19th Street.

The development consists of a 6-story, 68-foot-tall mixed use residential building with 7,741 square feet of retail space on the ground floor, 60 residential units above, 84 bike parking spaces, and 45 parking spaces in a basement.

We need more housing provided to the neighborhood. I am impressed with the creative ways the Project Sponsor has developed a Community Benefits Package that will help give back locally as requested in the MAP 2020.

I kindly ask that you please support the development as proposed without delay.

Sincerely,



300 Kansas

San Francisco, CA 94103

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

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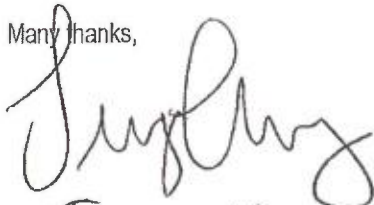
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Thank you for your time and consideration of this project.

Many thanks,



Tracey Maylan
1446 Hyde Street, Apt A
SF, CA 94169

October 16, 2017

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Case # 2014-001400ENX

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We need more housing provided to the neighborhood. I am impressed with the creative ways the Project Sponsor has developed a Community Benefits Package that will help give back locally as requested in the MAP 2020.

Frankly, it is amazing that I have to write you this letter. How much is enough?

I kindly ask that you please support the development as proposed without delay.

Sincerely,


Alex Ludlum
300 Kansas
San Francisco, CA 94103

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

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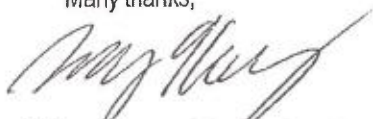
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Thank you for your time and consideration of this project.

Many thanks,


James Horley
1440 Hyde St Apt A
San Francisco CA 94109

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

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Thank you for your time and consideration of this project.

Many thanks,



Kevin Moylan
950 Franklin St #47

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

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Thank you for your time and consideration of this project.

Many thanks, *Joe Portillo*



Mr Joe Portillo
45 Benton Ave
San Francisco, CA 94112-1103

October 20, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald
Case # 2014-001400ENX

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Thank you for your time and consideration of this project.

Many thanks,



Zola Qiaolu Li

989 Sutter St, Unit 4,
San Francisco, CA 94104

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

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Thank you for your time and consideration of this project.

Many thanks,



The Portillo Family
45 Benton Avenue
San Francisco, Ca 94112

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

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Thank you for your time and consideration of this project.

Many thanks,



Kathleen Daly

156 Lombard Street #17
San Francisco, CA 94111

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

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Thank you for your time and consideration of this project.

Many thanks,

A handwritten signature in cursive script, appearing to read "Gina and Tony Passanisi".

Gina and Tony Passanisi

115 Teresita Blvd, SF, CA 94127

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

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Many thanks,


Michael Sabella Jr.

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

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Thank you for your time and consideration of this project.

Many thanks,

Sergio ORDUNA - NIXON

A handwritten signature in black ink, appearing to read 'Sergio Orduna-Nixon', written in a cursive, flowing style.

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

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Many thanks,

John Shanahan
135 San Marcos Ave
San Francisco, CA 94116

JoAnne Shanahan

October 15, 2017

City of San Francisco Planning Commission

1650 Mission Street Suite 400

San Francisco, CA 94103

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The Community Benefits Package created for the development is an inventive way the sponsor has committed to giving back to the local community through long term partnerships. I encourage you to support the development as proposed without delay.

Thank you for your time and consideration of this project.

Many thanks,



CHRISTOPHER J. SABELLA
628 DIAMOND ST
SF CA 94114

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

I am writing to support the proposed mixed-use residential development at 2750 19th Street. The 60-unit mixed-use building is well designed and fits into the context of the neighborhood. The development is not only providing much needed housing to the neighborhood but the sponsor has also developed an innovative Community Benefits package that focuses on long term partnerships and responds to the Mission Action Plan 2020. I am impressed that Sponsor has committed to the following:

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Thank you for your time and consideration of this project.

Many thanks,

Sylvia Sabella
Sylvia Sabella
628 Diamond St.
SF CA 94114

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

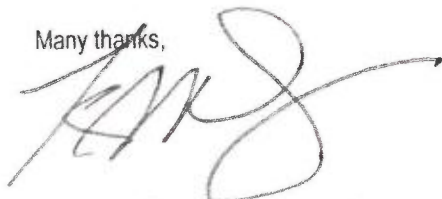
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Thank you for your time and consideration of this project.

Many thanks,



KELLY SABELLA
4911 JERSEY ST.
SF, CA 94114

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

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Thank you for your time and consideration of this project.

Many thanks,

 James Shanahan
1135 San Marcos Ave
San Francisco, Ca.
94116

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

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Thank you for your time and consideration of this project.

Many thanks,



Michael Sabella

217 Juanita Way
San Francisco, CA 94127

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

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Thank you for your time and consideration of this project.

Many thanks,

Angel J. Sabell
2000 Pacific Ave
S.F. CA 94109

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

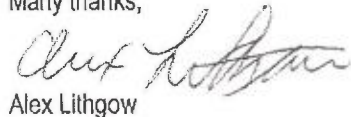
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Thank you for your time and consideration of this project.

Many thanks,



Alex Lithgow

612 Reina Del Mar ave
Pacifica, CA 94044

October 15, 2017

City of San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

Dear Commissioners:

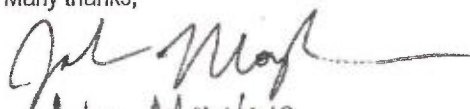
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Thank you for your time and consideration of this project.

Many thanks,


John Moyle
2438 31st
SF CA 94116

City of San Francisco Planning Commission

October 23, 2017

1650 Mission Street Suite 400

San Francisco, CA 94103

Re: 2750 19th Street - The Fitzgerald - Case # 2014-001400ENX

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Many Thanks,

Helen Dumont


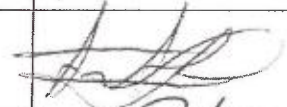

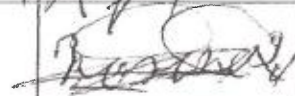
2455 35th Avenue,

San Francisco, Ca. 94116

Employees of existing FJ Fitzgerald

The site will be enhanced with a 60-unit mixed-use residential development, The Fitzgerald, that retains the existing brick façade. The development will provide an extensive Community Benefits package focused on helping local business, residents, students, culinary entrepreneurs, and artists. We greatly appreciate your support of our development at 2750 19th Street.

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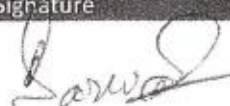

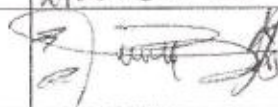
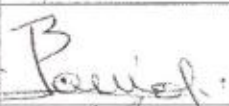
#	Name / Company	Address	Contact Number	Email	Signature
1		2750 19th St SF			
2					
3					
4					
5					

October 2017

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#	Name / Company	Address	Contact Number	Email	Signature
1		2750 19th St SE			
2					LEONG NANCY
3					Xiao Han
4					
5			(415) 517-4559	dirianba1@sbcglobal.net	

David Serrano

Arthur Reyes






Arthur Reyes Jr.
Santiago

 Luis Serrano

October 2017

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#	Name / Company	Address	Contact Number	Email	Signature
1	Tim Katz	1746 Bryant St SF	408-644-1863	timkatz@gmail.com	
2	Sergio Hernandez	2700 23rd SF	415-971-8917	sergio415@gmail.com	
3	Ever Neri	20 Bryant			
4	Sanjiv Kumar	14th/19th			
5	Guadalupe	24th 19th/19th			

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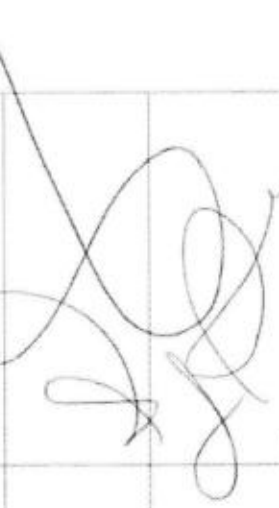


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#	Name / Company	Address	Contact Number	Email	Signature
1	Catharine Etzel The John Stewart Co.	1850 Sacramento St #103 SF, CA 94109	415-345- 4400	cetzel@jsco.net	Cath Etzel
2	CANDACE COMBS	IN-SYMMETRY 650 FLORIDA UNIT D	415-875 9020	insymmetry.com	C Combs
3	Dave Combs	" "	" "	" "	Dave Combs
4	Sarah Cooper	Adventurous Sports 650 Florida St	415-397- 7618	adventurars.com	Sarah Cooper
5	JEREMIAH JUSTICE	2456 BRYANT ST.	415-254- 8748	justice@mindtricks net	Jeremiah

October 2017

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#	Name / Company	Address	Contact Number	Email	Signature
1	Laura Hertz	Valencia + 14th			
2	Erica Cortez	535 Florida St			
3	Sara Lopez-Isaacs	18th & Florida			
4	Lindsay Spain	18th & Florida			
5	Mai Oita	555 Alabama			

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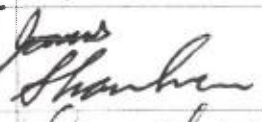


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#	Name / Company	Address	Contact Number	Email	Signature
1	Jila Malek	21459 Saratoga Hills Rd. Saratoga, CA 95070	650-279-9223	jmalek12@hotmail.com	Jila Malek
2	Leada Malek	455 12th St #310 OAKLAND, CA 94607	408 2572 541	lmalek-2008@yahoo.com	Leada Malek
3	Jean Malek	21451 Saratoga Hills Rd Saratoga, CA 95070	408 857 4012	smalek@mmhousing.com	Jean Malek
4	MARYAM MALEK	21459 Saratoga Hills Rd. Saratoga, CA 95070	408-857-2692	maryam4k@aol.com	Maryam Malek
5	Matt Malek	21459 Saratoga Hills Rd Saratoga, CA 95070	650-537-6320	mmhousing@aol.com	Matt Malek

October 2017

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By signing below, I hereby support the proposed project at 2750 19th Street.

#	Name / Company	Address	Contact Number	Email	Signature
1	Michael Sabella	217 Juanita SF CA 94127	415- 650-7637	Sabella217@ GMAIL.com	
2	JoAnne Shanahan	135 San Marcos Ave S.F. Ca. 94116	415.664. 2754	coronajo@ gmail.com	
3	Jim Shanahan	135 San Marcos Ave. SF. Ca. 94116	415-664 2754	Jshanahan135 @Gmail.com	
4	Elizabeth Sabella	217 Juanita Way SF 94127	415- 566-1496	dsabella@ shcp.edu	
5	Noël Sabella	217 Juanita Way SF CA 94127	(415) 317-3084	sabellamoet @gmail.com	

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#	Name / Company	Address	Contact Number	Email	Signature
1	Noël Sabella	217 Janita Way SF CA 94127	(415) 317- 3084	sabella.noel @gmail.com	Noël
2	CHRISTOPHER SABELLA	628 DIA MONDRIJ SF CA 94114	(415) 317- 3538	CHRISABUEBAS@ GMAIL.COM	
3	SYLVIA SABELLA	628 DIAMONDRIJ SF CA 94114	(415) 828- 8656	SYLVIA.A.SABELLA @GMAIL.COM	Sylvia Sabella
4	Nicholas Sabella	491 Jersey St SF CA 94114	(415) 570- 3720	NicholasSabella@ Yahoo.com	
5	KELLY SABELLA	491 JERSEY ST. SF, CA 94114	415.812.9586	KELLYMARIESABELLA @GMAIL.COM	

October 2017

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#	Name / Company	Address	Contact Number	Email	Signature
1	Darlene Kardum Portillo	45 Benton SF CA 94112	415 812 2842	darportillo@ yahoo.com	
2	Joe Portillo	45 Benton SF CA 94112	415 812-7841	DW RAMAX 4500 Yahoo. com	
3					
4	Peter E Kardum	1435 Monterey Blvd SF CA 94127	415 584 8253	kardum peter@ yahoo.com	
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#	Name / Company	Address	Contact Number	Email	Signature
1	Anthony Joast	1046 0145th Ave R	415 716-2354	TJoast@shcp.edu	
2	JAMES CONOLLY	1725 BROMPTON	415 775- 6626	JCONOLLY@ SHCP.EDU	
3					
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October 2017

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#	Name / Company	Address	Contact Number	Email	Signature
1	Guillermo Passanisi	115 Terrace Blvd SF	415-290-8905	gmpass@aol.com	
2	Anthony Passanisi	115 Terrace Blvd SF	415-539-6238	passanisi@msn.com	
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October 2017

The site will be enhanced with a 60-unit mixed-use residential development, The Fitzgerald, that retains the existing brick façade. The development will provide an extensive Community Benefits package focused on helping local business, residents, students, culinary entrepreneurs, and artists. We greatly appreciate your support of our development at 2750 19th Street.


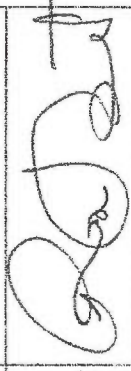
By signing below, I hereby support the proposed project at 2750 19th Street.

#	Name / Company	Address	Contact Number	Email	Signature
1	Conor Mac Crosain	1285 Apt 4. GUERRERO ST SAN F. 94110	415 940 3621	conormacrosain@hotwirel.com	
2	Seth Kapreilian	1285 Apt. 4 Guerrero St. San Francisco 94110	415 771 4274	skapreilian@yandex.com	
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#	Name / Company	Address	Contact Number	Email	Signature
1	Helen Dumont	2455-35 th Ave SF	4156656495	hdumont1019@gmail.com	
2	Ronald Dumont	2455-35 th Ave SF	4156656495	Ronaldcityforestst.com	
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#	Name / Company	Address	Contact Number	Email	Signature
1	Jila Malek	21459 Saratoga Hills Rd. Saratoga, CA 95070	650-279- 9223	jmalek@ hotmail.com	Jila Malek
2	Michael Saballo Jr.	217 Junipero San Francisco CA 94127	415 344-2137	mikesaballo@ hotmail.com	Michael Saballo Jr.
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#	Name / Company	Address	Contact Number	Email	Signature
1	Florica Vlad	1875 Mission St. #208 SF, CA 94103	917.463.6468	florica@gmail.com	
2	Thomas Bates	1875 Mission St. #208 SF, CA 94103	650.479.6872 thomasstephenbates@gmail.com		
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October 2017


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#	Name / Company	Address	Contact Number	Email	Signature
1	Collette Dells	3536 21 st street	415-308-6299	collette.dells@gmail.com	
2	Angela Siniogov	2779 16 th st.	415-255-7734	studioofsyntax.NET	
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#	Name / Company	Address	Contact Number	Email	Signature
1	Kathleen Daly	156 Lombard St #17	415 244 5394	katalyst@outlook.com	
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October 2017