

1 [Authorization of issuance of demolition permit to Kaiser Permanente]

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3 **Resolution authorizing the issuance of a demolition permit by the San Francisco**
4 **Planning Department and/or the Department of Building Inspection to Kaiser**
5 **Permanente for residential property at 1401-1417 Divisadero.**

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7 WHEREAS, Kaiser Permanente purchased the residential building at 1401-1417
8 Divisadero in 1995 and began the process of rezoning the site with the San Francisco
9 Planning Department in 1997; and,

10 WHEREAS, Kaiser entered into an Owner Participation Agreement with the San
11 Francisco Redevelopment Agency for Kaiser to construct 21 units of replacement housing at
12 2139 O'Farrell Street in 2003, partnered with Tabernacle Community Development
13 Corporation to develop the new housing, and, in May 2009, began construction of the new
14 housing; and,

15 WHEREAS, The Board Of Supervisors, in January 2009, held a Public Hearing and
16 approved rezoning, lot merger, and conditional use for proposed construction of a Kaiser
17 Medical Office Building on 1401-1417 Divisadero and adjacent properties; and,

18 WHEREAS, Large sections of the exterior siding fell from the residential property at
19 1401-1417 Divisadero in May 2008, lead paint abatement was found to be needed by the
20 S.F. Department of Building Inspection in December 2004, and the building is seen as both
21 an eye-sore and nuisance by neighboring residents; and,

22 WHEREAS, It is the desire of the neighborhood surrounding 1401-1417 Divisadero
23 and the Board of Supervisors to see the demolition of the unoccupied and dilapidated
24 residential building at 1401-1417 Divisadero; and,

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1 WHEREAS, That though construction has begun on replacement housing at 2139
2 O'Farrell, the demolition permitting process for 1401-1417 Divisadero has been held up due
3 to an initial attempt by Kaiser Permanente to obtain an emergency demolition permit through
4 the Department of Building Inspection, an attempt which failed in May 2009, requiring that
5 Kaiser Permanente try again through the Planning Department, a process that would require
6 that the vacant building at 1401-1417 Divisadero stay standing longer; and,

7 WHEREAS, The Board of Supervisors understands that the usual procedure of the
8 Planning Department issuing a demolition permit for an old building only after seeing site
9 plans for its replacement, while good and necessary in most instances, does not take into
10 account the special circumstances of this project; and,

11 WHEREAS, Kaiser Permanente has shown itself to be acting in good faith by
12 beginning work on replacement housing at 2139 O'Farrell and giving assurances of their
13 plans to construct a new Medical Office Building where the residential building now stands;
14 and,

15 WHEREAS, The Board of Supervisors finds it appropriate to authorize the issuance of
16 a demolition permit outside of the usual procedure for procuring such a permit due to the long
17 period of time that this project has been underway and the nuisance that the aforementioned
18 building has become to its neighbors; and,

19 WHEREAS, Kaiser Permanente has represented it will landscape and maintain its
20 property at 1401-1417 Divisadero in a reasonable manner once the residential building is
21 demolished and until the planned construction of the Kaiser Medical Office Building is
22 underway; now, therefore, be it

23 RESOLVED, That the San Francisco Board of Supervisors authorizes the immediate
24 issuance of a demolition permit by the San Francisco Planning Department and/or
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1 Department of Building Inspection to Kaiser Permanente for the residential building at 1401-
2 1417 Divisadero; and, be it

3 FURTHER RESOLVED, That the Board of Supervisors finds that this waiver of the
4 usual procedure for issuing a demolition permit is reasonable and necessary given the
5 specific history of the site and shall not set a precedent for the future issuance of demolition
6 permits.

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