

File No. 091093

Committee Item No. 2
Board Item No. 25

COMMITTEE/BOARD OF SUPERVISORS AGENDA PACKET CONTENTS LIST

Committee Land Use & Economic Development Date November 9, 2009

Board of Supervisors Meeting Date November 17, 2009

Cmte Board

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OTHER

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Completed by: Linda Laws
Completed by: *Linda Laws*

Date November 6, 2009
Date November 12, 2009

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

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1 [Ordinance Approving Zoning Map Amendments in Connection with the 1500 Page Street
2 Residential Care Special Use District.]

3 **Ordinance amending Section Maps 6H and 6SU of the Zoning Maps of the City and**
4 **County of San Francisco for the real property located at 1500 Page Street (Assessor's**
5 **Block 1223/Lot 004) at the northwest corner of Masonic Avenue and Page Street, to**
6 **reclassify the property from a 40-X Height and Bulk District to a 55-X Height and Bulk**
7 **District, and to map the 1500 Page Street Residential Care Special Use District in order**
8 **to permit the expansion of an existing building used for residential care and other**
9 **considerations; and adopting General Plan, Planning Code and environmental findings.**

10 Note: Additions are *single-underline italics Times New Roman*;
11 deletions are *strikethrough italics Times New Roman*.
12 Board amendment additions are double underlined.
13 Board amendment deletions are ~~strikethrough normal~~.

14 Be it ordained by the People of the City and County of San Francisco:

15 Section 1. Findings. The Board of Supervisors of the City and County of San
16 Francisco hereby finds and determines that:

17 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
18 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
19 Planning Commission Resolution No. 17829, and incorporates said reasons herein by
20 reference. A copy of said Planning Commission Resolution is on file with the Clerk of the
21 Board of Supervisors in File No. 091093.

22 (b) The Board of Supervisors finds that this ordinance is in conformity with the
23 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set
24 forth in Planning Commission Resolution No. 17829, and hereby incorporates those
25 reasons by reference.

1 (c) The Planning Department issued a Certificate of Determination of categorical
2 exemption from environmental review on October 16, 2008 finding that the Project is
3 categorically exempt from environmental review as a Class 1 and 31 [State CEQA Guidelines
4 Section 15301(e) and 15331] exemption, in compliance with the California Environmental
5 Quality Act (California Public Resources Code sections 21000 et seq., "CEQA"), the State
6 CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et seq.), and
7 Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). Said determination is
8 on file with the Clerk of the Board of Supervisors in File No. 091093 and is
9 incorporated herein by reference.

10 (d) This proposed Ordinance is being undertaken in combination with a companion
11 ordinance creating the 1500 Page Street Residential Care Special Use District, on file with the
12 Clerk of the Board of Supervisors in File No. 090388. Disapproval of the text and/or map
13 amendments will invalidate all legislation pertaining to the subject project at 1500 Page Street.

14 (e) The City wishes to ensure the rehabilitation and continued use of the Property
15 as a publicly funded residential care use, and to ensure an appropriate development of the
16 Project Site.

17 (f) On February 19, 2009, at a duly noticed public hearing, the Planning Commission
18 adopted the proposed Zoning Map amendments to change the San Francisco Zoning Maps
19 6SU and 6H and height and bulk district classification in Resolution No. 17829.

20 (g) The letter from the Planning Department transmitting the proposed Zoning Map
21 amendments to the Board of Supervisors, the Determination of Exemption with respect to the
22 approval of the Project, and the Resolution approving the proposed Planning Code
23 amendments are on file the Clerk of the Board in File No. 091093. These and any and all
24 other documents referenced in this Ordinance have been made available to, and have been
25

1 reviewed by, the Board of Supervisors, and may be found in the files of the City Planning
2 Department, as the custodian of records, at 1650 Mission Street in San Francisco, and in File
3 No. 091099 with the Clerk of the Board of Supervisors at One Dr. Carlton B. Goodlett
4 Place, San Francisco and are incorporated herein by reference.

5 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
6 change in height and bulk classifications, duly approved by resolution of the Planning
7 Commission, is hereby adopted as an amendment to Section Map 6H of the Zoning Map of
8 the City and County of San Francisco:

<u>Description of Property</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk District to Be Approved</u>
Assessor's Block 1223, Lot 004 1500 Page Street _____.	40-X	55-X

13 Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, and as duly
14 approved by resolution of the Planning Commission, Section Map 6SU of the Zoning Map of
15 the City and County of San Francisco shall designate the following real property as the 1500
16 Page Street Residential Care Special Use District:

<u>Description of Property</u>	<u>Special Use District to be Approved</u>
Assessor's Block 1223, Lot 004 1500 Page Street	1500 Page Street Residential Care Special Use District

20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By:


23 Kate Herrmann Stacy
24 Deputy City Attorney
25

1 reviewed by, the Board of Supervisors, and may be found in the files of the City Planning
2 Department, as the custodian of records, at 1650 Mission Street in San Francisco, and in File
3 No. 091095 with the Clerk of the Board of Supervisors at One Dr. Carlton B. Goodlett
4 Place, San Francisco and are incorporated herein by reference.

5 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
6 change in height and bulk classifications, duly approved by resolution of the Planning
7 Commission, is hereby adopted as an amendment to Section Map 6H of the Zoning Map of
8 the City and County of San Francisco:

<u>Description of Property</u>	<u>Height and Bulk District to be Superseded</u>	<u>Height and Bulk District to Be Approved</u>
Assessor's Block 1223, Lot 004 1500 Page Street _____.	40-X	55-X

13 Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, and as duly
14 approved by resolution of the Planning Commission, Section Map 6SU of the Zoning Map of
15 the City and County of San Francisco shall designate the following real property as the 1500
16 Page Street Residential Care Special Use District:

<u>Description of Property</u>	<u>Special Use District to be Approved</u>
Assessor's Block 1223, Lot 004 1500 Page Street	1500 Page Street Residential Care Special Use District

20 APPROVED AS TO FORM:
21 DENNIS J. HERRERA, City Attorney

22 By:


23 Kate Herrmann Stacy
24 Deputy City Attorney
25



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code and Zoning Map Amendments Conditional Use Authorization

HEARING DATE: FEBRUARY 19, 2009

Date: February 10, 2009
Case No.: 2007.1259EKZTC
Project Address: 1500 Page Street
Zoning: RM-1 (Residential, Mixed, Low Density)
40-X Height and Bulk District
Block/Lot: 1223/004
Project Sponsors: Nadir Shabahangi
1500 Page Street LLC
551 Page Street
San Francisco, CA 94117
Staff Contact: Sara Vellve – (415) 558-6263
Sara.vellve@sfgov.org
Recommendation: Adopt a Resolution to amend the Planning Code and Zoning Maps. Approve Conditional Use Authorization.

1650 Mission St.
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PROJECT DESCRIPTION

The project sponsor, with support from the Mayor's Office of Housing, has purchased the property to use the building as permanent supportive housing for up to 55 formerly homeless residents between the ages of 18 and 80 and earning 15 – 20% of the Bay Area Median Income.

The applicant proposes to continue the building's original residential care type of use and add a fifth floor and rear egress stair, as well as remodel the interior of the building, increasing the overall area of the building from approximately 14,480 square feet to approximately 17,000 square feet. The proposed fifth floor of approximately 2,017 square feet would accommodate two counseling rooms, a recreation room, a lounge, storage and bathrooms. This addition would be set back approximately 10 feet from the Masonic Avenue façade and approximately 15 feet from the Page Street façade. An approximately 1,500 square foot rooftop garden/open space area would be developed in the Page Street setback at the fifth floor. Currently, there is no viable open space on the lot for resident use. A required egress stair of approximately 200 square feet would be located in an enclosed stairwell at the rear of the building. Interior modifications would bring the building up to current Building Code and contemporary living standards. Along the east façade where the building is set back from the north property line, a "gateway" type of architectural feature would be created to provide an entrance to the building's north side. Façade

alterations to windows, building details, materials and openings are not proposed. While the building will not be LEED certified, the sponsor is anticipating incorporating a number of "green" elements including: low VOC paints, adhesives and carpeting; radiant floor heating; maximization of natural lighting; formaldehyde-free insulation and Energy Star appliances.

Residents would not come and go from the facility on a daily basis - they would be permanent residents with designated bedrooms who receive on-site services in order to help them reintegrate into society. The length of stay will largely depend on an individual's personal situation. It is expected that most residents will live on the premises on a permanent basis while living a reintegrated life. The premises will not be used on a short-term shelter basis. The rehabilitated building would provide up to 32 bedrooms, as well as kitchen, bathroom counseling and storage space on floors two through four; dining room, kitchen, pantry, trash, utility, office, clinic and reception space on floor one; and recreational, counseling, restroom and storage, in addition to a rooftop garden at floor five. A local organization, AgeSong, will operate the building and programs in collaboration with many local non-profit and government agencies. AgeSong would employ approximately 36 employees to facilitate 24/7 oversight, programming and services. Residents will have access to many psychosocial, vocational and rehabilitative services on an as-requested basis. In some cases, off-site services would be appropriate and transportation to those services would be provided.

SITE DESCRIPTION AND PRESENT USE

The project is located in the Haight Ashbury neighborhood on the northwest corner of the intersection of Page Street and Masonic Avenue, Block 1223, Lot 004. The property is located within the RM-1 (Residential, Mixed, Low Density) District with 40-X height and bulk district. The property is developed with a four-story building of approximately 14,880 square feet constructed in approximately 1903. The Department's Parcel Information Database indicates the building was originally used to provide convalescent and nursing home type of use, and has been used for such purposes since. The lot is approximately 5,397 square feet and is approximately 75% covered by the subject building, with the rear yard perpendicular to Page Street.

SURROUNDING PROPERTIES & NEIGHBORHOOD

Saint Agnes Church occupies a large portion of the land surrounding the project site to the north and west as seen in the attached Parcel Map. The Urban School is located at 1563 Page Street on the opposite side of Page Street from the subject property. The subject block is split-zoned between RM-1 (Residential, Mixed, Low Density) and RH-3 (Residential, House, Three Family) with the subject and church properties within an RM-1 District. A large portion of the neighborhood's surrounding residential properties are zoned RM-1 with the RH-3 lots clustered at the corner of Page and Ashbury Streets, west of the subject property. The Haight Street Neighborhood Commercial District is located one block south of the property and Golden Gate Park's Panhandle is located one block north of the property.

ENVIRONMENTAL REVIEW STATUS

The Project was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempt from environmental review per Class 1 and 31 [State CEQA Guidelines Section 15301(e) and 15331]. The Commission has reviewed and concurs with said determination.

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20	January 20, 2009	January 20, 2009	20
Posted Notice	20	January 20, 2009	January 20, 2009	20
Mailed Notice	10	February 9, 2009	January 20, 2009	20

PUBLIC COMMENT

- To date, the project sponsor has conducted two community outreach meetings. The first, held on October 15, 2008 was not attended by any members of the public. However, after notice of the hearing, the Department and sponsor received many inquiries and concerns that the premises would be used as a temporary shelter with people coming and going on a day-to-day basis. A second meeting was held on February 5, 2009, and was attended by approximately 30 community members. Following is a summary of community comments and concerns submitted by the sponsor:
 - Giving priority placement to neighborhood residents;
 - Permitting smoking on the roof deck to prevent smoking at street level;
 - Creating a precedent for additional height reclassifications in the neighborhood;
 - The concentration of social services currently located in the Haight/Ashbury neighborhood.

The project sponsor has committed to the neighborhood to provide a well-managed program and facility, and will make every effort to address the communities concerns. The Planning Department has developed conditions regarding smoking and included findings suggesting that the height reclassification is to enhance an existing use and should not set a precedent within the neighborhood or zoning district.

Letters of support and opposition are attached.

ISSUES AND OTHER CONSIDERATIONS

- Since 1995 AgeSong Inc. has successfully developed and run five similar projects in the Bay Area. Their most recent project in San Francisco is located at 580 Hayes Street, which is a mixed-use development that will provide 42 senior group-housing units.

REQUIRED COMMISSION ACTIONS

- The subject "T and Z" cases are to address amendments to the Planning Code and Zoning Map that must ultimately be adopted by the Board of Supervisors. The Commission must adopt a Resolution of to initiate the amendments.
- Adopt a Resolution to initiate amendments to the Planning Code to create the 1500 Page Street Residential Care Special Use District (SUD) (T). The proposed SUD would provide modifications and/or exceptions to the following Planning Code requirements.
 - Expansion of a use which requires conditional use authorization.
 - Exceeding the allowable FAR
 - Expansion of a noncomplying building into the required rear yard
- Adopt a Resolution to initiate an amendment to the Planning Code to create a special height exception for the 1500 Page Street Residential Care Special Use District (SUD) (T).
- Adopt a Resolution to initiate proposed amendments to Zoning Maps 6H and 6SU to reclassify the property height from 40-X to 55-X on Map 6H and incorporate the 1500 Page Street Residential Care Special Use District on Map 6SU (Z).

BASIS FOR RECOMMENDATION

- The project will provide much-needed housing for the formerly homeless population who have been un-served, underserved and/or chronically homeless. Housing, health and substance abuse services will be provided on-site and will help to stabilize residents and promote their reintegration into society.
- The project is a collaboration between private non-profit and public entities including the Mayor's Office of Housing, the Pacific Institute, the Department of Public Health, Housing and Urban Health, and Community Behavioral Health Services.
- The proposal would continue the building's historic use while upgrading internal and structural systems and introducing additional space for program services and open space without compromising the building's integrity.
- The proposal retains affordable housing for an underserved population.
- The project is consistent with many objectives and policies of the General Plan.

RECOMMENDATION:	Adopt a Resolution for amendments to the Planning Code and Zoning Maps. Approval of Conditions.
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Attachments:

Resolution
Ordinances

Executive Summary
February 19, 2009

CASE NO. 2007.1259EKZTC
1500-Page Street

- Existing and Proposed Height Map (6H)
- Existing and Proposed Special Use District Map (6SU)
- Motion with Conditions of Approval
- Letters of Support and Opposition
- Aerial Photo
- Sanborn Map
- Sponsor's Submittal
 - Plans
 - Photosimulations and Context Photos
 - Letters of Support

Attachments above included in this packet.

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. 17830

HEARING DATE: FEBRUARY 19, 2009

Date: February 19, 2009
Case No.: 2007.1259EKTZC
Project Address: 1500 Page Street
Zoning: RM-1 (Mixed, Low Density)
 40-X Height and Bulk District
Block/Lot: 1223/040
Project Sponsor: Nader Shabahangi
 1500 Page Street, LLC
 551 Page Street
 San Francisco, CA 94117
Staff Contact: Sara Vellve – (415) 558-6263
 Sara.vellve@sfgov.org

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.3(c), 253, 303 AND PROPOSED SECTION 249.41 OF THE PLANNING CODE TO REESTABLISH A RESIDENTIAL CARE USE, ALLOW THE HORIZONTAL AND VERTICAL EXPANSION OF A RESIDENTIAL CARE BUILDING BY ADDING A FIFTH FLOOR OF APPROXIMATELY 2,017 SQUARE FEET AND A REAR EGRESS STAIR OF APPROXIMATELY 200 SQUARE FEET AND REMODELING THE BUILDING INTERIOR TO ACCOMMODATE PROGRAMS TO PROVIDE PERMANENT SUPPORTIVE HOUSING FOR UP TO 55 RESIDENTS WITH MODIFICATIONS TO SECTIONS 124, 134 AND 209.3(C) OF THE PLANNING CODE FOR THE FLOOR AREA RATIO, REQUIRED REAR YARD AND, EXPANSION OF A NON-COMPLYING STRUCTURE REQUIREMENTS FOR A BUILDING THAT WOULD BE NO MORE THAN 55 FEET IN HEIGHT IN AN RM-1 (RESIDENTIAL, MIXED, LOW DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

TO FACILITATE THE PROJECT, THE PROPOSAL REQUIRES PLANNING CODE TEXT AND ZONING MAP AMENDMENTS TO ESTABLISH THE RESIDENTIAL CARE SPECIAL USE DISTRICT AND TO RECLASSIFY THE LOT HEIGHT FROM 40-X TO 55-X.

PREAMBLE

On April 17, 2008 1500 Page Street LLC (Project Sponsor), in conjunction with the Mayor's Office of Housing, filed an application with the Department for Conditional Use Authorization under Planning Code Sections 209.3(c), 253, 303 and proposed Section 249.41 to reestablish a residential care use and expand the associated building by adding a fifth floor (approximately 2,017 square feet) and rear egress stair (approximately 200 square feet) while upgrading the building interior to provide permanent supportive housing for up to 55 residents within the RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.

On February 19, 2009, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2007.1259EKTZC.

The Project was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempt from environmental review per Class 1 and 31 [State CEQA Guidelines Section 15301(e) and 15331]. The Commission has reviewed and concurs with said determination.

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 requested in Application No. 2007.1259EKTZC, 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 project is located on the northwest corner of the intersection of Page Street and Masonic Avenue, Block 1223, Lot 004. The property is located within the RM-1 (Residential, Mixed, Low Density) District with 40-X height and bulk district. The property is developed with a four-story building of approximately 14,480 square feet constructed in approximately 1903. The Department's Parcel Information Database indicates the building was originally used to provide convalescent and nursing home type of use, and has been used for such purposes since. The lot is approximately 5,397 square feet and is approximately 75% covered by the subject building, with the rear yard perpendicular to Page Street.
3. **Surrounding Properties and Neighborhood.** The project site is located at the northwest corner of the intersection of Page Street and Masonic Avenue. To the north on Masonic

Avenue, and to the west on Page Street, is the Saint Agnes Church site. The Urban School and the Whitney Young Child Development Center are across Page Street from the subject property. The Haight Street Neighborhood Commercial District is one block south of the site. Structures containing one to nine dwelling units generally make up the balance of uses and density in the subject block.

4. **Project Description.** The applicant proposes to continue the original residential care type of use and add a fifth floor and rear egress stair, as well as remodel the interior of the building increasing the overall area of the building from approximately 14,480 square feet to approximately 17,000 square feet. The proposed fifth floor of approximately 2,017 square feet would accommodate two counseling rooms, a recreation room, a lounge, storage and bathrooms. This addition would be set back approximately 10 feet from the Masonic Avenue façade and approximately 15 feet from the Page Street façade. An approximately 1,500 square foot rooftop garden/open space area would be developed in the Page Street setback at the fifth floor. Currently, there is no viable open space on the lot for resident use. A required egress stair of approximately 200 square feet would be located in an enclosed stairwell at the rear of the building measuring approximately 11 feet deep by 18 feet wide. This feature would be set back from the Page Street property line by approximately 15 feet. Interior modifications would bring the building up to contemporary Building Codes and living standards. Along the east façade where the building is set back from the north property line, a "gateway" type of architectural feature would be created to provide an entrance to the building's north side. Façade alterations to windows, building details, materials and openings are not proposed. While the building will not be LEED certified, the sponsor is anticipating incorporating a number of "green" elements including: low VOC paints, adhesives and carpeting; radiant floor heating; maximization of natural lighting; formaldehyde-free insulation and Energy Star appliances.

The project sponsor, with support from the Mayor's Office of Housing, has purchased the property to use the building as permanent supportive housing for up to 55 formerly homeless residents between the ages of 18 and 80 and earning 15 - 20% of the Bay Area Median Income. Residents would not come and go from the facility on a daily basis - they would be permanent residents with designated bedrooms who receive on-site services in order to help them reintegrate into society. The rehabilitated building would provide up to 32 bedrooms, as well as kitchen, bathroom counseling and storage space on floors two through four; dining room, kitchen, pantry, trash, utility, office, clinic and reception space on floor one; and recreational, counseling, restroom and storage, in addition to a rooftop garden at floor five. A local organization, AgeSong, will operate the building and programs in collaboration with many local non-profit and government agencies. AgeSong has developed approximately five different facilities in the Bay Area. AgeSong would employ approximately 36 employees to facilitate 24/7 oversight, programming and services. Residents will have access to many psychosocial, vocational and rehabilitative services on an as-requested basis. In some cases, off-site services would be appropriate and transportation to those services would be provided.

The proposed project requires two separate approvals, conditional use authorization, and reclassification of the Zoning and Height Districts of the site.

5. **Public Comment.** To date, the project sponsor has conducted two community outreach meetings. The first, held on October 15, 2008 was not attended by any members of the public. A second, held on February 5, 2009, was attended by approximately 30 community members and comments focused on:
- Giving priority placement to neighborhood residents;
 - Permitting smoking on the roof deck to prevent smoking at street level;
 - Creating a precedent for additional height reclassifications in the neighborhood;
 - The concentration of social services currently located in the Haight/Ashbury neighborhood.

The project sponsor has committed to the neighborhood to provide a well-managed program and facility, and will make every effort to address the communities concerns. Letters of support and opposition are attached.

6. **Use District.** The property is proposed to be rezoned from RM-1 (Residential, Mixed, Low Density) to the 1500 Page Street Residential Care Special Use District (SUD) in order to facilitate the building expansion. The building was originally constructed in 1903 prior to the Planning Code. The proposed alterations will bring the building up to contemporary living and various Code standards, as well as improve the on-site services and the welfare of program residents.

Pursuant to the proposed SUD and Planning Code Section 249.41 Conditional Use Authorization is required:

- To expand an existing non-complying use per Planning Code Section 209.3(C).
 - To allow a maximum floor area ratio of 2.89:1.
 - To allow the construction of a required exterior egress stairway located within the rear yard setback parallel to the west property line.
 - To implement the SUD provisions.
 - To allow a maximum height and bulk limit of 55-X.
7. **Height and Bulk District.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. Planning Code Section 270 limits the bulk of buildings and structures, and assigns maximum plan dimensions. Proposed Planning Code Section 249.41 limits the height and bulk of the site to 55-X.

The site's height and bulk districts are proposed to be amended from 40-X to 55-X. The "X" bulk control has no specific limitations on building bulk. The proposed building would be approximately 55 feet in height and would comply with proposed Planning Code Section 249.41.

An accompanying ordinance for the height and bulk reclassification is included in the entitlements and must be approved by the Board of Supervisors or all related authorizations and legislation would be null and void. The intent of the reclassification is to improve the service delivery of a much-needed and scarce community service and is not intended to promote or establish a new precedent for overall height limits within the neighborhood or zoning district.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Expansion of Building.** Planning Code Section 209.3(c) states that in RM-1 districts a Conditional Use Authorization is required for residential care facilities providing lodging, board and care for a period of 24 hours or more for seven or more persons. Proposed Planning Code Section 249.41 allows the expansion of the existing residential care facility use through Conditional Use Authorization.

Although there is no increase in residential occupancy of the facility, Conditional Use Authorization is required to expand the building to provide recreational space, counseling areas and a rooftop garden/open space. An accompanying ordinance for a Planning Code text amendment to create the 1500 Page Street Residential Care Special Use District proposed as Planning Code Section 249.41 is included in the entitlements and must be approved by the Board of Supervisors.

- A. **Floor Area Ratio-(FAR).** With Conditional Use Authorization, Proposed Planning Code Section 249.41 allows the building square footage in the 1500 Page Street Residential Care Special Use District to be 2.89 square feet of building area for every 1 square feet of lot area, or approximately 17,000 square feet of building area for the subject site. Planning Code Section 124 limits the FAR in the RM-1 District to 1.8:1.

This Conditional Use Authorization includes implementation of the FAR allowed pursuant to Planning Code Section 249.41. An accompanying ordinance for a Planning Code text amendment to create the 1500 Page Street Residential Care Special Use District proposed as Planning Code Section 249.41 is included in the entitlements and must be approved by the Board of Supervisors. The additional floor area will accommodate a required egress stair and the proposed fifth floor that will provide additional space for client services and recreation.

- B. **Required Rear Yard.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 45 percent of the total depth with certain allowed exceptions, or a minimum of 15 feet, whichever is greater. With Conditional Use Authorization, Proposed Planning Code Section 249.41 allows modification to the rear yard requirement to allow a required egress stairway to extend to the rear property line.

This Conditional Use Authorization includes implementation of the modification to the rear yard requirements allowed pursuant to Planning Code Section 249.41 to allow a required egress stair to extend to the rear property line. An accompanying ordinance for a Planning

Code text amendment to create the 1500 Page Street Residential Care Special Use District proposed as Planning Code Section 249.41 is included in the entitlements and must be approved by the Board of Supervisors.

- C. **Front Setback.** Planning Code Section 132 requires that where one or both of the buildings adjacent to the subject property have front setbacks along a street or alley, any building or addition constructed, reconstructed or relocated on the subject property be set back to the average of the two adjacent front setbacks to a maximum of 15 feet.

The subject structure is located on a corner lot fronting Masonic Avenue, which is surrounded by an adjacent lot fronting on Masonic Avenue and Page Street and contains buildings used by Saint Agnus Church. The building directly north of the subject property is set back approximately 18 feet from its front property line requiring a 9-foot set back for the proposed fifth floor. The new fifth floor is proposed to be set back from the front building wall by 12 feet and is Code compliant.

- D. **Parking.** Planning Code Section 151 does not require off-street parking for residential care facilities in RM-1 districts.

No off-street parking is required or provided for the Project.

- E. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

- F. **Density.** The Planning Code does not contain any density limitations for residential care facilities such as the current proposal in the RM-1.

The Project is not limited by density restrictions.

- G. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district, 40-X for the subject property.

The project requires a reclassification of height and bulk from 40-X to 55-X to allow the proposed fifth floor that would provide additional counseling rooms, a recreation room, restrooms and lounge. An accompanying ordinance for the height and bulk reclassification is included in the entitlements and must be approved by the Board of Supervisors. The intent of the reclassification is to improve the service delivery of a much needed and scarce community service and is not intended to promote or establish a new precedent for overall height limits within the neighborhood or zoning district.

- H. **Bulk.** Planning Code Section 270 limits the bulk of buildings and structures, and assigns maximum plan dimensions.

The site's height and bulk district is proposed to be amended from 40-X to 55-X. The "X" bulk control has no specific limitations on building bulk.

- I. **Street Trees.** Planning Code Section 143 requires that street trees be installed along each street frontage of the subject property.

The Page Street frontage of the Property is lined with three mature street trees, and the Masonic Avenue frontage includes one existing street tree. To comply with Section 143, the Project Sponsor will provide one additional street tree along Masonic Avenue and one along Page Street.

- J. **Open Space.** Planning Code Section 143 does not required Open Space for residential care facilities.

Although the Planning Code does not require open space for the Project, the Project Sponsor proposes a 1,465 square foot rooftop garden accessible from the proposed fifth floor addition.

- K. **Shadows.** Planning Code Section 295 generally does not permit new or altered buildings over 40 feet in height to cast new shadows on a property owned and operated by the Recreation and Park Commission.

Golden Gate Park, which is owned by the Department of Recreation and Parks, is located one block north of the subject property. A shadow fan analysis was conducted and concluded that the project would not create any new shade on any Department of Recreation and Park properties protected under Planning Code Section 295.

- L. **Building over 40 feet in R District.** Planning Code Section 253 requires Conditional Use Authorization for the construction of buildings exceeding 40 feet in height in R districts.

The Project proposes the construction of a fifth-floor which would be approximately 55 feet in height and thus requires Conditional Use Authorization. Relevant findings are presented in the Section 101.1, 303 and General Plan Findings.

9. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

The proposed Project is in keeping with the residential care facility use that has, with the exception of approximately the last year, been located at the Property. The Project will continue to provide mental health and rehabilitative services and will serve very low and low income individuals. The Project is necessary as it will provide much needed services to individuals in San Francisco without constructing a new building or establishing a new use within the neighborhood. The residential capacity of the facility will remain at 55 residents. While the building will be physically expanded, an increase in the number of individuals accommodated within it will not change. The proposed renovations will improve the building's overall performance with regard to service delivery without compromising its exterior integrity.

Although the proposed addition will result in the building rising to a height of over 40 feet in a Residential District, it would not be out of character with other buildings in the neighborhood such as Saint Agnes Church directly north of the subject property. To reduce the overall mass of the addition, it has been set back from all building wall fronting public ways, and clear glass will be used to increase transparency. The addition is desirable as it will allow the building to maintain the current occupancy while improving on-site support services to residents, which will be located in the vertical addition.

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Property has been the site of a residential care facility since approximately 1965. The Project would upgrade the existing building while adding recreational, counseling rooms and rooftop garden at the proposed fifth floor without increasing the number of residential occupants. The nature of the site and the size, shape and arrangement of the proposed use and building are substantially similar to the use and building footprint existing on the property, and would not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

The proposed addition rising to approximately 55 feet in height will provide much needed and desirable services for building residents on site.

- 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 Planning Code does not require parking or loading for a residential care facility. The proposed use should not generate significant amounts of vehicular trips from the

immediate neighborhood or citywide. The Sponsor has agreed to fill two existing curb cuts to provide more on-street parking and will apply for a white zone for passenger loading. It is expected that residents and employees will use nearby public transit lines (MUNI 6, 7, 21, 33, 37, 43, 66, 71, 71L).

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use is subject to the standard conditions of approval and outlined in Exhibit A. After completion, the Project will not generate any offensive odor, noise or dust. The only lighting in the evening will be that generated by interior light. Therefore, the Project will not generate offensive emissions such as glare, noise, dust or odor. To address community concerns, the sponsor will allow residents to smoke on open space at the fifth floor.

- 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 retain the existing building and the existing mature trees along the Page Street building frontage. The sidewalks adjacent to the building will be upgraded and kept clean of refuse. The Project provides new open space on both the ground floor adjacent street level and at the rooftop in the form of a rooftop garden. Two new street trees shall be planted.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

2004 HOUSING ELEMENT
Objectives and Policies

OBJECTIVE 3
ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT
JEOPARDIZING USE OR AFFORDABILITY

POLICY 3.6
Preserve landmark and historic residential buildings.

The building is identified on the Planning Department's UMB Survey and was constructed in approximately 1903. A Historic Resources Evaluation Response (HRER) dated March 17, 2008 determined that the subject property is a historic resource. The proposed rooftop addition has been designed to be minimally visible from public view, thereby ensuring that the character of the building is not impaired. All original materials, detailing and openings would be retained. As such, the Planning Department has found that the proposed project is consistent with the relevant Secretary of the Interior's Standards.

OBJECTIVE 5:

INCREASE THE EFFECTIVENESS AND EFFICIENCY OF THE CITY'S AFFORDABLE HOUSING PRODUCTION SYSTEM.

POLICY 5.2:

Support efforts of for-profit and non-profit organizations and other community-based groups and expand their capacity to produce and manage permanently affordable housing.

The Planning Department supports the proposed project, related entitlements and necessary legislation to create a new supportive housing program for formerly homeless individuals. The project represents an expansion of programming and activities for non-profit (Pacific Institute) and for-profit (AgeSong, 1500 Page Street, LLC) and the Mayor's Office of Housing by providing up to 55 beds of affordable housing in San Francisco.

OBJECTIVE 6

PROTECT THE AFFORDABILITY OF EXISTING HOUSING.

POLICY 6.1

Protect the affordability of units in existing buildings at risk of losing their subsidies or being converted to market rate housing.

The previous owners ran a residential care facility as well; however, upon sale of the property, the building could have been purchased by an owner intending to convert it to market rate housing. The current, and new, building owners will provide permanent housing for up to 55 individuals of low and very low incomes as well as provide supportive services to enable residents to reintegrate into society after a period of homelessness.

OBJECTIVE 8

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES

POLICY 8.6

Increase the availability of units suitable for users with supportive housing needs.

Building residents have access to supportive housing services such as (but not limited to) basic care and nutrition oversight, activity groups that focus on specific behavioral issues, mental health medication support services, independent living skills and structured leisure activities. It is understood that the previous owners did not accommodate the maximum number of residents, and

the proposed organization and administration will be more active in ensuring that an optimal number of individuals will be served.

OBJECTIVE 10

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS IN COORDINATION WITH RELEVANT AGENCIES AND SERVICE PROVIDERS.

POLICY 10.1

Focus efforts on the provision of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.

The program, managed by AgeSong and funded in part by the Mayor's Office of Housing, will help to ensure that formerly homeless individuals will be permanently housed with access to appropriate and necessary services and oversight to stabilize resident's situation instead of relying on temporary homeless shelters without such a high level of oversight.

1990 HOUSING ELEMENT

OBJECTIVE 5

TO MAINTAIN AND IMPROVE THE PHYSICAL CONDITION OF HOUSING WHILE MAINTAINING EXISTING AFFORDABILITY LEVELS.

POLICY 5.2

Promote and support voluntary housing rehabilitation which does not result in the displacement of lower income occupants.

Currently, the building is vacant. As such, the proposed interior rehabilitation and building enlargement will not result of the displacement of lower income occupants. After the renovations and expansion are complete, the building will be available to formerly homeless individuals between the ages of 18 and 80 of very low and low incomes.

POLICY 5.5

Preserve landmark and historic residential buildings.

The building is identified on the Planning Department's UMB Survey and was constructed in approximately 1903. A Historic Resources Evaluation Response (HRER) dated March 17, 2008 determined that the subject property is a historic resource. The proposed rooftop addition has been designed to be minimally visible from public view, thereby ensuring that the character of the building is not impaired. All original materials, detailing and openings would be retained. As such, the Planning Department has found that the proposed project is consistent with the relevant Secretary of the Interior's Standards.

OBJECTIVE 13

TO PROVIDE MAXIMUM HOUSING CHOICE.

POLICY 13.3

Increase the availability of units suitable for special user groups with special housing needs including large families, the elderly, and the homeless.

The building will accommodate formerly homeless individuals up to 80 years old. It is understood that the former building owners did not optimize the building's occupancy. The new owner intends to accommodate up to 55 people on an on-going and permanent basis.

OBJECTIVE 15

TO DEAL WITH THE ROOT CAUSES OF HOMELESSNESS, RECOGNIZING THE SOLUTION IS MORE THAN THE PROVISION OF EMERGENCY SHELTER.

POLICY 15.1

Shift focus from provision of temporary shelter to provision of permanent affordable housing.

The program, managed by AgeSong and funded in part by the Mayor's Office of Housing, will help to ensure that formerly homeless individuals will be permanently housed with access to appropriate and necessary services and oversight to stabilize resident's situation instead of relying on temporary homeless shelters without a high level of oversight.

URBAN DESIGN ELEMENT

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 6:

Respect the character of older development nearby in the design of new buildings.

The addition has been designed to be compatible with and respectful of surrounding older structures. Through setbacks along the Page Street and Masonic Avenue frontages and the use of streamlined and contemporary materials, the addition will not compete with the existing materiality and details of the original building constructed in 1903.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 3:

Provide adequate lighting in public areas.

Policy 15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project will enhance the pedestrian environment and increase personal safety, comfort, pride and opportunity by increasing foot traffic and improving the residential care facility and renovating an older building through aesthetic improvements that respect the scale of adjacent properties. The Project will activate a prominent corner property that has been underutilized.

TRANSPORTATION ELEMENT

OBJECTIVE 11:

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

Due to the Project Site's close proximity to numerous transit lines (including MUNI 6, 7, 21, 33, 37, 43, 66, 71 and 71L lines), it is anticipated that most of the employees and residents will not require vehicles but will walk or use public transit, thereby advancing the City's Transit First Policy.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6: MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

POLICY 1: Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

POLICY 7: Promote high quality urban design on commercial streets.

Increasing the number of residents in this neighborhood will provide local merchants with an expanded market for goods and services.

11. Planning Code Section 253 for the review of proposed buildings and structures exceeding a height of 40 feet in an "R" (Residential) District. The Specific findings to address this Planning Code Section are found in the discussions of Sections 101.1, 303(c) and the General Plan Findings.
12. 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 does comply with said policies in that:

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

The Project does not propose to change the use of the Property and would rehabilitate the existing structure and add recreation and counseling staff rooms to the building through the construction of an additional story. Residents, visitors, employees and guests of the care facility are likely to patronize area retailers as the site is approximately one block from the Haight Street Neighborhood Commercial District. There are no existing commercial uses on the site.

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

The Project would not affect existing housing or neighborhood character within the meaning of this policy. The Project will preserve and rehabilitate the existing building, and improve the neighborhood through its renovation. The Project does not propose to change the use of the Property as a residential care facility. The project will result in an increased amount of housing for previously homeless individuals.

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

The Property will contribute to the City's supply of affordable housing as it is the site of a residential care facility that will serve low to very low income individuals. Affordable housing will be enhanced by the facility and the renovations proposed.

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

The Project will not impede Municipal Railway transit service or overburden our streets or neighborhood parking. The Project does not propose any change in use and does not require off-street parking. The addition of a fifth-floor recreation and counseling space will not increase the number of residents living in the facility. The Project is ideally located close to many public transit services including MUNI 6, 7, 21, 33, 37, 43, 66, 71 and 71L lines.

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. The building has historically been used as a residential care facility.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the San Francisco Building Code. The Project will improve the property's ability to withstand an earthquake because it involves substantial seismic upgrades.

- G. That landmarks and historic buildings be preserved.

The building is identified on the Planning Department's UMB Survey and was constructed in approximately 1903. A Historic Resources Evaluation Response (HRER) dated March 17, 2008 determined that the subject property is a historic resource. The proposed rooftop addition has been designed to be minimally visible from public view, thereby ensuring that the character of the building is not impaired. All original materials, detailing and openings would be retained. As such, the Planning Department has found that the proposed project is consistent with the relevant Secretary of the Interior's Standards.

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

Golden Gate Park, which is owned by the Department of Recreation and Parks, is located one block north of the subject property. A shadow fan analysis was conducted and concluded that the project would not create any new shade on any Department of Recreation and Park properties protected under Planning Code Section 295.

13. Proposed 1500 Page Street Residential Care Special Use District Findings

- A. Affordability: In evaluating a conditional use authorization to grant exceptions or modifications to Planning Code Section 249.41, the Planning Commission shall consider the extent to which the dwelling units of a proposed housing development would be affordable.

The Project will accommodate up to 55 residents between the ages of 18 and 80 of "lower incomes households" and/or "very low income households" as defined in Sections 50079.5 and 50105 of the Health and Safety Code.

- B. Homelessness: In evaluating a conditional use authorization to grant exceptions or modifications to Planning Code Section 249.41, the Planning Commission shall consider the extent to which the program participants and residents are formerly homeless.

The project will accommodate up to 55 formerly homeless individuals between the ages of 18 and 80 of "lower incomes households" and/or "very low income households" and/or earning 15 – 20% of the Bay Area Median Income.

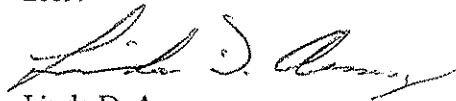
14. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
15. The Commission hereby 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 Application No. 2007.1259EKTZC** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17830. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on February 19, 2009.



Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Lee, Miguel, Moore, Olague and Sugaya

NAYS: None

ABSENT: None

ADOPTED: February 19, 2009

Exhibit A

Conditions of Approval

A. Approved Project

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 209.3(c), 253, 303 and proposed Section 249.41 to continue the existing residential care facility providing permanent supportive housing for up to 55 formerly homeless residents between the ages of 18 and 80, and add a fifth floor and rear egress stair, as well as remodel the interior of the building increasing the overall area of the building from approximately 14,480 square feet to approximately 17,000 square feet. The proposed fifth floor of approximately 2,017 square feet would accommodate two counseling rooms, a recreation room, a lounge, storage and bathrooms. An approximately 1,500 square foot rooftop garden/open space area would be developed in the Page Street setback at the fifth floor. The property is within an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
2. The Project approved by this Motion is in general conformity with the plans dated February 3, 2009 and the Application as received on April 17, 2008, and both stamped "EXHIBIT B" included in the docket for Case No. 2007.1259EKTZC, reviewed and approved by the Commission on February 19, 2009.

B. Reclassification/Rezoning

The Conditional Use Authorization granted by this Motion is contingent upon the final adoption of the Draft Ordinances by the City and County of San Francisco Board of Supervisors reclassifying the existing zoning district from RM-1 to the 1500 Page Street Residential Care Special Use District, and the Height District from 40-X to 55-X. Should any one of these actions fail to receive approval, or otherwise be disapproved, all proposed entitlements for the subject Project shall be null and void.

C. Affordability and Age Requirements

The Project Sponsor agrees to record on City land records a restriction on the subject property, prior to issuance of the Building or Site Permit, stipulating the project and building will accommodate up to 55 formerly homeless residents between the ages of 18 and 80 of "lower incomes households" and/or "very low income households" as defined in Sections 50079.5 and 50105 of the Health and Safety Code. Should the program and/or project fail to meet these requirements a new Conditional Use Authorization shall be required.

D. Lighting

All project lighting shall be directed onto the project site and immediately surrounding sidewalk area only. All proposed lighting shall be indicated on the site permit/building permit plans for review and action by the Planning Department.

E. Signage

Project signage shall be consistent with the controls of Article 6 of the Planning Code.

F. Street Trees

All existing street trees along Page Street and Masonic Avenue shall be retained. Two new 24-inch box size street trees shall be installed, one along Masonic Avenue and one along Page Street shall be required. All existing and proposed street trees shall be accurately represented and labeled on the site permit/building permit plans.

G. Curb Cuts

Two curb cuts currently exist for the project, one on Masonic Avenue and one on Page Street. Both curb cuts shall be eliminated and the curb restored to provide on-street parking and shall be so represented on the site permit/building plans for review.

H. Project Performance

1. The project sponsor shall permit smoking within the rooftop garden/open space and shall discourage smoking at street level.
2. The project sponsor shall provide discrete trash receptacles at all building entrances.
3. Building residents shall have access to the building and programs on a 24/7 basis. The building shall not be used as a "shelter" on a day-to-day basis. Any change to the proposed nature of the housing or program services shall require a new Conditional Use Authorization.
4. The sponsor shall apply for a white loading zone from the Department of Parking and Traffic to accommodate vehicles used to transport residents prior to opening the building for the residential care use.
5. The property owner and/or manager shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks as necessary.

6. The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive kitchen odors from escaping the premises.
7. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.
8. All existing building materials, openings, details and architectural features shall remain and not be altered without the appropriate approvals. The sponsor must accurately represent all building alterations on future building plans. Alteration of such features without approval will result in the reconstruction and/or replacement of such features.

I. General Performance

1. Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's 1223, Lot 040), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. The property owner and/or manager shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.

6. The Project Sponsor shall obtain a building permit for this project within three (3) years from the date of this conditional use authorization or approval by the San Francisco Board of Supervisors, and construction shall thereafter be pursued diligently to completion or the said authorization/approval shall be deemed null and void.
7. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.
8. The project sponsor requested that all fees associated with the project entitlements and legislation be deferred based on the organization's non-profit status. All fees associated with the relevant approvals shall be paid pursuant to Planning Code Section 350. The date of the application's approval shall be February 19, 2009. The date of completion for the environmental review of the proposal is October 16, 2008.





**SAN FRANCISCO
PLANNING DEPARTMENT**

File 091093

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March 20, 2009

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

DOCKET COPY
DO NOT REMOVE

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Planning
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415.558.6377

Re: Transmittal of Planning Department Case Number 2007.1259TZ:
Zoning Map and Planning Code Changes for 1500 Page Street
Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On February 19, 2009, the San Francisco Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting to consider the proposed Ordinances;

The proposed Ordinances would facilitate the following Zoning Map reclassifications and Planning Code amendments at 1500 Page Street:

- Amend Zoning Map 6SU to include the 1500 Page Street Residential Care Special Use District (SUD);
- Amend Zoning Map 6H to reclassify the height district from 40-X to 55-X;
- Amend the Planning Code to incorporate the new SUD through Section 249.37;
- Amend the Planning Code to incorporate a new SUD through Section 263.22.

The proposed zoning changes have been determined to be categorically exempt from environmental review under California Environmental Quality Act Sections 15301(e) and 15331.

At the February 19 hearing, the Commission voted to recommend approval of the proposed Ordinances.

Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

John Rahaim
Director of Planning

Attachments (one copy of the following):

Planning Commission Resolution No. 17829

Planning Commission Executive Summary for Case No. 2007.1259EKTZC

APPROVED FOR THE BOARD



SAN FRANCISCO
PLANNING DEPARTMENT

SAN FRANCISCO
PLANNING COMMISSION
RESOLUTION NO. 17829

RESOLUTION OF INTENTION OF THE PLANNING COMMISSION TO AMEND THE PLANNING CODE AND ZONING MAPS OF THE CITY AND COUNTY OF SAN FRANCISCO INCLUDING (1) THE AMENDMENT OF SECTION MAPS 6SU AND 6H OF THE ZONING MAP TO MAP THE 1500 PAGE STREET RESIDENTIAL CARE SPECIAL USE DISTRICT, AND RECLASSIFY THE HEIGHT AND BULK DISTRICT OF THE SUBJECT PROPERTY FROM 40-X TO 55-X AND, (2) THE ADDITION OF ADD PLANNING CODE SECTIONS 249.41 AND 263.22 TO ESTABLISH THE 1500 PAGE STREET SPECIAL USE DISTRICT AND TO ESTABLISH A 55-X HEIGHT AND BULK DISTRICT FOR THE PROPERTY LOCATED AT 1500 PAGE STREET, BLOCK 1223 LOT 004, AND ADOPT GENERAL PLAN, PLANNING CODE AND ENVIRONMENTAL FINDINGS.

1. WHEREAS, On April 4, 2008, 1500 Page Street, LLC (herein after "Project Sponsor"), in cooperation with the Mayor's Office of Housing, filed applications for (1) a Zoning Map Amendment to amend Section Maps 6SU and 6H of the Zoning Map of the City and County of San Francisco to map the 1500 Page Street Residential Care Special Use District ("SUD") and to reclassify the height and bulk district from 40-X to 55-X, and (2) a Planning Code Text Amendment to add Planning Code Sections 249.37 and 263.22 to the San Francisco Planning Code to create the 1500 Page Street Special Use District ("SUD") for the property described as Assessor's Block 1223, Lot 004 located at the northwest corner of Page Street and Masonic Avenue.
2. WHEREAS, The Project Sponsor proposes to rehabilitate and expand the existing 4-story, 15,897 sq. ft. masonry building, and to construct a new partial fifth story for an overall area of approximately 17,900 square feet. The property will continue to be used as residential care, but will be upgraded to provide permanent supportive housing for lower and very low income formerly homeless persons with special needs. The subject building will contain up to 32 bedrooms and accommodate up to 48 residents between the ages of 18 and 64 years of age earning 15 - 20% of the Bay Area Median Income. The proposed 5th floor will accommodate a recreation room, lounge and counseling rooms for facility residents of approximately 2,017 square feet, and new open space of approximately 1,465 square feet. The building will be staffed 24 hours a day, 7 days a week.
3. WHEREAS, Section 340 of the Planning Code provides that Planning Code and Zoning Map amendments may be initiated by an application by one or more property owners, residents or commercial lessees or their authorized agents.
4. WHEREAS, The Project will promote the public necessity, convenience, and general welfare in that it will provide a residential care use that is consistent and compatible with

the scale, use and character of existing, proposed and planned development in the surrounding area.

5. WHEREAS, The proposed rehabilitation of and fifth-floor addition to the residential care use will improve the site, creating a project that is desirable for and compatible with the neighborhood and the larger community, which provides a highly desirable service for the City's homeless population. The Project would result in a renovated facility and a new top-floor counseling, lounge and recreation room for facility residents and approximately 1,465 square feet of open space in the form of a rooftop garden.
6. WHEREAS, Two proposed ordinances, attached hereto as Exhibits A and B, have been prepared in order to make the necessary amendments to the Planning Code and Zoning Maps to implement the Project.
7. WHEREAS, The Office of the City Attorney has reviewed the Proposed Ordinances and approved them as to form.
8. WHEREAS, The Planning Department, Major Environmental Analysis Division, has determined that this Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 31 [State CEQA Guidelines Section 15301(e) and 15331] exemption.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission adopts a Resolution of Intention to initiate amendments to the Planning Code and Zoning Map of the City and County of San Francisco, in order to implement the proposed Project.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced ordinances attached as Exhibits A and B as though fully set forth herein, to be considered at a publicly noticed hearing on or after February 19, 2009.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission on February 19, 2009.


Linda Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Lee, Miguel, Moore, Olague and Sugaya
NAYS: None
ABSENT: None
ADOPTED: February 19, 2009

Attachments: EXHIBIT A (Planning Code Text Ordinance)
EXHIBIT B (Zoning Map Ordinance)