



October 1, 2024

Ms. Angela Calvillo, Clerk
Honorable Supervisor Peskin
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 2024-006177PCAMAP:**
New Asia Senior Housing Special Use District - 758 and 772 Pacific Avenue
Board File No. 240727

Planning Commission Recommendation: Adopt a Recommendation for Approval

Dear Ms. Calvillo and Supervisor Peskin,

On September 19, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Peskin. The ordinance would create the New Asia Senior Housing Special Use District located at 758 and 772 Pacific Avenue. At the hearing the Planning Commission adopted a recommendation for approval.

The proposed amendments have been determined to qualify as a statutory exemption per CEQA Section 21080.40. This section exempts affordable housing projects that consist of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the project designated for residential use

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

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Aaron D. Starr
Manager of Legislative Affairs

cc: Audrey Pearson, Deputy City Attorney
Nate Horrell, Aide to Supervisor Peskin
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21613

HEARING DATE: September 19, 2024

Project Name: New Asia Senior Housing Special Use District - 758 and 772 Pacific Avenue
Case Number: 2024-006177PCAMAP [Board File No. 240727]
Initiated by: Supervisor Peskin / Introduced June 25, 2024
Staff Contact: Veronica Flores Legislative Affairs
veronica.flores@sfgov.org, 628-652-7525
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL WITH ANTICIPATED AMENDMENT OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP TO CREATE THE NEW ASIA SENIOR HOUSING SPECIAL USE DISTRICT LOCATED AT 758 AND 772 PACIFIC AVENUE, ASSESSOR'S PARCEL BLOCK NO. 0161, LOT NOS. 14 AND 15; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING PUBLIC NECESSITY, CONVENIENCE, AND WELFARE FINDINGS UNDER PLANNING CODE, SECTION 302; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1.

WHEREAS, on July 9, 2024 Supervisor Peskin introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 240727, which would amend the Planning Code and Zoning Map to create the New Asia Senior Housing Special Use District located at 758 and 772 Pacific Avenue, Assessor's Parcel Block No. 0161, Lot Nos. 14 and 15;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on September 19, 2024; and,

WHEREAS, the proposed Ordinance has been determined to qualify for a statutory exemption per CEQA Section 21080.40. This section exempts affordable housing projects that consist of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the project designated for residential use; and

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance.

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:

The proposed Ordinance will support a 100% affordable senior housing project at 772 and 758 Pacific Avenue. The proposed development includes a mix of unit types, including 124 studios, 50-1 bedrooms, and a 2-bedroom unit. Additionally, the resulting project will include units available to low- and very low-income households.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 1.B

ADVANCE EQUITABLE HOUSING ACCESS

OBJECTIVE 3.C

ELIMINATE DISPLACEMENT OF VULNERABLE COMMUNITIES AND COMMUNITIES OF COLOR.

OBJECTIVE 4.A

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS.

OBJECTIVE 4.C

EXPAND AND DIVERSIFY HOUSING TYPES FOR ALL.

Policy 5

Improve access to the available Affordable Rental and Homeownership units especially for disproportionately underserved racial and social groups.

Policy 6

Advance equal housing access by eliminating discrimination based on race, ethnicity, immigration status, HIV+ status, gender identity, sexual orientation, disabilities, age, prior incarceration, or mental health and improving housing programs for underserved groups.

Policy 7

Pursue permanently affordable housing investments that are specific to the geographic, cultural, and support needs of recently arrived or newly independent residents or residents from marginalized groups, including transgender and LGBTQ+ people.

Policy 15

Expand permanently affordable housing investments in Priority Equity Geographies to better serve American Indian, Black, and other People of color within income ranges underserved, including extremely-, very low-, and moderate-income households.

Policy 17

Expand investments in Priority Equity Geographies to advance equitable access to resources while ensuring community stability.

Policy 26

Streamline and simplify permit processes to provide more equitable access to the application process, improve certainty of outcomes, and ensure meeting State- and local-required timelines, especially for 100% affordable housing and shelter projects.

Policy 29

Complete community-led processes in Priority Equity Geographies that provide defined community benefits or mitigations for effects of new development consistent with state and federal law in order to reduce burdens on advocates of vulnerable populations and community members and establish more predictable outcomes for housing applications.

Policy 32

Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

CHINATOWN AREA PLAN

OBJECTIVE 3

STABILIZE AND WHERE POSSIBLE INCREASE THE SUPPLY OF HOUSING.

Policy 3.2

Increase the supply of housing.

The proposed SUD is located within the Chinatown Area Plan. The proposed Ordinance directly supports the Chinatown Area Plan objective to “stabilize and where possible increase the supply of housing”. The proposed development adds 175 dwelling units to Chinatown.

The proposed Ordinance also supports the Housing Element’s efforts to create housing for all, particularly for seniors. Objective 1.B strives to advance equitable housing access for all residents. Specifically, Policy 5 is to improve access to the available Affordable Rental and Homeownership units especially for disproportionately underserved racial and social groups. The proposed Ordinance would support a 100% affordable housing development targeted towards seniors or households with at least one senior. This helps ensure there are more housing opportunities for these vulnerable households. Policies 6, 7, 15, and 32 of the Housing Element – as detailed in the Draft Resolution – also specifically support our seniors and ensure they have access to permanently affordable housing.

In addition to creating more affordable housing for our seniors, the proposed Ordinance also seeks to prevent tenant and business displacement. This aligns with Objective 3.C: eliminate displacement of vulnerable communities and communities of color. These objectives and policies ensure our seniors can age in place.

Further, the community partner, Chinatown Community Development Center (CCDC), conducted community outreach to engage with the neighborhood for the past two years. This included reaching out to community leaders and group members, business and restaurant owners, and arts and cultural leaders. Additionally, CCDC reached out to the eight immediately neighboring property and shop owners to notify them of the proposed development. CCDC shared the initial design and gathered input to incorporate into the project design and proposed SUD. CCDC reached out to the existing tenants and will provide temporary housing during construction and rehouse them in the new development. All these community engagement efforts align with Policy 29: complete community-led processes in Priority Equity Geographies.

The proposed development includes dwellings units available at 15% to 50% Area Median Income (AMI). This meets and exceeds the goals of Objective 4.A: substantially expand the amount of permanently low- to moderate-income households since it also caters to very low-income households. This range of AMI levels responds to Chinatown’s low-income households and community needs.

Planning Code Section 101 Findings

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 proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 19, 2024.



Jonas P. Ionin
Commission Secretary

AYES: Campbell, McGarry, Williams, Braun, Imperial, Moore, So

NOES: None

ABSENT: None

ADOPTED: September 19, 2024



EXECUTIVE SUMMARY

PLANNING CODE TEXT & ZONING MAP AMENDMENT

HEARING DATE: September 19, 2024

90-Day Deadline: October 15, 2024

Project Name: New Asia Senior Housing Special Use District - 758 and 772 Pacific Avenue
Case Number: 2024-006177PCAMAP [Board File No. 240727]
Initiated by: Supervisor Peskin / Introduced June 25, 2024
Staff Contact: Veronica Flores Legislative Affairs
veronica.flores@sfgov.org, 628-652-7525
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533
Environmental Review: Statutory Exemption

RECOMMENDATION: Adopt a Recommendation for Approval

Planning Code Amendment

The proposed Ordinance would amend the Planning Code and Zoning Map to create the New Asia Senior Housing Special Use District (SUD) located at 758 and 772 Pacific Avenue, Assessor's Parcel Block No. 0161, Lot Nos. 14 and 15 (hereinafter Subject Site).

The Way It Is Now:

The Subject Site is located in the Chinatown Residential Neighborhood Commercial District (CRNC) Zoning District and have a Height/Bulk District of 65-N.

The Way It Would Be:

The New Asia Senior Housing SUD would be established at the Subject Site. See Figure 1 for the proposed SUD location. The SUD would provide a height and bulk exception for certain 100% affordable housing projects. Qualifying projects must demonstrate the following:

- Include Residential Units, all units must be affordable, and at least one person in each household must be 62 years or older;
- Include an Institutional Community Use and/or a Commercial Use on the ground floor; and
- Does not exceed 155 feet in height, including any additional height granted under any state or local density bonus programs.



Figure 1: Boundaries for proposed SUD

Anticipated Amendment

The sponsor intends to revise the proposed SUD name to “758 and 772 Pacific Avenue Affordable Senior Housing SUD”. The Department supports this amendment and notes it should also be reflected in the revised Zoning Map.

Background

The proposed Ordinance impacts two parcels in Chinatown. 772 Pacific Avenue is City-owned, and 758 Pacific Avenue is owned by Chinatown Community Development Center (CCDC). The long-term goal includes the City purchasing 758 Pacific Avenue, merging the two properties, and then leasing the combined property to CCDC. CCDC envisions a 100% affordable, 175-unit senior housing project with a banquet hall in the basement through second floors (hereinafter “Proposed Project”). 175 units is more than what would otherwise be permitted under the current Zoning and Height/Bulk district. The proposed Ordinance is intended to help them build their desired project.

Issues and Considerations

Project Site and Existing Uses

The existing building at 772 Pacific Avenue is approximately 20 feet tall. It is the site of the New Asia Restaurant, established at the site in February 1987 and continuously operated until 2020. New Asia Restaurant was nominated to the Legacy Business Registry in the fall of 2019. In 2020, the restaurant and banquet hall were converted to a Chinese grocery store because large gatherings were not allowed during the COVID-19 pandemic. The plan is for the grocery store to remain open until construction begins.

The existing building at 758 Pacific Avenue is approximately 40 feet tall. There is a restaurant on the ground floor and one dwelling unit on the second floor. The restaurant operator and family currently live in this unit. The sponsor is working with these existing tenants to arrange temporary housing during construction. The tenants will also be rehoused in the new development. The Department understands that the existing tenants do not object to the proposed project.

Zoning Limitations and How the Proposed SUD Supports the Proposed Project

Density

The existing zoning does not permit the Proposed Project. The CRNC Zoning District permits one unit per 200 square feet of lot area. With a combined lot area of approximately 11,200 square feet, the site is permitted to have 56 dwelling units. Senior housing is permitted in all density-controlled zoning districts of up to twice the number of allowed dwelling units. To qualify for this exception, these projects must comply with the location and operating conditions of Section 202.2(f)(1). For this project site, that means 112 senior housing units are allowed. However, State Density Bonus (SDB) Law provides a special program for 100% affordable housing projects that are within ½ mile of a major transit stop. Under this program, 100% affordable projects will receive unlimited density and additional incentives, concessions, and waivers. Thus, the proposed 175 units is allowed under this SDB program.

Height and Bulk

Projects can typically request a height waiver under SDB. However, this is not allowed under the proposed SUD.

The 65-N Height/Bulk District allows buildings up to 65 feet tall. The proposed project could typically request a height waiver under SDB to accommodate additional affordable units; however, the proposed Ordinance does not allow projects to request a height waiver under SDB. Instead, the proposed SUD increases the height limit to 155 feet to achieve the proposed project.

Bulk requirements were created to reduce building massing at the tallest portion of the building. This provides additional relief to neighboring buildings. This also makes the streets feel more welcome at the street level. Within the 65-N Height/Bulk District, buildings need to reduce the massing for portions above 40 feet high. The project may seek a waiver for bulk under SDB. However, the proposed Ordinance already includes a bulk exemption.

Other Potential Paths to Increase Height

There are other potential paths to achieve the Proposed Project. The project is seeking incentives, concessions, and waivers under the State Density Bonus and Assembly Bill 2011 (AB 2011). While height can be increased under those programs, the amount it could be increased would not be enough to build the desired project; however, there are other ways to achieve the desired height. Instead of establishing a new SUD, the height map could be amended to increase the height limit for these two parcels to 155 feet. The project could then request an incentive, concession, or waiver for all the other code requirements. Moreover, this could result in additional height granted through a state or local density bonus program making the project much taller than desired. In which case the height limit can be raised to a lower height, such as 120 or 130 feet. These other paths also facilitate the proposed project without the necessity of establishing a new SUD and were presented to the sponsor as an alternative. Ultimately, he decided to proceed with this approach instead given concerns over the uncertainty of how much height could be achieved under state programs.

General Plan Compliance

The proposed SUD is located within the Chinatown Area Plan. The proposed Ordinance directly supports the Chinatown Area Plan objective to “stabilize and where possible increase the supply of housing”. The proposed development adds 175 dwelling units to Chinatown.

The proposed Ordinance also supports the Housing Element’s efforts to create housing for all, particularly for seniors. Objective 1.B strives to advance equitable housing access for all residents. Specifically, Policy 5 is to improve access to the available Affordable Rental and Homeownership units especially for disproportionately underserved racial and social groups. The proposed Ordinance would support a 100% affordable housing development targeted towards seniors or households with at least one senior. This helps ensure there are more housing opportunities for these vulnerable households. Policies 6, 7, 15, and 32 of the

Housing Element – as detailed in the Draft Resolution – also specifically support our seniors and ensure they have access to permanently affordable housing.

In addition to creating more affordable housing for our seniors, the proposed Ordinance also seeks to prevent tenant and business displacement. This aligns with Objective 3.C: eliminate displacement of vulnerable communities and communities of color. These objectives and policies ensure our seniors can age in place.

Further, the community partner, Chinatown Community Development Center (CCDC), conducted community outreach to engage with the neighborhood for the past two years. This included reaching out to community leaders and group members, business and restaurant owners, and arts and cultural leaders. Additionally, CCDC reached out to the eight immediately neighboring property and shop owners to notify them of the proposed development. CCDC shared the initial design and gathered input to incorporate into the project design and proposed SUD. CCDC reached out to the existing tenants and will provide temporary housing during construction and rehouse them in the new development. All these community engagement efforts align with Policy 29: complete community-led processes in Priority Equity Geographies.

The proposed development includes dwellings units available at 15% to 50% Area Median Income (AMI). This meets and exceeds the goals of Objective 4.A: substantially expand the amount of permanently low- to moderate-income households since it also caters to very low-income households. This range of AMI levels responds to Chinatown’s low-income households and community needs.

Racial and Social Equity Analysis

The proposed Ordinance advances racial and social equality by creating a path to build more permanently affordable housing than otherwise allowed under today’s zoning. Almost one-third of households in Chinatown live below the poverty line.¹ The proposed project is 100% affordable and responds to these housing needs. Projects of this size in the CRNC district typically require 15% affordable housing. The proposed project far exceeds this standard requirement. Additionally, rental affordable housing units typically start at 55% of the AMI for very low-income households. The affordable units in the new development will range from 15% to 50% AMI. Projects rarely provide rental affordable housing at these lower rates. Thus, the proposed project creates new housing opportunities for very low-income households that might not be eligible for other developments.

In 2020, 16% of San Francisco’s population was 65 years or older compared to 28% in Chinatown.² This means there was a much higher concentration of seniors within Chinatown compared to the city. Therefore, housing needs may differ than other neighborhoods. The proposed Ordinance facilitates housing where at least one resident is at least 62 years or old. This responds to the aging population within Chinatown.

CCDC shared they typically provide studios or 1-bedrooms because seniors tend to have smaller households. The 1-bedroom units provide space if the senior has live-in aide. CCDC met with several community groups and organizations to get input on the distribution between studios and 1-bedrooms. Some groups included

¹ [The San Francisco Standard, American Community Survey 2017-2021.](#)

² American Community Survey, 2020.

the Community Tenants Association (CTA), which is comprised of over 2000 seniors, and Self Help for the Elderly, who serves seniors in the community. The community expressed wanting to see as many units, particularly studios, as possible. CCDC considered this feedback and included 124 studios (70%) and 50-1 bedrooms (30%) in the proposed project.

There is one dwelling unit on the second floor of 758 Pacific Avenue. It is currently occupied by the ground floor restaurant operator and family. CCDC will provide temporary housing to these existing tenants during construction and rehouse them in the new development. This plan removes the stress of looking for housing during and after construction. Looking for affordable housing can be a bigger burden for low-income households, but CCDC's plan ensures these existing residents can stay in Chinatown and the community they are familiar with.

New Asia Restaurant is long-established family-owned business within Chinatown. The current owners (Hon Keung So and Candy Mei Yei So) are the spouses of the original owners (Robert Yick and Shew Yick). The proposed Ordinance supports this family continuing contributions to the Chinatown community. New Asia Restaurant previously employed over 45 employees on average. It was one of the largest employers in Chinatown. The proposed project would restore these jobs within the community. Additionally, New Asia Restaurant could previously accommodate 1,000 people and was the largest banquet hall in Chinatown in the past two decades. The proposed Ordinance facilitates restoring an important gathering space in the community.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission ***adopt a recommendation for approval*** of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

The Department supports the overall goals of this Ordinance because it facilitates a 100% affordable senior housing project within Chinatown. The project responds the housing needs based on Chinatown's senior and low-income population. Additionally, CCDC conducted two years of community outreach to get feedback on the initial design and to understand the types of units desired in the new development. CCDC incorporated this feedback by including a maximum of 15 stories. This also resulted in the proposed project of 70% studios and 30% 1-bedrooms to accommodate seniors with live-in assistance.

The Department also supports the proposed range of AMI levels. The project includes units for qualifying household incomes of 15% to 50% of the AMI, which is typically lower than what's required for other developments. This means that households that might not be eligible for other units may apply for these units. This is important because of almost one-third of households in Chinatown live below the poverty line.

Additionally, the Department supports CCDC’s efforts to protect existing tenants and uses. CCDC will provide temporary housing to the existing tenants during construction. CCDC will also rehouse them in the new development to ensure they can stay in Chinatown. New Asia Restaurant also intends to return to the project site. The proposed Ordinance requires a community or commercial use on the ground floor whether it is New Asia Restaurant or another use in the future. This responds to the feedback that there should always be a community-serving use on the ground floor.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments have been determined to qualify for a statutory exemption per CEQA Section 21080.40. This section exempts affordable housing projects that consist of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the project designated for residential use.

Public Comment

The Planning Department received six public comments in support of the project including from the Chinese for Affirmative Action (CAA), the Chinese Culture Foundation of San Francisco (CCC), and other community groups. The support letters discussed the need for senior housing in Chinatown, especially for low-income seniors. A few of the community groups also shared support for the new banquet hall to continue the tradition of family gatherings at this site. The Department also received one public comment in opposition to the proposed Ordinance. The primary concern was related to compromising the unique character of the neighborhood.

ATTACHMENTS:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Board of Supervisors File No. 240727
- Exhibit C: Draft plans
- Exhibit D: Public Comments



PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: September 19, 2024

Project Name: New Asia Senior Housing Special Use District - 758 and 772 Pacific Avenue
Case Number: 2024-006177PCAMAP [Board File No. 240727]
Initiated by: Supervisor Peskin / Introduced June 25, 2024
Staff Contact: Veronica Flores Legislative Affairs
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RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE AND ZONING MAP TO CREATE THE NEW ASIA SENIOR HOUSING SPECIAL USE DISTRICT LOCATED AT 758 AND 772 PACIFIC AVENUE, ASSESSOR’S PARCEL BLOCK NO. 0161, LOT NOS. 14 AND 15; AFFIRMING THE PLANNING DEPARTMENT’S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING PUBLIC NECESSITY, CONVENIENCE, AND WELFARE FINDINGS UNDER PLANNING CODE, SECTION 302; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1.

WHEREAS, on July 9, 2024 Supervisor Peskin introduced a proposed Ordinance under Board of Supervisors (hereinafter “Board”) File Number 240727, which would amend the Planning Code and Zoning Map to create the New Asia Senior Housing Special Use District located at 758 and 772 Pacific Avenue, Assessor’s Parcel Block No. 0161, Lot Nos. 14 and 15;

WHEREAS, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on September 19, 2024; and,

WHEREAS, the proposed Ordinance has been determined to qualify for a statutory exemption per CEQA Section 21080.40. This section exempts affordable housing projects that consist of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the project designated for residential use; and

establishing a statutory exemption for affordable housing projects that consist of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the project designated for

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance.

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:

The proposed Ordinance will support a 100% affordable senior housing project at 772 and 758 Pacific Avenue. The proposed development includes a mix of unit types, including 124 studios, 50-1 bedrooms, and a 2-bedroom unit. Additionally, the resulting project will include units available to low- and very low-income households.

General Plan Compliance

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Policy 32

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In addition to creating more affordable housing for our seniors, the proposed Ordinance also seeks to prevent tenant and business displacement. This aligns with Objective 3.C: eliminate displacement of vulnerable communities and communities of color. These objectives and policies ensure our seniors can age in place.

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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 proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic

buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 19, 2024.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: September 19, 2024

1 [Planning Code; Zoning Map - New Asia Senior Housing Special Use District - 758 and 772
Pacific Avenue]

2
3 **Ordinance amending the Planning Code and Zoning Map to create the New Asia Senior**
4 **Housing Special Use District located at 758 and 772 Pacific Avenue, Assessor’s Parcel**
5 **Block No. 0161, Lot Nos. 14 and 15; affirming the Planning Department’s determination**
6 **under the California Environmental Quality Act; making public necessity, convenience,**
7 **and welfare findings under Planning Code, Section 302; and making findings of**
8 **consistency with the General Plan, and the eight priority policies of Planning Code,**
9 **Section 101.1.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.
12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.
15 **Asterisks (* * * *)** indicate the omission of unchanged Code
16 subsections or parts of tables.

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

18 Section 1. Environmental and Land Use Findings.

19 (a) The Planning Department has determined that the actions contemplated in this
20 ordinance comply with the California Environmental Quality Act (California Public Resources
21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
22 Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms
23 this determination.

24 (b) On _____, the Planning Commission, in Resolution No. _____, adopted
25 findings that the actions contemplated in this ordinance are consistent, on balance, with the
City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board

1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
2 Board of Supervisors in File No. _____, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
4 amendments will serve the public necessity, convenience, and welfare for the reasons set
5 forth in Planning Commission Resolution No. _____, and the Board adopts such
6 reasons as its own. A copy of said resolution is on file with the Clerk of the Board of
7 Supervisors in File No. _____ and is incorporated herein by reference.

8
9 Section 2. Additional Findings.

10 (a) Chinatown is one of the densest neighborhoods in the City. Over one-third of its
11 residents live below the poverty line and Chinatown has the lowest average median income in
12 the City. Many of its residents live in overcrowded conditions and there is an urgent need for
13 quality affordable housing, particularly for its aging, senior residents.

14 (b) The properties located at 758 and 772 Pacific Avenue, are located within the
15 Chinatown Residential Neighborhood Commercial zoning district, which provides a height limit
16 of 65 feet and bulk limits of 50 to 75 feet in length or 100 feet in diagonal dimension.

17 (c) The New Asia Senior Housing Special Use District (SUD) is intended to facilitate
18 reuse of the buildings at 758 and 772 Pacific Avenue and construction of a 100% affordable
19 senior housing project. The SUD would allow an exception to the existing height and bulk
20 district controls, up to a maximum height of 155 feet including any additional height required
21 by the use of the California State Density Bonus Law, California Government Code Section
22 65915 et seq., or any other local and state program that allows additional density and
23 Planning Code modifications. All other applicable Planning Code provisions would continue to
24 apply to the SUD.

1 Section 3. Article 2 of the Planning Code is hereby amended by adding Section
2 249.19, to read as follows:

3 **SEC. 249.19. NEW ASIA SENIOR AFFORDABLE HOUSING SPECIAL USE DISTRICT.**

4 (a) Purpose. The New Asia Senior Affordable Housing Special Use District is intended to
5 facilitate the rebuilding and reuse of property located at 758 and 772 Pacific Avenue, Assessor's Block
6 0161, lots 14 and 15, for 100% affordable housing for seniors.

7 (b) Location. The boundaries of the New Asia Senior Housing Special Use District are shown
8 on Special Use District Map SU01 of the Zoning Map.

9 (c) Controls. Except as stated in subsection (d), all the applicable provisions of the Planning
10 Code shall apply, including a height limit of 65 feet, as shown on Height and Bulk District Map HT01
11 of the Zoning Map of the City and County of San Francisco.

12 (d) Height Exception for Certain 100% Affordable Housing Projects. A project that meets all
13 of the following criteria shall be exempt from the 65-N height and bulk limit set forth in Section 250:

14 (1) Includes Residential Units, all of which are Affordable Units, as defined in Section
15 401, and occupied by at least one person 62 years of age or older;

16 (2) Includes an Institutional Community Use and/or a Commercial Use on the ground
17 floor; and,

18 (3) Does not exceed a height of 155 feet, as measured by Section 260(a), but not
19 including any exemptions set forth in Section 260(b). The preceding height limitation shall be inclusive
20 of any additional height permissible under any state or local density bonus program that requires or
21 permits increases in height, including Planning Code Section 206.6 and State Density Bonus Law,
22 California Government Code Section 65915 et seq.

23
24 Section 4. Article 8 of the Planning Code is hereby revised by amending Section 812
25 to read as follows:

1 **SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL**
 2 **DISTRICT.**

3 * * * *

4 **Table 812**

5 **CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT**
 6 **ZONING CONTROL TABLE**

		Chinatown Residential Neighborhood Commercial District
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102, 105, 106, <u>249.19</u> , 250-252, 254, 260, 263.4, 270, 271. See also Height and Bulk District Maps.	40-X, 50-N, 65-N, 65-85-N, & 110-G. P up to 35 feet; C above 35 feet. See Height and Bulk Map for more information.
* * * *		

19
 20 Section 5. Zoning Map. The Planning Code is hereby amended by revising Special
 21 Use District Map SU01 of the Zoning Map of the City and County of San Francisco, as follows:
 22

Description of Property	Special Use District Hereby Approved
Assessor's Block 0161, Lot 14	New Asia Senior Affordable Housing Special Use District
Assessor's Block 0161, Lot 15	

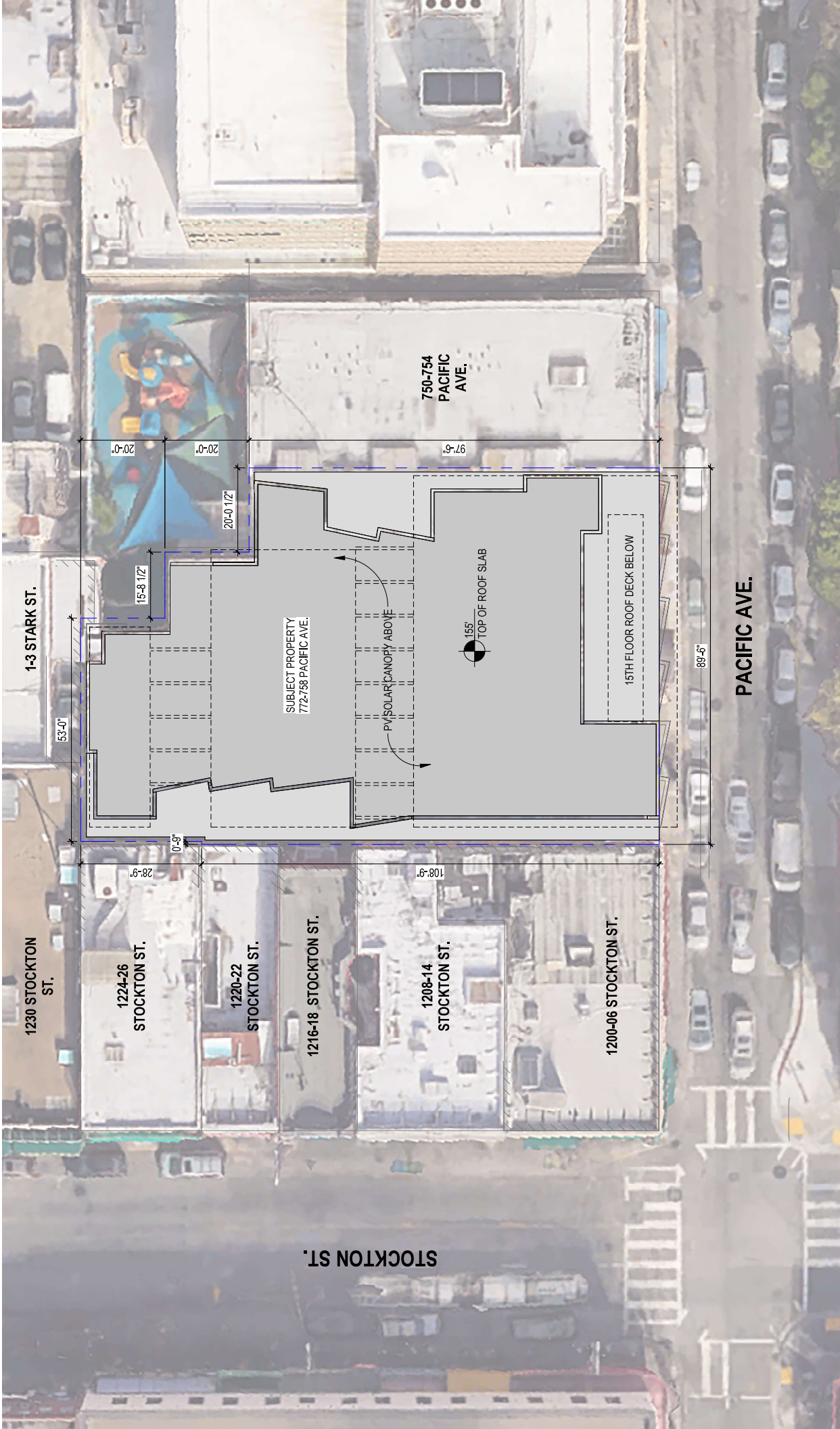
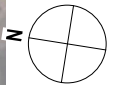
1 Section 6. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor’s veto of the ordinance.

5
6 Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
7 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
8 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
9 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
10 additions, and Board amendment deletions in accordance with the “Note” that appears under
11 the official title of the ordinance.

12
13 APPROVED AS TO FORM:
14 DAVID CHIU, City Attorney

15 By: /s/ Audrey Pearson
16 AUDREY PEARSON
17 Deputy City Attorney

18
19
20
21
22
23
24
25
n:\legana\as2024\2400471\01770857.docx



1-3 STARK ST.

1230 STOCKTON ST.

1224-26 STOCKTON ST.

1220-22 STOCKTON ST.

1216-18 STOCKTON ST.

1208-14 STOCKTON ST.

1200-06 STOCKTON ST.

750-754 PACIFIC AVE.

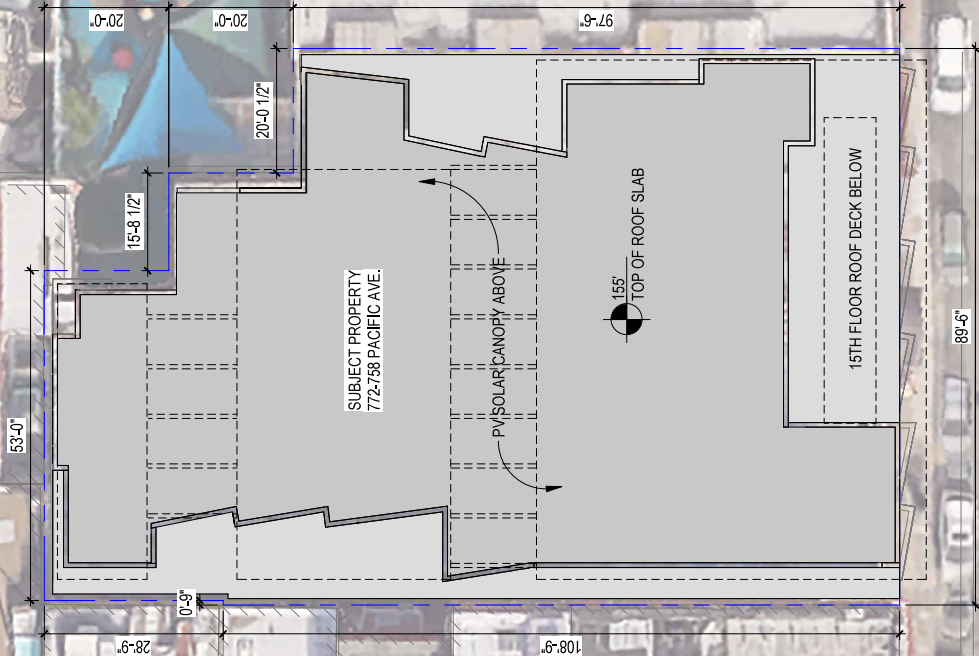
PACIFIC AVE.

SUBJECT PROPERTY
772-758 PACIFIC AVE.

PI/SOLAR CANOPY ABOVE

155' TOP OF ROOF SLAB

15TH FLOOR ROOF DECK BELOW



NEW ASIA SENIOR HOUSING - SITE PLAN

EXHIBIT C



Stan Teng / Architectural Studio

PROPOSED MASSING 建議的整體體量或形態設計。

PING YUEN NORTH 北平園
12 FLOORS 十二層

MANDARIN TOWER 萬華大廈
16 FLOORS 十六層

990 PACIFIC
7 FLOORS 七層

PING YUEN WEST,
CENTRAL, EAST
西、中、東平園
6-7 FLOORS 六至七層

PROJECT SITE
15 FLOORS
項目位置

MIRIWA SHOPPING CENTER
美麗華商場
7 FLOORS 七層

Chinatown City College
of SF Campus
市立大學華埠分校
15 FLOORS 十五層

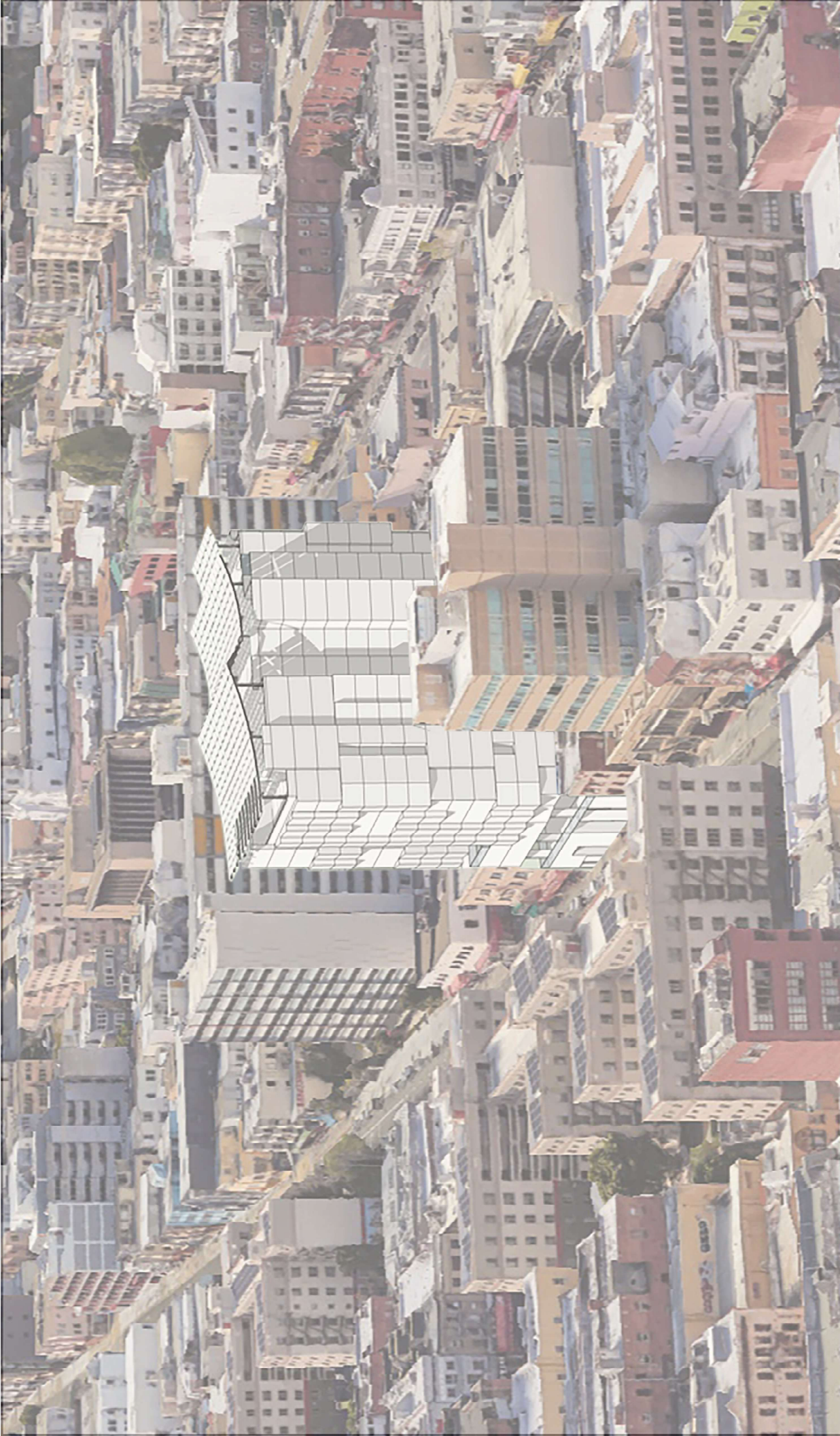
I-HOTEL 國際旅館
15 FLOORS 十五層



NEW ASIA SENIOR HOUSING - PROPOSED MASSING - AERIAL VIEW



Stan Teng / Architectural Studio



NEW ASIA SENIOR HOUSING - PROPOSED MASSING - AERIAL VIEW FROM SOUTH-EAST



Stan Teng / Architectural Studio

Flores, Veronica (CPC)

Subject: FW: Urgent: Opposition to San Francisco Upzoning Proposal

-----Original Message-----

From: rodneyminnott@everyactioncustom.com <rodneyminnott@everyactioncustom.com>
Sent: Thursday, August 29, 2024 4:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Urgent: Opposition to San Francisco Upzoning Proposal

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission Planning Commission,

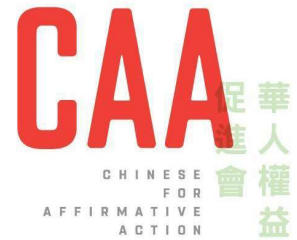
I am writing to express my strong opposition to the proposed upzoning in San Francisco. While the intent may be to address the affordable housing shortage, the current plan risks exacerbating issues and compromising the unique character of our neighborhoods.

The anticipated increase in luxury condos not only jeopardizes the topography and well-established, often historic and iconic, features of our neighborhoods but also raises concerns about the potential 'Manhattanization' of our residential communities. The added risk of increased traffic and strain on our infrastructure compounds these concerns.

I support Neighborhoods United SF and urge you to reconsider the current upzoning proposal. Exploring alternative solutions is crucial to genuinely addressing the affordable housing shortage without compromising our communities' integrity.

Thank you for your attention to this critical matter, and I appreciate your continued dedication to the well-being of our city.

Sincerely,
Rodney Minott
San Francisco, CA 94107



September 3, 2024

VIA Email (jonathan.vimir@sfgov.org)

Jonathan Vimr
Senior Planner, Preservation Specialist - Northeast Quadrant
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: New Asia Senior Housing Special Use District
Project Sponsor: New Asia Senior Housing LP
Property Address: 758-772 Pacific Avenue, San Francisco
Assessor Lot/Block Nos: 014/0161 and 015/0161

Dear Mr. Vimr:

Chinese for Affirmative Action (CAA) is pleased to support the New Asia Senior Housing Special Use District for 752-778 Pacific Avenue, San Francisco, and the development of the New Asia Senior Housing Project. The New Asia Senior Housing Project will provide much needed quality senior affordable housing for the most vulnerable population of San Francisco.

CAA was founded in 1969 in San Francisco Chinatown to protect the civil and political rights of Chinese Americans and to advance multiracial democracy in the United States. Today, CAA is a progressive voice in and on behalf of the broader Asian American and Pacific Islander community.

Our communities deserve to live with dignity and respect. CAA works to build a world that ensures the health, safety, and well-being of all residents and communities. A safe community is not just defined by the absence of fear, violence, and hate. It is defined by the presence of economic opportunities, housing, health and mental health care, education, in-language and culturally relevant services, and other investments that support social cohesion and well-being. These positive investments not only increase safety, but expand economic opportunity and justice and ensure our communities receive the care and support they need.

Chinatown is the poorest neighborhood in San Francisco and almost one-third of its residents live below the poverty line. The majority of Chinatown residents are seniors who need access to essential services. According to City data, low-income seniors are

the single-fastest growing population in San Francisco, with the majority paying over 75% of their fixed-income to stay housed. High quality affordable housing projects designed for seniors are critical to ensuring our elders are able to age in place in their communities. We strongly recommend that the San Francisco Planning Commission and the San Francisco Board of Supervisors approve the New Asia Senior Housing Special Use District.

Sincerely,



Cynthia Choi
Co-Executive Director
Chinese For Affirmative Action

cc: Supervisor Aaron Peskin (aaron.peskin@sfgov.org)
San Francisco Board of Supervisors
(via email)

San Francisco Planning Commission
jonas.ionan@sfgov.org
commissions.secretary@sfgov.org
(via email)

Bo Han (bo.han@chinatowncdc.org)
Tony Li (tony.li@chinatowncdc.org)
Chinatown Community Development Center
(via email)

Allan E. Low, Esq. (alow@perkinscoie.com)
Perkins Coie, LLP
(via email)



舊金山中華文化基金會
Chinese Culture Foundation of San Francisco

Dedicated to elevating underserved communities
and giving voice to equality through education and contemporary art.

Co-Chairs
Tatwina Chinn Lee
Jonathan Moscone

Vice Chair
Rebecca Lee

Secretary
Cynthia Tongson

Treasurer
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Board of Directors
Abby Chen
Wai-Ling Eng
Richard B. Evans
Manni Liu
Jacinta Titilii-Abbott
Alfred Tom

Executive Director
Jenny Leung

Advisory Council
Irene Yee Riley
Sherman Tang
Norman Yee

XianRui Artists
Dora Hsiung
Summer Lee
Beili Liu
Cathy Lu
Adrian Wong
Stella Zhang
Chongbin Zheng

Senior Advisor
Mabel S. Teng

September 3, 2024

VIA Email (jonathan.vimir@sfgov.org)

Jonathan Vimr
Senior Planner | Preservation Specialist - Northeast Quadrant
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: New Asia Senior Housing Special Use District
Project Sponsor: New Asia Senior Housing LP
Property Address: 758-772 Pacific Avenue, San Francisco
Assessor Lot/Block Nos: 014/0161 and 015/0161

Dear Mr. Vimr:

Chinese Culture Center of San Francisco (CCC) is one of the leading and most prominent cultural and arts institutions in the city of San Francisco. The mission of CCC is to elevate underserved communities and give voice to equality through education and contemporary art. This letter is in support of the New Asia Senior Housing Special Use District for 752-778 Pacific Avenue, San Francisco, and the development of the New Asia Senior Housing Project.

New Asia Senior Housing Project will be the largest housing development and investment in Chinatown in over 30 years bringing over 170 new households to our neighborhood to live, shop, and play. In addition to the new affordable senior housing units, the New Asia Senior Housing Project will also feature a new banquet hall. A new banquet hall will continue the long tradition for family gatherings and social, civic and political events drawing more visitors to Chinatown and supporting our cultural institutions.

We strongly recommend that the San Francisco Planning Commission and the San Francisco Board of Supervisors approve the New Asia Senior Housing Special Use District.

Very Truly Yours,



舊金山中華文化基金會
Chinese Culture Foundation of San Francisco

Dedicated to elevating underserved communities
and giving voice to equality through education and contemporary art.

Jenny Leung

Executive Director, Chinese Culture Center of San Francisco

cc: Supervisor Aaron Peskin (aaron.peskin@sfgov.org)
San Francisco Board of Supervisors
(via email)

San Francisco Planning Commission
jonas.ionan@sfgov.org
commissions.secretary@sfgov.org
(via email)

Bo Han (bo.han@chinatowncdc.org)
Tony Li (tony.li@chinatowncdc.org)
Chinatown Community Development Center
(via email)

Allan E. Low, Esq. (alow@perkinscoie.com)
Perkins Coie, LLP
(via email)



Proudly consists of:

- APA Family Support Services
- APA Heritage Foundation
- API Cultural Center
- API Legal Outreach
- Asian Law Caucus, Inc.
- Asian Pacific American Community Center
- ASIAN, Inc.
- Bayanihan Equity Center
- BeChinatown
- Brightline Defense Project
- Center for Asian American Media
- Charity Cultural Services Center
- Chinatown Community Children's Center
- Chinatown Community Development Center
- Chinatown Media and Arts Collaborative—Edge on the Square
- Chinatown YMCA
- Chinese Culture Center of San Francisco
- Chinese for Affirmative Action
- Chinese Historical Society of America
- Chinese Newcomers Service Center
- Chinese Progressive Association
- Coalition for Community Safety and Justice
- Community Youth Center
- Donaldina Cameron House
- Filipino Community Center
- Filipino-American Development Foundation
- First Voice
- Foundation for Filipina Women's Network
- Gum Moon/Asian Women Resources Center
- Japanese Community Youth Council
- Japantown Task Force
- Kai Ming Head Start
- Kimochi, Inc.
- Kultivate Labs
- Manilatown Heritage Foundation
- National Japanese American Historical Society
- NICOS Chinese Health Coalition
- Nihonmachi Street Fair
- On Lok
- Richmond Area Multi-Services
- Samoan Community Development Center
- Self-Help for the Elderly
- SF Community Health Center
- SF Hep B Free
- Southeast Asian Community Center
- Southeast Asian Development Center
- West Bay Pilipino Multi-Service, Inc.
- Wu Yee Children's Services

September 3, 2024

Jonathan Vimr
Senior Planner | Preservation Specialist - Northeast Quadrant
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: New Asia Senior Housing Special Use District
Project Sponsor: New Asia Senior Housing LP
Property Address: 758-772 Pacific Avenue, San Francisco
Assessor Lot/Block Nos: 014/0161 and 015/0161

Dear Mr. Vimr,

On behalf of the Asian and Pacific Islander Council of San Francisco (API Council), I am writing this letter in support of the New Asia Senior Housing Special Use District for 752-778 Pacific Avenue, San Francisco, and the development of the New Asia Senior Housing Project.

The API Council advocates for equitable resources that improve the quality of life for San Francisco's underserved Asian & Pacific Islander residents. We are 49 members strong and serve over 250,000 Asian American and Pacific Islander San Francisco residents annually through policy work, advocacy, research, and network development.

The New Asia Senior Housing Project will be the largest investment in affordable housing in Chinatown in over 30 years. Chinatown is a high-needs district. 32.9% of the residents live below the poverty line and is the poorest neighborhood in San Francisco. An overwhelming majority of the residents are individuals over 60 who cannot afford to pay more than \$700 per month in rent. The New Asia Senior Housing Project is desperately needed to provide quality affordable housing for Chinatown senior residents whom many API Council member organizations serve.

We strongly recommend that the San Francisco Planning Commission and the San Francisco Board of Supervisors approve the New Asia Senior Housing Special Use District.

Please reach out to me if you have any questions at:
cally.wong@apicouncil.org.

Sincerely,

Cally Wong
Executive Director
API Council

駐美中華總會館

CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION

"Chinese Six Companies"

The Official Representative Association of Chinese in America

843 STOCKTON STREET • SAN FRANCISCO, CALIFORNIA 94108

TEL: (415) 982-6000 • FAX: (415) 982-6010

Jonathan Vimr (jonathan.vimir@sfgov.org)

September 3, 2024

Senior Planner | Preservation Specialist - Northeast Quadrant

San Francisco Planning Department

49 South Van Ness Avenue, Suite 1400. SF, CA 94103

Re: New Asia Senior Housing Special Use District

Project Sponsor: New Asia Senior Housing LP

Property Address: 758-772 Pacific Avenue, San Francisco

Dear Mr. Vimr:

Chinese Consolidated Benevolent Association is the oldest Chinatown organization of family associations. This letter is in support of the New Asia Senior Housing Special Use District for 752-778 Pacific Avenue, SF, and the development of the New Asia Senior Housing Project.

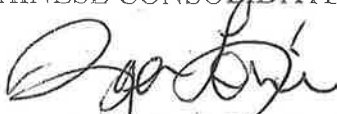
Housing is critically important for our community, particularly for our aging seniors. There is simply not enough affordable housing to accommodate the demand for our low-income seniors. The New Asia Senior Housing Project will be a vital source of housing for those residents and will be a critical link to essential neighborhood services.

The New Asia Senior Housing Project will also provide a much-needed banquet hall for the community. Banquet halls are an especially key place for our member family associations to bring together our families and community in Chinatown. Over the years, there has been an elimination of Chinatown banquet halls, leaving only one operating banquet hall in Chinatown. The return of a banquet hall will be an important community asset for Chinatown.

We strongly recommend that the San Francisco Planning Commission approve the New Asia Senior Housing Special Use District.

Very Truly Yours,

CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION



Roger Louie, Presiding President

cc: Supervisor Aaron Peskin

SF Planning Commission

Ben Han, Tony Li: Chinatown Community Dev. Ctr.

Alan R. Low, Esq.



Self-Help for the Elderly

安老自助處

www.selfhelpelderly.org

731 Sansome Street, Suite 100 | San Francisco, CA 94111-1725

t: (415) 677-7600 | f: (415) 296-0313 | e: info@selfhelpelderly.org

Providing strength, hope and empowerment to seniors since 1966

September 9, 2024

VIA Email (jonathan.vimir@sfgov.org)

Jonathan Vimr
Senior Planner | Preservation Specialist - Northeast Quadrant
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: New Asia Senior Housing Special Use District

Project Sponsor: New Asia Senior Housing LP
Property Address: 758-772 Pacific Avenue, San Francisco
Assessor Lot/Block Nos: 014/0161 and 015/0161

Dear Mr. Vimr:

Self-Help for the Elderly promotes independence, well-being, and dignity for older adults through culturally aligned services and programs in the San Francisco Bay Area. We serve over 40,000 older adults each year in San Francisco, San Mateo, Santa Clara Alameda, and Contra Costa counties. This letter is in support of the New Asia Senior Housing Special Use District for 752-778 Pacific Avenue, San Francisco, and the development of the New Asia Senior Housing Project.

Chinatown is in desperate need of affordable senior housing, many living on low fixed incomes. Over 50% of Chinatown residents are over the age of 60 and over 60% cannot afford to pay more than \$700 per month in rent. The New Asia Senior Housing Project will provide the necessary housing for our seniors to access essential services and allow them to live in dignity.

We strongly recommend that the San Francisco Planning Commission and the San Francisco Board of Supervisors approve the New Asia Senior Housing Special Use District.

Sincerely,

Anni Chung, President and CEO

cc: Supervisor Aaron Peskin (aaron.peskin@sfgov.org)
San Francisco Board of Supervisors

San Francisco

415.677.7500
601 Jackson Street
San Francisco, CA 94133

San Mateo

650.342.0822
50 East Fifth Avenue
San Mateo, CA 94401

South Bay

408.733.1883
550 East Remington Drive
Sunnyvale, CA 94087

Alameda

510.336.0144
2400 MacArthur Boulevard
Oakland, CA 94602

Support Letter
New Asia Senior Housing Project
September 8, 2024
Page 2

(via email)

San Francisco Planning Commission
jonas.ionan@sfgov.org
commissions.secretary@sfgov.org
(via email)

Bo Han (bo.han@chinatowncdc.org)
Tony Li (tony.li@chinatowncdc.org)
Chinatown Community Development Center
(via email)

Allan E. Low, Esq. (alow@perkinscoie.com)
Perkins Coie, LLP
(via email)