



**SAN FRANCISCO
PLANNING DEPARTMENT**

BOS-11
File 110589
cpage

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July 21, 2011

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

Re: **Transmittal of Planning Department Case Number 2010.0420TZ
Board of Supervisors File No. 110589
Code Text and Zoning Map Amendments for 3151 – 3155 Scott Street
Assessor’s Block 0937, Lot 001
Planning Commission Recommendation: Approval**

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2011 JUL 22 PM 2:51
AY

Dear Ms. Calvillo,

On July 14, 2011, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance;

The proposed Ordinance would facilitate the following Planning Code Text and Zoning Map amendments at 3151 – 3155 Scott Street, Lot 001 in Assessor’s Block 0937:

- Create a new Planning Code Section 249.55 establishing the Lombard and Scott Street Affordable Group Housing Special Use District.
- Amend the Special Use District Zoning Map Sheet SU02 to map this new Special Use District.

On July 14, 2011, the Planning Commission considered an appeal of the Preliminary Negative Declaration for the project at 3151 – 3155 Scott Street, including the proposed Planning Code text and zoning map amendments. The Planning Commission upheld the Preliminary Negative Declaration.

At the July 14, 2011 hearing, the Commission voted to recommend approval of the proposed Ordinance.

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 Kahaim
Director of Planning

Attachments (one copy of the following):

Planning Commission Resolution No. 18404

Planning Commission Executive Summary for Case No. 2010.0420CETZ

cc: Sara Vellve, Current Planning, Planning Department

Andrea Contreras, Environmental Planning, Planning Department



SAN FRANCISCO PLANNING DEPARTMENT

BOS-11

Planning Commission Resolution No. 18404

HEARING DATE: JULY 14, 2011

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Date: July 14, 2011
Case No.: 2010.0420CETZ
Project Address: 3151 – 3155 SCOTT STREET
Current Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
 40-X Height and Bulk District
Proposed Zoning: Lombard and Scott Street Affordable Group Housing Special Use District
Block/Lot: 0937/001
Initiated by: Supervisors Chiu, Avalos, Kim, Mar, Mirkarimi
Project Sponsor: Community Housing Partnership
 280 Turk Street
 San Francisco, CA 94102
Sponsor Contact: Gail Gilman, Executive Director
Staff Contact: Sara Vellve – (415) 558-6263
 sara.vellve@sfgov.org
Recommendation: Recommend adoption by the Board of Supervisors

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 RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND THE PLANNING CODE BY ADDING SECTION 249.55, CREATING THE LOMBARD AND SCOTT STREET AFFORDABLE GROUP HOUSING SPECIAL USE DISTRICT (SUD); TO AMEND SHEET SU02 OF THE SPECIAL USE DISTRICT MAP TO INCLUDE THE LOMBARD AND SCOTT STREET AFFORDABLE GROUP HOUSING SPECIAL USE DISTRICT OF THE CITY AND COUNTY OF SAN FRANCISCO TO RECLASSIFY 3151 – 3155 SCOTT STREET, BEING ALL OF LOT 001 IN ASSESSOR'S BLOCK 0937, WITHIN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE-SCALE), AND TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, on June 14, 2011, Supervisors Chiu, Avalos, Kim, Mar, Mirkarimi introduced an Ordinance under Board of Supervisors (hereinafter "Board") File Number 110589 for a Planning Code text change and Zoning Map amendment to create the Lombard and Scott Street Affordable Group Housing Special Use District (SUD), which would 1) create a new Planning Code Section 249.55, the Lombard and Scott Street Affordable Group Housing Special Use District, 2) amend the Special Use District Map sheet SU02 of the City and County of San Francisco to refer to this new Special Use District.

Whereas, the Planning Department (hereinafter "Department"), as Lead Agency responsible for the implementation of the California Environmental Quality Act, has undertaken the environmental review process for the proposed Community Housing Partnership Group Housing Project and provided appropriate public hearings before the Planning Commission (hereinafter "Commission"); and

Whereas, on July 14, 2011, the Commission, by Motion No. 18403, upheld the Mitigated Negative Declaration for the Project per State CEQA Guidelines; and

Whereas, on July 15, 2011 the Department adopted the Final Mitigated Negative Declaration for the Project; and

Whereas, on July 14, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2010.0420TZ; and

Whereas, on July 14, 2011, the Commission adopted Resolution No. 18404 to approve the text change and map amendment creating the Lombard and Scott Street Affordable Group Housing Special Use District; and

Whereas, 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 by Department staff and other interested parties; and

Whereas, the Project Site consists of one Assessor's parcel (Lot 001) of approximately 3,450 square feet in area on Assessor's Block 0937. The parcel is at the southwest corner of the intersection of Scott and Lombard Streets, and currently contains a three-story with basement structure formerly used as a tourist hotel with a bar; and

Whereas, a project at the subject property proposes to convert a building containing 29 bedrooms formerly used as a tourist hotel and bar to a permanent group housing use containing up to 24 group housing units and one manager's unit (25 units total) for transitional age youth between the ages of 18 and 24 with a maximum income of 50% of Area Median Income; and

Whereas, the Commission has reviewed all the files before it relating to all the discretionary Approval Actions in connection with the approval of the Community Housing Partnership's Group Housing Project which includes the proposed Ordinance described above; and

Whereas, affordable housing specifically designed for transitional age youth are greatly lacking and necessary to ensure their successful integration into and be a contributing member of society; and

Whereas, the new Lombard and Scott Street Affordable Group Housing Special Use District would allow for a project that proposes to convert a 29 room tourist hotel to a use containing 24 units of group housing, one manager's unit (25 total units), and rooms for programmatic needs for low to very-low income transitional youths; and

Whereas, the proposed map changes and text amendment have been found to be consistent with the following relevant Objectives and Policies of the General Plan:

Whereas, on June 21, 2011 the Board of Supervisors adopted the 2009 Housing Element, which was signed by the Mayor on June 29, 2011 to become effective on July 29, 2011, and the Project complies with the update based on the following Policies and Objectives.

2009 HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.10. Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The project will be located in the Marina/Cow Hollow/Union Street neighborhoods that provide a mix of housing densities, necessary amenities and access to public transportation. There are ample public transportation opportunities nearby, including: Muni lines #22, 30, 30X, 41, and 45, all of which stop within three blocks of the project site; and Golden Gate bus service to the North Bay, which stops near the project site. In addition, the project site is located near the Chestnut and Union Street Neighborhood Commercial corridors making it convenient for residents without private transportation to access a wide variety of commercial goods and services. The project site is located close to four banks and ATMs, several smaller neighborhood markets and coffee shops, many restaurants of varying affordability, and two movie theaters. The project site is also located near many cultural and educational opportunities including a branch of the SF Public Library, City College's Fort Mason Campus, the Exploratorium, the Palace of Fine Arts, and GGNRA interpretive programs in the Presidio. In addition, the project site is within five blocks of the Presidio YMCA, the Moscone Recreation Center and the Lyon Street entrance of the Presidio, and is also near Crissy Field and the Marina Green.

OBJECTIVE 2.

RETAIN EXISTING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.5: Encourage and support the seismic retrofitting of the existing housing stock.

Although the project site is not currently used as housing, the proposed rehabilitation will include seismic and structural upgrades as deemed necessary by a qualified structural engineer and consistent with the Department of Building Inspection's requirements.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1: Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.5: Retain permanently affordable residential hotels and single room occupancy (SRO) units.

The Special Use District will facilitate up to 24 new affordable group housing units, and will help to decrease the high demand for affordable group housing units. The creation of new group housing units will help to prevent displacement of tenants currently residing in affordable group housing units elsewhere in the City.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFESTYLES.

Policy 4.2: Provide a range of housing options for residents with special needs for housing support and services.

Policy 4.4: Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5: Ensure that the 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.

Policy 4.7: Consider environmental justice issues when planning for new housing, especially affordable housing.

The proposed legislation will enable transitional age youth who are aging out of foster care and trying to prevent, or exit, homelessness, to permanently reside and receive supportive services in a financially and socially stable neighborhood. The Mayor's Office of Housing has played an active role in site acquisition and project facilitation to create a permanent housing situation in an existing structure. The project represents a collaboration between governmental (Mayor's Office of Housing) and non-profit organizations (Community Housing Partnership) to create this opportunity for permanent affordable housing. While some properties within close proximity to the site may have undesirable uses on them, in general, the neighborhood is considered a very desirable area that provides its residents with amenities and services that promote a high quality of life. The project will provide housing for economically disadvantaged youth in the generally affluent neighborhood of Cow Hollow/Marina, promoting economic integration of permanently affordable housing and market rate housing.

Objective 5:

ENSURE THAT ALL RESIDENTS HAVE EQUAL ACCESS TO AVAILABLE UNITS.

Policy 5.2: Increase access to housing, particularly for households who might not be aware of their housing choices.

Policy 5.4: Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change.

The legislation will facilitate a project that will, when combined with the project sponsor's placement efforts, provide increased housing access to individuals who otherwise, due to their young age and low income, would be unlikely to be informed about available housing choices. The Project will be a permanent source of supportive housing for low-income at-risk youth, as opposed to temporary housing provided only on a weekly or monthly basis. Most youth in permanent supportive housing are eager to transition to fully-independent living situations, and the project will be able to provide developmentally-appropriate services targeted to residents to assist them in this time of growth and transition.

Objective 6:

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS.

Policy 6.1: Prioritize permanent housing solutions while pursuing both short- and long-term strategies to eliminate homelessness.

Policy 6.2: Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.

The legislation will facilitate permanent housing and social support services for transition-age youth and reduce the need for temporary homeless shelters when youth leave the foster care system. This housing opportunity will enable youth to develop the necessary skills to transition to fully independent living situations.

At this time, demand for affordable units to serve the target population far exceeds the City's supply. The Project will greatly increase the stock of housing for low-income youth who are too old for foster care or who have left the foster care system and, as a result, have a high incidence of homelessness. Such youth are particularly underserved in the City.

OBJECTIVE 7:

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

Policy 7.5: Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

The proposed Special Use District which modifies group housing density, open space, rear yard and exposure requirements of the Planning Code will allow the project to provide a greater number of group housing units than is otherwise permitted within the existing building envelope. As such, the Special Use District will facilitate permanent affordable housing without adversely affecting the scale or character of the surrounding neighborhood. Overall, the number of occupied rooms in the building will be reduced from 29 to 24 with one manager's unit, for 25 units total.

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 11.3: Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.7: Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The proposed legislation will enable a residential use to be established in a building that was constructed on the subject property in approximately 1914 without modifying the building's envelope or height. As the building will not be newly constructed, or substantially altered, it will continue to compliment, and be compatible with, the Marina/Cow Hollow/Union Street commercial and residential neighborhoods as they have developed over time.

The proposed legislation will allow the replacement of the prior tourist hotel use with a residential use that will have less effect on the surrounding neighborhood by reducing the total potential occupancy from as many as sixty hotel guests (at maximum occupancy) plus hotel employees to twenty-four residents

(generally), one live-in manager, and seven employees. By converting the existing building from a tourist hotel to a residential building without substantial structural modification, the project will create new housing while maintaining the same neighborhood scale and character as currently exists.

The proposed legislation will not affect a historic resource. Pursuant to an Historic Resources Evaluation Report, dated May 19, 2010, prepared by Architectural Resources Group, a copy of which is on file with the Planning Department, it was determined that the property is not an historical resource. In addition, the building on the project site is not listed in any standard lists of significant or historic structures. Furthermore, the appearance of the building will remain substantially unmodified.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1: Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2: Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

The proposed legislation will allow group housing units to be located on a site that is well-served by existing public transit lines, including: Muni lines #22, 30, 30X, 41, and 45, all of which stop within three blocks of the project site; and Golden Gate bus service to the North Bay, which stops near the project site. Due to the required income level of residents, they are unlikely to own cars. The project will provide a minimum of nine (9) Class 1 bicycle storage spaces for use by residents. As a result, the project will provide housing that relies on public transit use and environmentally sustainable patterns of movement such as walking and bike riding.

An abundance of neighborhood services, cultural amenities and significant open spaces are located within close proximity to the project. For example, the project site is located within approximately ½ mile of four banks and ATMs, one major grocery store, several smaller neighborhood markets and retail outlets for shopping and possible resident employment. The project site is also located near the Exploratorium, the Palace of Fine Arts, Fort Mason and the Presidio. Within five blocks of the site are the Moscone Recreation Center, Crissy Field, and the Marina Green.

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.

Policy 13.4: Promote the highest feasible level of "green" development in both private and municipally-supported housing.

The proposed legislation would allow the location of group housing in an area with an abundance of public transportation and employment opportunities. It is unlikely that residents will own private cars due to affordability restrictions. A minimum of nine (9) Class 1 bicycle storage spaces will be available to the residents to promote an alternative mode of transportation.

As currently proposed, the Project would meet Leadership in Energy and Environmental Design (LEED) Silver certification criteria and would include recycled materials where feasible, low-water use showerheads and faucets and EnergyStar rated appliances. If feasible, the project may also include solar panels and other green energy devices.

2004 HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.4: Locate in-fill housing on appropriate sites in established residential neighborhoods.

The legislation would facilitate a residential project in an area surrounded by buildings of similar scale and character, including residential and mixed-use retail-residential buildings. By converting the existing building from a tourist hotel to a residential building without substantial structural modifications, the project will create new housing and increased residential density while maintaining the same neighborhood scale and character. In addition, the project will have a minimal effect on parking and traffic because: (1) the project is well-served by existing public transit lines; (2) most residents of the project are unlikely to have their own cars, and bicycle storage will be provided; (3) the project converts an existing tourist hotel use which generated parking demand and traffic; and (4) the existence of kitchen and other common area facilities and on-site support programs will help to reduce the demand on street infrastructure.

The project site is a former tourist hotel in an established residential/commercial neighborhood. The proposed permanently affordable group housing use is appropriate to the location and promotes this policy. The need for affordable housing for transitional age youth has been established through a 2007 study and report conducted by the Mayor's Transitional Youth Task Force titled Disconnected Youth in San Francisco: A Roadmap to Improve the Life Chances of San Francisco's Most Vulnerable Young Adults.

OBJECTIVE 4:

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.1: Actively identify and pursue opportunity sites for permanently affordable housing;

The tourist hotel building, located in a residential/commercial area, is currently unoccupied and can accommodate a residential component with permanently affordable housing units, which is consistent with this policy.

Policy 4.3: Encourage the construction of affordable units for single households in residential hotels and "efficiency" units.

Except for one manager unit, the Project proposes 24 units of group housing units for transitional-age occupants. Overall, the project proposes 25 units.

Policy 4.4: Consider granting density bonuses and parking requirement exemptions for the construction of affordable housing or senior housing.

The legislation will create the Lombard and Scott Street Affordable Group Housing SUD, which allows a density bonus for the creation of affordable housing for transition-age youth earning a maximum of 50% Area Median Income. In addition, the legislation would exempt the proposal from the Planning Code's rear yard and open space requirements, as well as modify the exposure requirement.

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 project is sponsored by Community Housing Partnership (CHP), a non-profit organization that has served San Francisco's formerly homeless individuals and families since 1990. CHP has partnered with the Mayor's Office of Housing to secure funding for the proposal and with Larkin Street Youth Services for client programming and services. These partnerships will enable CHP to expand their capacity to produce and manage the proposal as well as providing necessary client services and programming.

OBJECTIVE 8:

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 8.1: Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable rental units wherever possible.

The group housing units in the proposal will be rental units that are permanently affordable to transition age youth and will promote this objective and policy.

Policy 8.6: Increase the availability of units suitable for users with supportive housing needs.

The 24 group housing units will be permanent housing designated for emancipated foster youth and homeless youth, who will be able to access on-site supportive services to transition to independent living and to successfully integrate into society. One unit will be used by a resident manager.

OBJECTIVE 10:

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

Policy 10.1: Focus efforts on the provisions of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.

Policy 10.2: Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

Policy 10.4: Facilitate childcare and educational opportunities for homeless families and children.

The housing and services provided by CHP and its partners will be designed to provide the tenants a stable residential environment with supportive services to help them become contributing members of society.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6

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

Policy 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

The proposed legislation will create new affordable housing in an established NC-3 (Moderate Scale, Neighborhood Commercial) district. The proposed density will permit a higher number of people to reside at the project site than would be otherwise permitted, which will permanently increase the number of people on the street at different times of the day, increasing safety and business vitality on evenings and weekends. The proposed legislation will not jeopardize existing affordable housing as the subject building was previously used as a tourist hotel.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

Policy 1.7

Assure expanded mobility for the disadvantaged.

As a result of the proposed legislation, the project would locate permanent residents within very close proximity to significant public transportation opportunities in the neighborhood. As off-street parking would not be provided, the project would promote walking and bicycling amongst the residents. Due to

income limitations of residents, it is not expected that many will own private automobiles. Promoting the use of public transportation, bicycling and walking is consistent with the city's Transit First policy. The proposed legislation will facilitate the location of permanent housing for economically disadvantaged and underemployed workers close Muni lines #22, 30, 30X, 41, and 45. This affordable transportation choice can be used as a tool for improving the economic and social situation of project residents to provide access to employment, educational institutions, medical services and recreation facilities.

OBJECTIVE 16:

DEVELOP AND IMPLEMENT PROGRAMS THAT WILL EFFICIENTLY MANAGE THE SUPPLY OF PARKING AT EMPLOYMENT CENTERS THROUGHOUT THE CITY SO AS TO DISCOURAGE SINGLE-OCCUPANT RIDERSHIP AND ENCOURAGE RIDESHARING, TRANSIT AND OTHER ALTERNATIVES TO THE SINGLE-OCCUPANT AUTOMOBILE.

Policy 16.6: Encourage alternatives to the private automobile by locating public transit access and ride-sharing vehicle and bicycle parking at more close-in and convenient locations on site, and by location parking facilities for single-occupancy vehicles more remotely.

The project will include a minimum of nine (9) Class 1 bicycle parking spaces for resident and employee use.

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1: Provide Secure and bicycle parking in new governmental, commercial, and residential developments.

A minimum of nine (9) Class 1 bicycle parking spaces are proposed in the basement level.

AIR QUALITY

Objectives and Policies

OBJECTIVE 3

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

Policy 3.1:

Take advantage of the high density development in San Francisco to improve the transit infrastructure and also encourage high density and compact development where an extensive transportation infrastructure exists.

The proposed legislation would increase the group housing density from a ratio of 1 unit for every 210 square feet of lot area to a ratio of 1 unit for every 143 square feet of lot area resulting in more group housing units on the property than allowed by the Planning Code for the NC-3 (Moderate Scale, Neighborhood Commercial) district. As the site is within close proximity to Muni lines #22, 30, 30X, 41, and 45, the Project would result in a high density development where an extensive transportation infrastructure exists.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 4

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

Policy 9

Maximize the use of recreation areas for recreational purposes.

The site is located within close proximity to the Moscone Recreation Center, Crissy Field, and the Marina Green, and use of these recreational spaces by occupants is consistent with this policy.

Policy 15

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

The proposed legislation does not facilitate the construction of a new building that would be incompatible with the existing livability and character of residential buildings. The proposed group housing units would be accommodated within a building that was constructed on the site in 1914.

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The previous tourist hotel use was discontinued in September 2010, and the use accommodated tourists rather than residents. The project will enhance the neighborhood-serving retail uses in that the project will increase the neighborhood's permanent resident population resulting in a broader consumer base for neighborhood retail businesses in the Marina, Union Street and Cow Hollow neighborhoods. It is possible that residents of the proposed project could be employed by such businesses as well.

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

The text and map amendments will not alter the housing, neighborhood character, cultural or economic diversity of the neighborhood. The existing building does not currently contain any residential housing and the project does not include a building expansion or exterior changes that would alter its character. The Lombard and Scott Street Affordable Group Housing SUD allows for a higher density with no rear yard or open space requirements, and certain exposure exceptions. The existing building was constructed prior to creation of the Planning Code, and as a result, the site does not currently provide any on-site, off-street parking, open space or Code compliant rear yard setback. The exposure requirement is met only for those rooms that front Lombard and Scott Streets. Overall, the Project is consistent with the neighborhood's existing mix of uses. Increased density will add to the neighborhood character in that it will bring residents

and consumers to this transit-oriented, mixed-use neighborhood. The Project could promote economic diversity by housing low-income at-risk youth in this generally affluent area.

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

The text and map amendments for the Lombard and Scott Street Affordable group Housing SUD will facilitate the creation of up to 24 group housing units for at-risk low-income youth, plus one manager's unit for an overall unit count of 25. The project will not result in the removal any existing legal residential units as the building has been used as a tourist hotel since its construction in approximately 1914.

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

Although the project text and map amendments would result in additional density, the site is located on Lombard Street, which is a major transit corridor. Due to the required income levels of residents, it is unlikely that they will own private vehicles for commuting. Storage for a minimum of nine bicycles will be provided on the site. The Planning Code does not require off-street parking for group housing.

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

The text and map amendments involve the creation of affordable group housing units.

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

Development pursuant to the text and map amendments must meet current Building Code requirements. The proposed amendments will not alter any such requirements.

7. That the landmarks and historic buildings be preserved;

The text and map amendments would not affect any historic buildings. Through CEQA review of the proposal, it was determined that the building is not a historic resource.

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

The text and map amendment would not alter the existing building height, or height district of the property. The subject building does not currently exceed a height of 40 and the proposal does not include the expansion of the building that would exceed a height of 40 feet. The Project will have no negative affect on existing parks and open spaces.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board APPROVE the proposed Ordinance as described in this Resolution No. 18404 to create the Lombard and Scott Street Affordable Group Housing Special Use District and to amend the Zoning Map to include the Lombard and Scott Street Affordable Group Housing Special Use District.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July 14, 2011.

Linda D. Avery
Commission Secretary

AYES: Commissioners Olague, Miguel, Moore, Sugaya and Fong

NOES: Commissioner Antonini

ABSENT: Commissioner Borden

ADOPTED: July 14, 2011.





SAN FRANCISCO PLANNING DEPARTMENT

BOS-11

Executive Summary

HEARING DATE: JULY 14, 2011

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

Date: July 7, 2011
Case No.: 2010.0420CETZ
Project Address: 3151 – 3155 SCOTT STREET
Current Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
40-X Height and Bulk District
Proposed Zoning: Lombard and Scott Street Affordable Group Housing Special Use District
Block/Lot: 0937/001
Initiated by: Supervisors Chiu, Avalos, Kim, Mar, Mirkarimi
Project Sponsor: Community Housing Partnership
280 Turk Street
San Francisco, CA 94102
Sponsor Contact: Gail Gilman, Executive Director
Staff Contact: Sara Vellve – (415) 558-6263
sara.vellve@sfgov.org
Recommendation: 1) Recommend the Board of Supervisors Adopt the proposed Ordinance
2) Approve the Conditional Use Authorization with Conditions

PROJECT DESCRIPTION

Community Housing Partnership proposes to convert the vacant tourist hotel (formerly d.b.a. Edward II Inn) to 24 affordable group housing units for transitional-age youth between the ages of 18 and 24 earning a maximum of 50% Area Median Income, and one unit for a resident manager, for an overall unit count of 25. The use will generally accommodate one person for each bedroom. Interior building modifications would reduce the number of on-site bedrooms from 29 to 25 (including the manager's unit) on the second and third floors, create bathrooms for each unit, construct a kitchen, offices and rooms for programmatic needs on the ground floor, and create a laundry room, entertainment room and parking for a minimum of nine bicycles in the basement. Exterior modifications would include window replacement, painting, new signage and façade enhancements. The proposal does not involve alterations to the building's size or height; although mechanical equipment will be located on the building's roof in the future.

The project as proposed requires Planning Code and Zoning Map Amendments to create the Lombard and Scott Street Affordable Group Housing Special Use District (SUD) as an overlay in this NC-3 District. The SUD would:

1. Permit one unit for every 143 square feet of lot area for a total of 24 group housing units and one manager's unit (Planning Code Section 204.4 exempts managers unit's from the density calculation for group housing) where one unit for every 210 square feet of lot area for a total of 16 group housing units and one manager's unit is permitted as-of-right by Planning Code Sections 208 and 712.92;

2. Eliminate the rear yard requirement where a minimum rear yard of approximately 15 feet is required by Planning Code Section 134;
3. Eliminate the open space requirement where a minimum of approximately 675 square feet of private open space and approximately 875 square feet of common open space would be required by Planning Code Section 135;
4. Modify the exposure requirement for approximately 13 group housing units that do not face a street, alley or Code-compliant rear yard or courtyard as required by Planning Code Section 140.

On June 14, 2011, Supervisors Chiu, Avalos, Kim, Mar and Mirkarimi introduced an Ordinance proposing to create the SUD at 3151 – 3155 Scott Street. The Planning Commission will consider a Planning Code Text Amendment to create the SUD by adding Planning Code Section 249.55 pursuant to Planning Code Sections 302 and 306. The Planning Commission will also consider a Zoning Map Amendment pursuant to Planning Code Sections 302 and 306 that would establish the SUD at Lot 001 in Assessor's Block 0937 on Zoning Map Sheet SU02.

SITE DESCRIPTION AND PRESENT USE

The subject property is Lot 001 in Assessor's Block 0937, located on the southwest corner of Lombard and Scott Streets. The Scott Street frontage is approximately 69 feet, with 50 feet of frontage on Lombard Street. The lot area is approximately 3,450 square feet.

The project site is located in the Marina District and is developed with an approximately 8,100 square foot three-story building with a basement formerly used as a tourist hotel (d.b.a. Edward II Inn) with a pub at the ground floor fronting Lombard Street. The building occupies most of the lot except for an approximately 7-foot setback from the south property line. The property does not currently provide any off-street parking or open space for users/occupants. The building was constructed in 1914 and has been altered.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The site is located in an NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. Lots fronting Lombard Street to the east and west are zoned NC-3, while lots fronting Scott Street to the south of the site are zoned RH-2 and RM-2. The site is located one block south of the Chestnut Street shopping district and three blocks northwest of the Union Street shopping district. Properties in the vicinity fronting Lombard Street contain a mix of uses including restaurants, hotels, personal services, retail stores, and automotive repair shops. Building heights range from one to four stories with residential uses generally above the ground-floor commercial uses. Properties fronting Scott Street south of Lombard Street generally contain residential uses with building heights ranging from two to four stories. The height designation for the entire neighborhood is 40-X.

ENVIRONMENTAL REVIEW

The Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act ("CEQA") has undertaken the environmental review process for the

proposed Community Housing Partnership Group Housing Project, Case 2010.0420E, and has prepared a Mitigated Negative Declaration, the appeal of which the Planning Commission will consider prior to consideration of the Ordinance and Conditional Use authorization.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 24, 2011	June 22, 2011	22 days
Posted Notice	20 days	June 24, 2011	June 24, 2011	20 days
Mailed Notice	20 days	June 24, 2011	June 24, 2011	20 days

PUBLIC COMMENT

The Department has received correspondence in opposition from neighborhood residents and community organizations on a broad range of topics including but not limited to: a decline in the quality of life for existing neighborhood residents and businesses, reduction of property values, increased density, lack of off-street parking and open space, and the inadequacy of the subject building for the proposed use and proposed occupant services and the necessity of an Institutional Master Plan.

ISSUES AND OTHER CONSIDERATIONS

- The property was purchased in July 2010 by CHP Scott St LLC, an affiliate of the project sponsor, for the proposed use. The Mayor's Office of Housing has played a prominent role in funding the site acquisition
- The site is well served by public transportation along Lombard, Chestnut, Union and Fillmore Streets which will reduce reliance on private transportation on a site that does not provide off-street parking. The Sponsor anticipates that the building's intended use will generate less parking demand than its prior use as a tourist hotel.
- As a result of concerns expressed by the neighborhood, Community Housing Partnership will provide 24-hour on-site staffing and create a Project Advisory Committee to discuss operational issues.
- The site is located in a stable residential/mixed-use neighborhood that provides well-balanced service and commercial sectors which future residents can access for goods and services. While there are nearby properties (such as the Bridge Hotel) at which undesirable activities take place, the Marina, Union Street and Cow Hollow neighborhoods are generally known to be highly desirable and stable neighborhoods in which to reside.
- Overall, the proposal will reduce the number of occupied rooms from 29 tourist hotel rooms to 24 affordable group housing units for San Francisco residents, plus one manager's unit, for an overall unit count of 25.

- Up to 16 units of group housing are permitted as-of-right on the subject property in the NC-3 zoning district.

REQUIRED COMMISSION ACTIONS

In considering the project's compliance with the California Environmental Quality Act (CEQA) the Commission must adopt the Mitigated Negative Declaration.

In considering Planning Code and Zoning Map Amendment including the proposed Ordinance to establish the Lombard and Scott Street Affordable Group Housing Special Use District, the Commission may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

Approval of the proposed project requires Conditional Use authorization pursuant to Planning Code Section 303. In considering the project as proposed, the Commission may disapprove the Conditional Use authorization, approve the Conditional Use authorization with conditions or approve the Conditional Use authorization with modifications and conditions.

BASIS FOR RECOMMENDATION

- On balance the project, including the Planning Code and Zoning Map Amendments to establish the Lombard and Scott Street Affordable Group Housing Special Use District, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.
- Specifically, establishing the Lombard and Scott Street Affordable Group Housing Special Use District is consistent with the General Plan's objectives and policies to create incentives to encourage the construction of permanently affordable housing.
- The project would provide up to 24 permanently affordable group housing units, which are greatly needed to increase and diversify the City's housing stock. Including the manager's unit, there would be 25 units on the property.
- The project is well served by public transit which is consistent with the City's Transit First Policy and should not adversely affect traffic, public transit or access to existing off-street parking for surrounding residential or commercial uses.
- The project's residential use is compatible with the adjacent residential neighborhood and neighborhood-serving commercial uses within the immediate and broader communities.
- The proposed project meets all applicable requirements of the Planning Code and the Lombard and Scott Street Affordable Group Housing Special Use District.

RECOMMENDATION: 1) Recommend that the Board of Supervisors Adopt the proposed Ordinance
2) Approve the Conditional Use Authorization with Conditions

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Resolution | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Correspondence |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Draft Legislation |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

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