



## NOTICE OF PROJECT ELIGIBLE FOR AB2011 APPROVAL

*Date:* December 20, 2023  
*BPA No.:* 202310259516  
*Planning Record No.* 2023-006512PRJ  
*Project Address:* **3300 Mission Street**  
*Zoning:* Mission Bernal NCD (Neighborhood Commercial District)  
Mission Alcoholic Beverage Restricted Use District  
Mission Street Formula Retail Restaurant Subdistrict  
Fringe Financial Services Restricted Use District  
40-X Height and Bulk District  
*Block/Lot:* 6635 / 001  
*Project Sponsor:* Andre White  
3300 Mission Partners, L.P.  
515 Cortland Avenue  
San Francisco, CA 94110  
*Staff Contact:* Charles Enchill – 628-652-7551  
Charles.Enchill@sfgov.org

### Project Description

The project would redevelop an existing three-story building that contained ground floor commercial space and twenty-four (24) Single Room Occupancy (SRO) and hotel units, which has been vacant due to a fire since approximately 2016. The proposed project would construct a six-story building approximately 21,700 square feet, containing thirty-five (35) studio units 100% affordable to Low- and Very Low-Income Households, a residential community space, and approximately 776 square feet of ground floor commercial space. The new structure will retain the existing façades along Mission and 29<sup>th</sup> Streets.

### AB2011 Eligibility Checklist

The Planning Department has determined that the project, as proposed, is eligible for approval under Assembly Bill 2011 (California Government Code Section 65912.100-65912.140) in conjunction with the State Density Bonus Law (California Government Code Section 65915).

- Zoned for Permitted Use:** The project is located in a zone where office, retail, or parking are a principally permitted use.
- Industrial Uses:** The project is not located on a site, nor adjoined to any site where more than one third of the square footage on the site is dedicated to industrial use.

- Location:** The development is not on a property that contains prime farmland or wetlands, or that is classified as a high fire hazard severity zone, a delineated earthquake fault zone, a flood plain, a floodway, a community conservation plan area, a habitat for protected species, that is under a conservation easement, or on a property that is classified as a hazardous waste site as defined under CA Gov't Code §§ 65912.111(e) (65913.4(a)(6)(E)), unless the project sponsor has secured a letter from the State Department of Public Health, State Water Resources Control Board, or the Department of Toxic Substance Control stating that the site is suitable for residential uses.
  
- Affordability:** The development project meets the affordability criteria listed under Government Code Section 65912.112.
  
- Multifamily Project:** The development shall be a multifamily housing development, proposing at least five dwelling units.
  
- Phase I Environmental Assessment:** The project has completed a Phase I Environmental Assessment.
  - No recognized environmental conditions have been found on the development site.
  
- Distance from Freeways:** None of the housing on the proposed site is located within 500 feet of a freeway.
  
- Consistent with Objective Standards:** The project must meet all objective standards of the Planning Code at the time of AB2011 application submittal.

## Review Timeline

AB2011 includes timelines for streamlined ministerial review. Planning staff must determine if a project is eligible for streamlining within 60 days of application submittal. The AB2011 Application and accompanying site permit for the project at 3300 Mission Street was submitted on October 25, 2023. This Notice serves to confirm that the project is eligible for streamlining under AB 2011.

Pursuant to Government Code Section 65912.100-65912.140, the Planning Department must complete any necessary design review within 90 days of application submittal, not including time spent waiting for applicant response to Planning Department requirements. Provided the application is complete, the Planning Department must complete design review by January 23, 2024. The project sponsor will receive a Notice of Final AB2011 Approval upon completion of design review. Please note that the Planning Director may decide to schedule a design review hearing at the Planning Commission and/or Historic Preservation Commission.