

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 3832 18th Street.

**[Final Decision not available on Planning Commission web-site.
Attaching most recently available drafts.]**

October 14th, 2021

Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

2021-11-12

Appeal Filing Date

 The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

 The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

 X The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2020-001610CUA.

 The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

- a) Set forth the part(s) of the decision the appeal is taken from:

Please see Exhibit 1, attached.

- b) Set forth the reasons in support of your appeal:

Please see Exhibit 1, attached.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Athanassios Diacakis

Name

Athanassios Diacakis

Name

3830 18th St, San Francisco, CA 94114

Address

3830 18th St, San Francisco, CA 94114

Address

415 692 1350

Telephone Number

415 692 1350

Telephone Number

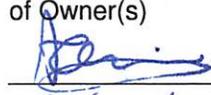
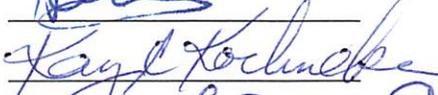
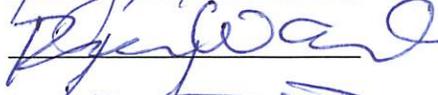
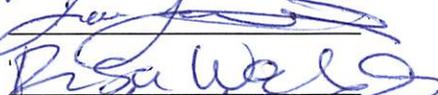
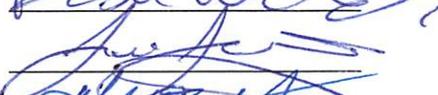
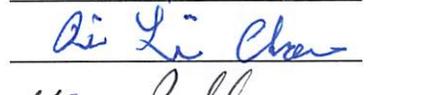
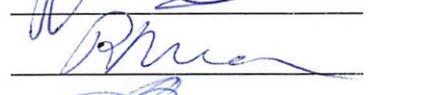
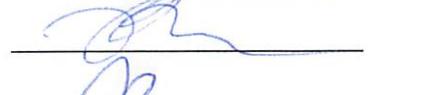
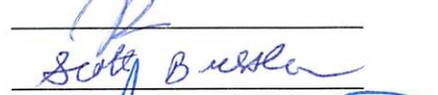
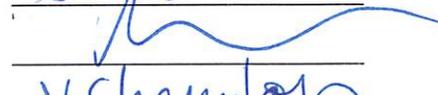
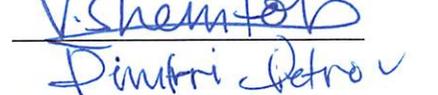
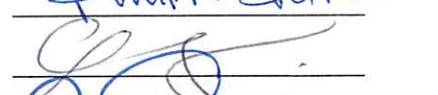
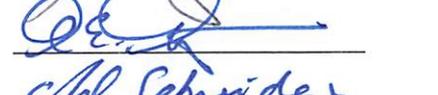
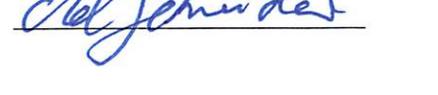


Signature of Appellant or
Authorized Agent

City Planning Commission
Case No. 2020-001610CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

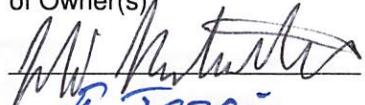
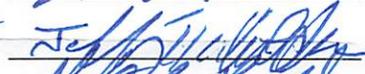
If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. <u>3826-3830 18th</u>	<u>3580/017</u>	<u>ATHANASSIOS DIACAKIS</u>	
2. <u>3827-18th</u>	<u>3585/081</u>	<u>KAY E. KOEHNEKE</u>	
3. <u>235 DORLAND ST</u>	<u>3580/176</u>	<u>RISA Wechsler</u>	
4. <u>235 DORLAND ST</u>	<u>3580/176</u>	<u>Luis Fernandez</u>	
5. <u>237 DORLAND ST</u>	<u>3580/177</u>	<u>RISA Wechsler</u>	
6. <u>237 DORLAND ST</u>	<u>3580/177</u>	<u>Luis Fernandez</u>	
7. <u>3811-13 18th ST</u>	<u>3585/085</u>	<u>Elizabeth Beatty</u>	
8. <u>384-13 18th St</u>	<u>3585/085</u>	<u>Anthony Richardson</u>	
9. <u>3810-12 18th ST.</u>	<u>3580/013</u>	<u>LESLIE BAHR</u>	
10. <u>3806-18 18th St</u>	<u>3580/012</u>	<u>Bi Lin Chan</u>	
11. <u>576 Church St.</u>	<u>3580/168</u>	<u>Gary Pedler</u>	
12. <u>3823 18TH ST</u>	<u>3585/082</u>	<u>SEBASTIAN DRAGNER</u>	
13. <u>3823 18TH ST.</u>	<u>3585/082</u>	<u>RAMONA DRAGNER</u>	
14. <u>3847-3849 18th St</u>	<u>3585/077</u>	<u>TROELS Folmann</u>	
15. <u>3849-47</u>	<u>3585/077</u>	<u>Tawna Knap</u>	
16. <u>68A HANCOCK ST</u>	<u>3585/158</u>	<u>SCOTT BRESSER</u>	
17. <u>3833-18th St</u>	<u>3585/080</u>	<u>Amy Silverstein</u>	
18. <u>26 Hancock st</u>	<u>3585/049</u>	<u>Vered Shemtov</u>	
19. <u>26 Hancock st</u>	<u>3585/049</u>	<u>Dmitri Petrov</u>	
20. <u>3833 18th St</u>	<u>3580/019</u>	<u>GIACOMO D. GRIGOLI</u>	
21. <u>68 Hancock</u>	<u>3585/157</u>	<u>Ulanus Greenspan</u>	
22. <u>38 HANCOCK</u>	<u>3585/051</u>	<u>Al SCHNEIDER</u>	

City Planning Commission
Case No. 2020-001610CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3816 18th St</u>	<u>3580/014</u>	<u>JEFFREY RAUBTISCHEK</u>	
2.	<u>227 DORLAND ST</u>	<u>3580/040</u>	<u>ERIKA M. JAZZIE</u>	
3.	<u>215 Dorland St</u>	<u>3580/042</u>	<u>JEFFREY T. WINTER</u>	
4.	<u>207 Dorland St.</u>	<u>3580/041</u>	<u>Melissa Blizzard Brown</u>	
5.	<u>207 Dorland St.</u>	<u>3580/041</u>	<u>Earl Brown</u>	<u>Earl Brown</u>
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
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22.	_____	_____	_____	_____



RECORDING REQUESTED BY:
 Francis A. La Poll, Esq.
 GILFIX & LA POLL ASSOCIATES, LLP
 2479 E. Bayshore Road, Suite 220
 Palo Alto, CA 94303

City and County of San Francisco
 Joaquin Torres, Assessor-Recorder

Doc #	2021156216	Fees	\$26.00
10/12/2021	11:58:06 AM	Taxes	\$0.00
AM	Electronic	Other	\$0.00
Pages	5 Title 457	SB2 Fees	\$75.00
Customer	2314	Paid	\$101.00

WHEN RECORDED MAIL TO AND
 SEND TAX STATEMENTS TO:
 Erika M. Jazaie, Trustee
 415 Oak Point Place
 Santa Rosa, CA 95409

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. 23-3580-040

AFFIDAVIT OF CHANGE OF TRUSTEE
 California Probate Code Section 18105

STATE OF CALIFORNIA }
 }
 COUNTY OF SAN FRANCISCO }ss
 }

Erika M. Jazaie, of legal age, being first duly sworn, deposes and says:

1. The Trust known as The Brigitte M. Pfau Trust Agreement, executed on May 7, 2004, is a valid and existing trust.
2. The name of the Settlor of the Trust is: Brigitte M. Pfau.
3. Brigitte M. Pfau, also known as Brigitte Maria Pfau, died on August 22, 2021.
4. The name of the previous Trustee of the Trust is: Brigitte M. Pfau.
5. I am the currently acting successor trustee.
6. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.
7. The legal description of real property held in the trust, commonly known as 227 Dorland Street, in the City of San Francisco, County of San Francisco, State of California, described as follows:
- 8.

**SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED
 HERETO AND INCORPORATED HEREIN BY REFERENCE.**

9. I became the successor trustee by reason of resignation, incompetency, guardianship, death of the prior trustee. A certified copy of the Death Certificate is attached as Exhibit "B."

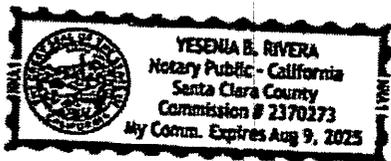
Dated: 10/4/2021

Erika M. Jazaie
 Erika M. Jazaie, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Santa Clara) ss:

SUBSCRIBED AND SWORN to (or affirmed) before me on this 4th day of Oct, 2021, by Erika M. Jazaie, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Yesenia B. Rivera
Notary Public

EXHIBIT "A"

Situs: 227 Dorland Street, San Francisco, California 94114
A.P.N. 23-3580-040

BEGINNING at a point on the southerly line of Dorland Street, distant thereon 120 feet and 6 inches westerly thereon from the southwesterly corner of said Dorland Street and Church Street; running thence westerly along said southerly line of Dorland Street 25 feet to a point; thence southerly along a line which with that portion of said southerly line of Dorland Street lying between the last-mentioned point and the said southwesterly corner of Dorland Street and Church Street forms an angle of 95° and $34'$ a distance of 123 feet and 7 inches, more or less, to a point on the northerly boundary line of the San Miguel Rancho; thence south 78° east along said line of said Rancho 25 feet and $1 \frac{1}{4}$ inches, more or less, to a point on said line of said Rancho, where it is intersected by a line drawn from the point of beginning which last-named line forms an angle of 95° and $34'$ with that portion of said southerly line of Dorland Street lying between said point of beginning and said southwesterly corner of Dorland and Church Streets; thence northerly (along said line drawn from the last-named point on said northerly line of said San Miguel Rancho to the said point of beginning at an angle of 95° $34'$ with that portion of said southerly line of Dorland Street lying between said point of beginning and said southwesterly corner of Dorland and Church Streets) a distance of 127 feet and 8 inches, more or less, to the point of beginning.

The same being a portion of said Mission Addition Block No. 94.

* * *

City Planning Commission
Case No. 2020-001610CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3824 18th Street</u>	<u>3850 16</u>	<u>Christopher Ruedy 2013 Revo, Christopher Ruedy Trustee</u>	
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
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City Planning Commission
Case No. 2020-001610CUA

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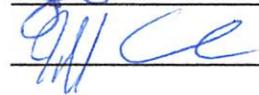
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	620 CHURCH ST	3585 001A	RICHARD L. NAYLOR	<i>Richard L. Naylor</i>
2.	205 Portland Str	152 ⁴⁹³⁵⁸⁰	Klaus Schuster	<i>Klaus Schuster</i>
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City Planning Commission
Case No. 2020-00610CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3808 - 18 TH ST	3580/012	RAYMOND CHAN	
2.	3806A 18TH ST	3580/012	JEFF CHAN	
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City Planning Commission
Case No. 2020-001610CUA

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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3841 18th St</u>	<u>3585/078</u>	<u>Charlotte Deng</u>	
2.	<u>3841 18th St</u>	<u>3585/078</u>	<u>Peter Deng</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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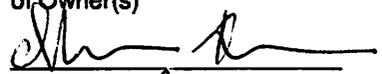
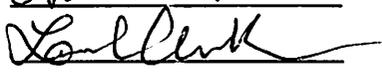
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	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	52/54 Hancock St	3585/054	Donald Hansen	<i>Donald Hansen</i>
2.	52/54 Hancock St	3585/054	Carolyn Hansen	<i>Carolyn Hansen</i>
3.	_____	_____	_____	_____
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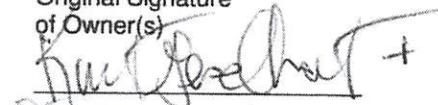
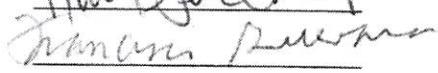
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1.	<u>574 Church St.</u>	<u>3580/167</u>	<u>Manav Khurana</u>	
2.	<u>574 Church St.</u>	<u>3580/167</u>	<u>Laurel Khurana</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
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15.	_____	_____	_____	_____
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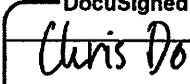
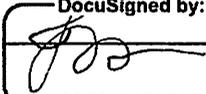
If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	<u>3818 18th St, Unit 2</u>	<u>3580-161</u>	<u>Kurt Geselbracht &</u>	
2.	<u>3818 18th St Unit 2</u>	<u>3580-161</u>	<u>Francisco Guevara</u>	
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____
11.	_____	_____	_____	_____
12.	_____	_____	_____	_____
13.	_____	_____	_____	_____
14.	_____	_____	_____	_____
15.	_____	_____	_____	_____
16.	_____	_____	_____	_____
17.	_____	_____	_____	_____
18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

City Planning Commission
Case No. 2020-001610CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	3819 18th st	3585/083	Chris Do	DocuSigned by:  A9750D10C3E0483...
2.				
3.				
4.	3819 18th St	3585/083	Jenny Do	DocuSigned by:  GD031B00AFEB413....
5.				
6.				
7.				
8.				
9.				
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11.				
12.				
13.				
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18.				
19.				
20.				
21.				
22.				

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2020-001610CUA, a conditional use authorization regarding (address) 3832 18th Street, District 08. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

(Attach copy of Planning Commission's Decision)

CONDITIONAL USE APPEAL

APPEAL FILING TO THE BOARD OF SUPERVISORS

Hearing Date: October 14, 2021
Case No.: 2020-001610CUA
Project Address: 3832 18th Street

STATEMENT OF APPEAL

EXHIBIT 1

We are appealing the San Francisco Planning Commission Motion adopted on October 14, 2021 to approve the Conditional Use Authorization and group housing project at 3832 18th Street.

a) Set forth the part(s) of the decision the appeal is taken from:

We are appealing the Conditional Use Findings and the Section 317 Findings as stated below and included in the Draft Motion. A copy of the Draft Motion is included as Exhibit A.

Specifically, but without limitation, we are appealing the following said Findings:

7. Conditional Use Findings. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

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

The Castro/Upper Market neighborhood contains a mix of predominantly two-, three, and four-story multi-family residential buildings, that also includes large development uses such as the Mission Terrace Senior Housing (five-stories tall) and Mission High School, with commercial or uses at the street level along the commercial corridors. The proposed residential building will be compatible with the existing neighborhood mix of uses and densities. The Project will demolish an existing, single-family home to construct a new residential building containing 19 Group Housing units, in which three of the proposed units will be provided as on-site affordable units.

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

**CONDITIONAL USE APPEAL
APPEAL FILING TO THE BOARD OF SUPERVISORS**

Hearing Date: October 14, 2021

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Project Address: 3832 18th Street

could be detrimental to the health, safety or convenience of those residing or working the area, in that:

(1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project's proposed massing is generally consistent with the character and design of the neighborhood, and will not impede any development of surrounding properties. The proposed design is contemporary yet compatible, referencing character-defining features of the surrounding buildings on the subject block and is compatible with the district's size, scale, composition, and details. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation, including bays and windows designed to relate to the surrounding properties. Although taller than the adjacent properties, the project would provide substantial setbacks of the upper floor at both the front (15'-11") and rear (17'-1") building walls.

The building provides a front setback that is equal to the depths of the two adjacent neighbors and the area will be appropriately developed with landscaping and permeable surfaces. In addition to two common entrances, at the front of the ground floor the project includes a housing unit that is directly accessed from the street, consistent with the existing residential development on the block. The project provides a rear yard that contains enough area to provide code-complaint open space for 17 of the Project's units. Along the side property lines, the building provides four lightwells starting at the second floor, two on each side of the building; all are three feet deep and range in length from 17 feet to 36 feet. These lightwells provide additional light and air to each neighboring property. The Project results in a building size, shape, and height that is appropriate for the neighborhood context.

...

(4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project's front setback will be appropriately landscaped. The Project will add one new street trees where there are currently none, two new Class 2 bicycle parking spaces, and remove an existing curb cut on 18th Street.

CONDITIONAL USE APPEAL
APPEAL FILING TO THE BOARD OF SUPERVISORS

Hearing Date: October 14, 2021
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Project Address: 3832 18th Street

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

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

D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project is consistent with the stated purpose of the RM-1 Zoning District, which is characterized by a mixture of the dwelling types found in RH Districts, but in addition have a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. The project maintains the pattern of 25-foot to 35-foot building widths, and provides a five-story structure at the building's front wall, with a substantial setback of the upper floor. The overall density of units remains low at a per bedroom basis. The project provides usable open space within a ground floor yard that also contributes to the mid-block open space.

8. Additional Findings pursuant to Section 317 establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

...

G. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the Project proposes the demolition of a two-bedroom single-family dwelling, there will be a net gain of 17 bedrooms at the project site. The Project would be consistent with the density and development pattern as it would provide three-story single-family dwelling a neighborhood that is comprised of two- and three-story one-family dwellings.

**CONDITIONAL USE APPEAL
APPEAL FILING TO THE BOARD OF SUPERVISORS**

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H. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The replacement building will conserve neighborhood character with appropriate scale, design, and materials, and improve cultural and economic diversity by appropriately increasing the number of bedrooms. The project would maximize the number of units allowed on the site while increases the total number of bedrooms provided.”

...

See Exhibit A, pp. 8-10.

Please also see the attached letter from Cyndi K. Wong of 3830 18th Street for additional reasons that the CUA should be appealed. Said letter is attached hereto as Exhibit B, and incorporated herein by reference as though set forth here in full.

b) Set forth the reasons in support of your appeal:

The Appeal is based on the following reasons, among others:

1. The project is not consistent with the required Conditional Use Authorization or Section 317 Findings.

The Motion excerpted above and included as Exhibit A to this appeal, states that the project meets Finding 7b., because, in part “The Project would be consistent with the density and development pattern as it would provide three-story single-family dwelling a neighborhood that is a comprised of two- and three-story one-family dwellings.” This is not true. The initial project requested a six-story, 68-foot-tall, 19-unit group housing project. The project that was approved is still a five-story, 58-foot-tall, 19-unit group housing project.

The project is detrimental to the neighbors, including people with disabilities and seniors, and neighborhood due to the significant adverse impacts on their light and air and reduction of mid-block open space. The developer was unwilling to modify the building envelope of the project as proposed by the neighbors because the project sponsors were more concerned with providing ample light and air to the future owners of their building than preserving the light and air of the existing residents. By approving the project, the Planning Commission put the health and safety

CONDITIONAL USE APPEAL
APPEAL FILING TO THE BOARD OF SUPERVISORS

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of the future residents of the project over that of the existing neighbors and the current neighborhood.

2. The Project Is Not Necessary or Desirable.

The project is not necessary and does not provide units suitable for families and children. Contrary to the claims made by the developer, the proposed 3832 18th Street project does not support families, the disadvantaged, or the elderly. The project would provide high-cost group housing without adequate cooking facilities or food storage. This type of housing is marketed to high salaried technical workers or investors that intend to turn said units into corporate or short-term rentals.

The project would provide 16 market-rate group housing units and three units affordable to households earning 80% AMI. The units would be condominiums for sale, requiring mortgage payments and HOA fees. Moreover, the ability for potential owners to obtain mortgages for these units is questionable given that the financing of units without full kitchens is unproven.

The project is not necessary and discriminates against families and children in San Francisco. Based on data from the San Francisco Planning Department's Housing Inventory Report from 2016 through 2020, the City has developed almost two times as many studio and one bedroom units for professionals than two bedroom units, and eighteen times more than three or four bedroom units. Based on initial research, the Planning Department approved 115 SRO units in 2018, and 126 SRO units in 2020. The developer of this project, Vanguard Investments, is already developing the 42 Otis Street's 24 SRO units. Based on the past history and trend of building majority SRO units, studios and single bedrooms, San Francisco is discriminatorily building housing for single professionals, and excluding housing for families and children.

One of the main reasons that this and other developers choose to build group housing is that the Planning Code allows for far more group housing units than conventional units. The 3832 18th Street site contains 3,868 square feet and is zoned RM-1. The base densities and densities permitted under the State Density Bonus Program for different housing types are as follows:

- **Standard housing units:** 1 unit per 800 sq. ft. = 5 base (3,868/800 = 4.8) and 7.5 units with the bonus or 8 rounding up.
- **Senior housing units:** double that of standard units for a base of 10 units and 15 units with the bonus.
- **Group housing:** 19 units.

Like housing for families, the need for senior housing in San Francisco has been well-documented and there is certainly a greater need for this housing type than tech dorms, corporate

CONDITIONAL USE APPEAL
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rentals, or short-term rentals. With senior housing, the developer would still be permitted to build a higher number of units than conventional units. The purpose of the State Density Housing Program is to increase housing stock throughout the state and meet the needs of the population. Because there isn't a demand for group housing, it doesn't fulfill this need.

3. Incorporation of arguments set forth in Exhibit B.

We hereby attach the letter, dated November 9, 2021, from Cyndi K. Wong of 3830 18th Street for additional reasons that the CUA should be appealed. Said letter is attached hereto as Exhibit B, and its contents and legal arguments set forth therein is incorporated by reference as though set forth here in full.

4. The Developer did not comply with the direction of the Planning Commission to engage in neighborhood outreach and dialogue.

Despite specific direction by the Planning Commission at the July 15, 2021 Planning Commission Hearing, the developer failed to engage neighbors concerning an alternative project design that would reduce impacts. On September 27, more than two months after the July 14 hearing, and a little more than two weeks before the October 14 hearing, the project sponsor's attorney sent one of the neighbor's representatives a confidential take-it-or-leave-it offer for a slightly modified project without any discussion or engagement with the neighbors. We ask that the developer work with the neighbors on an alternative design that will protect our light, air, and mid-block open space.

5. Reservation of rights to supplement materials prior to the hearing.

Please note that this our initial filing to request an appeal of the Conditional Use Authorization. We reserve the right to submit supplemental materials prior to the Board of Supervisors hearing.

Exhibit A: Draft Motion
Exhibit B: November 9, 2021 Appeal Letter from Wong

[End of Statement of Appeal.]

Exhibit A

At the time of filing of this appeal, the meeting minutes of the SF Planning Commission hearing of October 14, 2021 are not available.

The only available version of the approved Planning Commission motion is available here:

<https://commissions.sfplanning.org/cpcpackets/2020-001610CUASHDc1.pdf>

We are incorporating this by reference, as it is too large (95MB) to attach via email.

Cyndi K. Wong
3830 18th Street, San Francisco, CA 94114

November 9, 2021

Clerk of the Board of Supervisors

1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102-4689

**RE: CONDITIONAL USE APPEAL
 APPEAL FILING TO THE BOARD OF SUPERVISORS**
Hearing Date: October 14, 2021
Case No.: 2020-001610CUA
Project Address: 3832 18th Street

Dear Board of Supervisors:

Along with my neighbors, I am appealing the City Planning Commission's Conditional Use Authorization, shadow Findings & State Density Bonus Project Findings for project case number 2020-001610CUA located at 3832 18th Street (the "**3832 Group Housing Project**") on the following grounds:

**A. THE 3832 GROUP HOUSING PROJECT VIOLATES THE CITY'S
 OBJECTIONS AND POLICIES OF THE GENERAL PLAN.**

Objective 4 of the City's General Plan states to "foster a housing stock that meets the needs of all residents across lifecycles." Objective 11 of the City's General Plan states to "support and respect the diverse and distinct character of San Francisco's neighborhoods." As detailed below, the 3832 Project violates both Objectives.

**B. THE 3832 GROUP HOUSING PROJECT HAS AN ADVERSE IMPACT
 AND DISCRIMINATES AGAINST FAMILIES AND CHILDREN.**

Contrary to the Developer and its supporters' contentions, the proposed 3832 Project does not support families, the disadvantaged, or the elderly. In actuality, the 3832 Project caters to high-end, high salaried engineers and other technical workers or investors that intend to turn said units into short term rentals. **More importantly, the 3832 Project is not necessary, and adversely impacts and discriminates against families and children in San Francisco.**

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Based on data from the San Francisco Planning Department's (the "Planning Department") Housing Inventory Report from 2016 through 2020, the City has developed almost **two times** as many studio and one bedrooms for professionals then two bedroom units, and **eighteen times** more than three or four bedroom units. San Francisco Planning Department's data is as follows:

Unit Types	2016	2017	2018	2019	2020	Total
0 or 1 bedroom	1,916	852	620	1275	1329	5992
2 bedrooms	1,439	581	399	380	976	3775
3 or 4 bedrooms	99	44	61	41	90	335

See Table A-1 of the Housing Inventory Report is enclosed as Exhibit A for easy reference.

Based on my initial research, the Planning Department approved 115 SRO units in 2018, and 126 SRO units in 2020. **The 3832 Project's developer, Vanguard Investments, is already developing the 42 Otis Street's 24 SRO units.**

It is important to note that as of 2016, and prior to the astronomical additional developments of zero or one bedroom units, District 8 - where the 3832 Project resides, had housed over 40% of zero or one bedroom units. See San Francisco Supervisor Districts Socio-Economic Profiles American Community Survey 2012-2016, District 8 Demographics, attached hereto as Exhibit B for easy reference. Since then, and with the intense increase in building zero or one bedroom units, District 8's zero or one bedroom units constitute significantly more than half of its housing stock.

The continued approvals and developments of zero or one bedroom units will adversely impact and discriminate against families and children. According to the US Census, family households make up over 40% of San Francisco's population. See United States Census QuickFacts for San Francisco County, California, attached as Exhibit C for easy reference. Yet for the last five years, the number of housing for these family households have declined, and the developments that are being approved do not accommodate for family households.

The Developer could easily convert the SRO units to two bedroom units, and accommodate the same number of residents - residents that reflect all lifecycles, residents that reflect San Francisco's diverse and distinct culture, and residents that include children, seniors, and/or dependents.

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Based on the past history and trend of building majority SRO units, studios and single bedrooms, San Francisco is discriminatorily building housing for single professionals, and excluding housing for families, children, and dependents. This 3832 Project will continue said discriminatory practices, will adversely impact families and children, fails to meet the needs of residents across lifecycles, and fails to support the diverse and distinct character of San Francisco.

C. THE 3832 PROJECT FAILS TO COMPLY WITH SF RESIDENTIAL GUIDELINES.

The 3832 Project fails to comply with SF Residential Guidelines. Such Guidelines include, but are not limited to the following:

- 1. SITE DESIGN**
 - b. Guideline: Articulate the building to minimize impacts on the light and privacy to adjacent properties.**
 - c. Guideline: Articulate the building to minimize impacts on light to adjacent cottages.**

- 2. BUILDING SCALE AND FORM**
 - a. Guideline: Design the scale of the building to be compatible with the height and depth of surrounding buildings.
 - b. Guideline: Design the height and depth of the building to be compatible with the existing building scale at the street.
 - c. Complying with the strong mid-block open space pattern**
 - d. Guideline: Design the building's proportions to be compatible with those found on surrounding buildings.

The 3832 Project is in an area of almost entirely Victorian apartments that were originally designed with the primary living spaces in the back of the units so that occupants may experience the light and air that are not a privilege, but a necessity of human habitation. Indeed, that is the basis for the 45% open space requirement for buildings. This 3832 Project will deprive hundreds of existing tenants – tenants who have lived there for multiple decade, of their basic air and light rights. Such deprivation and violation is absolutely untenable and unacceptable.

It is my understanding that such edifices may be deemed appropriate and worthy in prominent corner lots along Market St and in the mixed use

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residential/commercial corridors along such streets as Mission or Harrison. Such taller buildings are acceptable in that there are no green spaces that stand to be permanently blighted by such an out of context and disproportionate building height. **This is not the case here.** The 3832 Project is in a midblock lot, that will have significant and adverse impact to hundreds of existing residents.

D. Conclusion.

I am a proponent for additional housing, but we need to have housing that complies that meets the needs of all San Francisco residents, including families and children, and that meets community standards. As detailed above, the 3832 Project fails in substantial ways, and adversely impacts San Francisco residents and its communities.

Sincerely,



Cyndi K. Wong

- Encls.: 1. Exhibit A: Housing Inventory Report, Table A-1;
2. Exhibit B: SF Supervisor Socio-Economic Profiles, District 8; and,
3. Exhibit C: US Census QuickFacts for San Francisco County.

EXHIBIT A

TABLE A-1.
Major Market Rate Housing Projects Completed, 2016

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
280 Beale St	479	69	One Bedroom: 56 Two Bedroom: 14	Rental	From \$916 From \$1,020
399 Fremont St	479	-	Studio: 82 One Bedroom: 34 Two Bedroom: 68 Three Bedroom: 2	Rental	From \$3,410-4,454 From \$4,490 From \$5,575-6,448
1006 16th St Potrero 1010	393	91	Studio: 2 One Bedroom: 40 Two Bedroom: 49	Rental	From \$3,010-3,360 From \$3,595-4160 From \$4,150-4840
350 Fremont St 340 Fremont	348	-	Studio: 91 One Bedroom: 119 Two Bedroom: 138 Three Bedroom: Unknown	Rental	From \$2,920 From \$3,805 From \$4,665
301 Beale St/201 Folsom St Lumina/Infinity	285	-	Studio: 2 One Bedroom: 63 Two Bedroom: 176 Three Bedroom: 32	Ownership	From \$ 1.7M to \$ 2.8M
1660 Pine St The Rockwell	262	31	One Bedroom: 142 Two Bedroom: 117 Three Bedroom: 1	Ownership	Not Available
1 Henry Adams	241	-	Not Available	Rental	From \$2990 From \$3,725 From \$4,875
218 Buchanan St / 55 Laguna	191	50	Not Available	Rental	BMR From \$943 BMR From \$922-1,078 BMR From \$1107-1213
701 Long Bridge St MB360	188	-	Not Available	Rental	From \$2,934-3376 From \$3,592-4,912 From \$4,367-4,846
325 Octavia St Avalon	182	-	Studio: 53 One Bedroom: 56 Two Bedroom: 73	Rental	From \$3,225 From \$3,765 From \$4,620
101 Polk St The Civic	162	19	Studio: 13 One Bedroom: 87 Two Bedroom: 62	Rental	From \$2,631-2,796 From \$3,229-4,146 From \$3,935-5,728
350 8th St LSeven	149	62	Studio: 46 One Bedroom: 196 Two Bedroom: 168	Rental	From \$2,860-4050 (\$991) From \$3,179-4,874 (\$1,133) From \$5,155-6,540 (\$1,264)
5830 3rd St	136	23	Studio: 46 One Bedroom: 64 Two Bedroom: 40	Rental	From \$2,000 From \$3,000
360 Berry St Mission Bay by Windsor	129	26	One Bedroom: 73 Two Bedroom: 42 Three Bedroom: 4	Rental	From \$3,585-3,635 From \$4,700
1415 Mission St Olume	121	11	Studio: 22 One Bedroom: 49 Two Bedroom: 50	Ownership	From \$3,308-5,068 (\$1,133) From \$3,885-5,370 (\$1,264)
100 Buchanan St Alchemy by Alta	116	-	Not Available	Rental	Not Available

CONTINUED >

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
2655 Bush St The District	81	-	Studio: 1 One Bedroom: 18 Two Bedroom: 62	Ownership	From \$890k to \$2.42M
2155 Webster St The Pacific	77	-	Not Available	Ownership	Not Available
480 Potrero Ave	77	11	Studio: 3 One Bedroom: 32 Two Bedroom: 27 Three Bedroom: 13	Rental	From \$2,625 From \$3,200 From \$3,700 From \$5,400
72 Townsend St Seventy2 Townsend	74	7	Not Available	Ownership	From \$1.02M to \$1.8M
346 Potrero Ave Rowan	70	11	One Bedroom: 37 Two Bedroom: 29 Three Bedroom: 2	Ownership	From \$690k to \$1.3M
450 Hayes St	41	5	One Bedroom: 24 Two Bedroom: 16 Three Bedroom: 1	Ownership	From \$900k for MR From \$212k to 380 for BMR
1 Franklin St	35	4	Studio: 10 One Bedroom: 10 Two Bedroom: 15	Ownership	From \$659k to 1.25M
1650 Broadway Luxe	34	-	One Bedroom: 9 Two Bedroom: 10 Three Bedroom: 13	Ownership	From \$1.15M to \$5.4M
50 Jerrold Ave Engel at The San Francisco Shipyard	34	9	One Bedroom: 12 Two Bedroom: 19 Three Bedroom: 3	Ownership	From \$580k to \$1.2M
1181 Ocean Ave / 280 Brighton	27	3	One Bedroom: 11 Two Bedroom: 17	Rental	From \$2,600 From \$3,600
1001 17th St	26	5	Studio: 3 One Bedroom: 12 Two Bedroom: 11	Ownership	From \$560k to \$1.1M
229 Haight St Alta by Alchemy	23	-	Not Available	Rental	Not Available
2347 Lombard St Vela	21	-	One Bedroom: 3 Two Bedroom: 18	Rental	Not Available
832 Sutter St Rubi SF	20	2	One Bedroom: 18 Two Bedroom: 2	Rental	Not Available
238 Shipley St	15	2	Not Available	Ownership	From \$1.05M
468 Clementina St	13	-	Studio: 1 One Bedroom: 9 Two Bedroom: 3	Ownership	Not Available
1328 Mission St	12	-	Not Available	Ownership	From \$825k
520 9th St The Moderne	12	-	One Bedroom: 3 Two Bedroom: 9	Rental	From \$2,975 From \$3,975
298 Coleman St Alma at The Shipyard	12	1	2 Bedroom: 4 Three Bedroom: 8	Ownership	From 920k to 1.2M
299 Friedell St Alma Friedell at The Shipyard	12	1	Two Bedroom: 4 Three Bedroom: 8	Ownership	Not Available
1155 Market St	11	-	Not Available	Rental	Not Available

Source: Planning Department, Mayor's Office of Housing; Office of Community Investment and Infrastructure

TABLE A-1.
Major Market Rate Housing Projects Completed, 2017

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
33 08TH ST / Trinity SF	550	82	Not Available	Rental	From \$3,500+
41 TEHAMA ST	319	49	Not Available	Rental	From \$3,450 - \$6,000+
801 BRANNAN ST	312	55	Not Available	Rental	From \$3,100 - \$4,820+
1201 TENNESSEE ST	263	34	Studio: 107 One Bedroom: 45 Two Bedroom: 105 Three Bedroom: 6	Rental	From \$2,950 - \$6,000+
350 08TH ST / L Seven	259	62	Not Available	Rental	From \$3,115 - \$6,114
800 INDIANA ST / Avalon Dogpatch	158	-	Not Available	Rental	From \$2,920 - \$7,920+
923 FOLSOM ST	115	-	Studio: 9 One Bedroom: 60 Two Bedroom: 46	Rental	From \$3,515 - \$6,000+
1140 FOLSOM ST / 99 Rausch	112	13	Studio: 15 One Bedroom: 52 Two Bedroom: 45	Ownership	From \$700,000 - \$1.5 million
1527 PINE ST / The Austin	103	12	Studio: 10 One Bedroom: 67 Two Bedroom: 3 Three Bedroom: 12	Ownership	From \$680,500 - \$1.6 million
2051 3RD ST / The Martin	93	12	Studio: 33 One Bedroom: 22 Two Bedroom: 35 Three Bedroom: 3	Rental	Market Rate: From \$3,035 - \$4,000+ BMR: From \$1,063 - \$2,706
645 TEXAS ST / Knox Dogpatch	91	11	One Bedroom: 34 Two Bedroom: 54 Three Bedroom: 3	Ownership	Market Rate: From \$3,035 - \$4,000+ BMR: From \$250,000 - \$355,000
2198 MARKET ST	87	10	One Bedroom: 51 Two Bedroom: 36	Rental	From \$4,450
1450 FRANKLIN ST	69	9	Studio: 10 One Bedroom: 21 Two Bedroom: 38	Ownership	Market Rate: From \$1 million - \$4 million+ BMR: From \$250,000+
388 FULTON ST	69	8	Studio: 35 One Bedroom: 6 Two Bedroom: 28	Ownership	From \$1.1 million+
1400 07TH ST / Potrero 1010	65	-	Studio: 30 One Bedroom: 15 Two Bedroom: 20	Rental	From \$3,285 - 4,440+
660 INDIANA ST	60	9	Studio: 14 One Bedroom: 21 Two Bedroom: 25 Three Bedroom: 1	Rental	From \$2,975 - \$5,795+
680 INDIANA ST	51	7	Studio: 24 One Bedroom: 10 Two Bedroom: 17 Three Bedroom: 4	Rental	From \$2,975 - \$5,795+

CONTINUED >

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
570 JESSIE ST	47	6	Studio: 32 One Bedroom: 15	Rental	From \$2,550+
1200 04TH ST / MB360	39	-	Not Available	Rental	\$4,059 - \$5,689+
52 INNES CT / The San Francisco Shipyard Monarch	36	4	One Bedroom: 10 Two Bedroom: 23 Three Bedroom: 3	Ownership	\$650,000+
1868 VAN NESS AVE	35	-	Not Available	Ownership	\$1.18 million - 1.4 million+
401 INNES AV	35	4	One Bedroom: 14 Two Bedroom: 19 Three Bedroom: 2	Ownership	Not Available
241 10TH ST / La Maison	28	3	One Bedroom: 16 Two Bedroom: 12	Ownership	\$675,000+
1603 LARKIN ST	27	-	One Bedroom: 6 Two Bedroom: 20 Three Bedroom: 1	Rental	Not Available
600 SOUTH VAN NESS AV	27	4	Not Available	Rental	\$4,000 - \$6,000+
1450 15TH ST	23	-	One Bedroom: 13 Two Bedroom: 10	Rental	Not Available - \$4,000+
233 SHIPLEY ST	21	-	Studio: 21	Rental	\$2,500 - \$3,045
1058 VALENCIA ST	15	-	Not Available	Rental	Not Available
1490 OCEAN AVE / Crimson SF	15	-	Not Available	Ownership	From \$1.1 million+
198 COLEMAN ST	12	1	Not Available	Ownership	From \$600,000+
140 PENNSYLVANIA AV	11		Studio: 1 One Bedroom: 4 Two Bedroom: 6	Rental	Up to \$4,600

Source: Planning Department

TABLE A-1.
Major Market Rate Housing Projects Completed, 2018

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
150 VAN NESS AV	431	50	Studio: 24 One Bedroom: 222 Two Bedroom: 160	Rental	From \$2,820 to \$7,000+
1000 3RD ST /ONE Mission Bay	198	-	Not Available	Ownership	From \$700,000+
800 INDIANA ST (158 of 326 Units Counted in 2017)	168	-	Not Available	Rental	From \$3,380+
110 CHANNEL /ONE Mission Bay	152	-	Not Available	Ownership	From \$700,000+
801 BRANNAN ST (312 of 434 Units Counted in 2017)	122	(55 counted in 2017)	Not Available	Rental	From \$3,315 to \$6,700+
1075 MARKET ST /Stage 1075	90	11	Studios: 29 One Bedroom: 50 Two Bedroom: 11	Ownership	From \$650,000+
41 TEHAMA ST (319 of 403 Units Counted in 2017)	84	(60 counted in 2017)	Not Available	Rental	From \$3,600 to \$15,000+
750 HARRISON ST	79	9	Studio: 79	Rental	From \$3,500+
181 FREMONT ST	74	-	Studio: 16 Two Bedroom+: 55	Ownership	From \$3 million+
815 TENNESSEE ST	69	10	One Bedroom: 26 Two Bedroom: 38 Three Bedroom: 5	Ownership	From \$800,000+
5050 MISSION ST	61	9	One Bedroom: 24 Two Bedroom: 28 Three Bedroom: 9	Rental	From \$3,675+
1335 FOLSOM ST	53	7	Studio: 53	Rental	From \$2,500+
1198 VALENCIA ST	52	6	One Bedroom: 23 Two Bedroom: 24 Three Bedroom: 2	Ownership	From \$1.3 million+
1238 SUTTER ST /Sutter North	37	4	Studio: 7 One Bedroom: 14 Two Bedroom: 16	Ownership	From \$600,000+
240 PACIFIC AV /288 Pacific Ave	33	-	Studio: 2 One Bedroom: 6 Two Bedroom: 24 Three Bedroom: 1	Ownership	From \$800,000+
75 ARKANSAS ST	30	-	Four Bedroom: 30	Rental	Not Available
580 HAYES ST	29	-	One Bedroom: 15 Two Bedroom: 12 Three Bedroom: 2	Ownership	From \$950,000+
51 INNES CT	28	4	Not Available	Ownership	From \$600,000+
52 INNES CT	28	3	Not Available	Ownership	From \$600,000+

CONTINUED >

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
1598 BAY ST	28	-	One Bedroom: 11 Two Bedroom: 10 Three Bedroom: 7	Ownership	From \$845,000+
10 INNES CT	21	9	Not Available	Ownership	From \$600,000+
10 KENNEDY PL	21	4	Not Available	Ownership	From \$600,000+
1741 POWELL ST /The Palace at Washington Square	18	-	One Bedroom: 6 Two Bedroom: 10 Three Bedroom: 2	Ownership	Not Available
3420 18TH ST /SF Mission Statement	16	-	Not Available	Ownership	Not Available
1463 LOMBARD ST	14	3	One Bedroom: 13 Two Bedroom+: 1	Rental	Not Available
1 STANYAN ST	13	-	Two Bedroom: 10 Three Bedroom: 3	Rental	From \$6,000

Source: Planning Department

TABLE A-1.
Major Market Rate Housing Projects Completed, 2019

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
245 1ST Street / The Avery	548	149	Not Available	Rental/ Ownership	From \$1 million+
510 Folsom Street	545	109	Not Available	Rental	From \$3,200 to \$10,000+
600 Minnesota Street / The Tidelands	318	-	Not Available	Rental	Not Available
590 Minnesota Street / The Tidelands	277	-	Not Available	Rental	Not Available
718 Long Bridge Street / Arden	263	-	Not Available	Ownership	From \$1 million+
1395 22nd Street / The Landing	256	-	Studio: 10 One Bedroom: 146 Two Bedroom: 90 Three Bedroom: 10	Rental	From \$3,800 to \$8,000+
338 Main Street	245	-	Not Available	Ownership	From \$1 million+
1699 Market Street / The Rise Hayes Valley	160	19	Studio: 15 One Bedroom: 81 Two Bedroom: 64	Rental	From \$3,800 to \$6,150+
555 Fulton Street	139	17	One Bedroom: 73 Two Bedroom+: 66	Ownership	From \$775,000 - \$1.5 million+
1601 Mariposa Street / Mason on Mariposa	145	60	Not Available	Rental	From \$3,700 - \$7,200+
2100 Market Street	60	7	Studio: 6 One Bedroom: 30 Two Bedroom: 24	Rental	From \$3,675+
777 Tennessee Street / 777 Tenn	59	8	One Bedroom: 23 Two Bedroom: 24 Three Bedroom: 2	Rental	From \$3,800 - \$7,500+
915 Minna Street / The Sutherland	49	7	Studio: 13 One Bedroom: 14 Two Bedroom: 15 Three Bedroom: 7	Rental	From \$3,000 - \$4,340+
719 Larkin Street	42	6	One Bedroom: 42	Ownership	From \$600,000+
369 18th Avenue / The Alexandria	41	5	Studio: 2 One Bedroom: 23 Two Bedroom: 16	Ownership	From \$800,000+
1433 Bush Street	40	6	One Bedroom: 31 Two Bedroom: 14 Three Bedroom: 2	Ownership	From \$800,000+
901 Tennessee Street	40	6	Studio: 14 One Bedroom: 11 Two Bedroom: 15	Ownership	From \$730,000 to \$1.6 million+
24 Franklin Street	35	4	Studio: 7 One Bedroom: 14 Two Bedroom: 14	Rental	From \$3,500+

CONTINUED >

Address / Project Name	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
875 California Street / Crescent Nob Hill	32	-	Not Available	Ownership	Not Available
1452 Bush Street / The Midtown	22	2	Not Available	Ownership	From \$845,000+
2600 Harrison Street	20	-	One Bedroom: 3 Two Bedroom: 17	Rental	From \$4,000+
606 Capp Street	20	-	One Bedroom: 12 Two Bedroom: 8	Ownership	Not Available
595 Mariposa Street / The Mariposa	20	-	Not Available	Rental	Not Available
1255 Columbus Avenue	20	-	Three Bedroom: 20	Rental	From \$7,000+
502 7th Street	16	-	Not Available	Ownership	Not Available
1532 Howard Street	15	-	Studio: 15	Rental	From \$2,375

Source: Planning Department

TABLE A-1.
Major Market Rate Housing Projects Completed, 2020

Address / Project Name	Total Net Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
49 SOUTH VAN NESS AV/1500 MISSION ST	550	110	NA	Rental	From \$2950+ TO \$7700
160 FOLSOM ST	390	156	NA	Ownership	From \$1,175,000
1066 MARKET ST	303	0	NA	NA	NA
188 HOOPER ST	280	0	NA	Rental	NA
333 12TH ST	200	27	NA	Rental	From \$950+
302 SILVER AV	198	0	NA	Rental	NA
2070 BRYANT ST	194	0	NA	Rental	From \$2421
390 01ST ST	180	22	NA	Rental	From \$2305 TO \$11,080
1301 16TH ST	172	28	STUDIO: 7 1 BEDROOM: 9 2 BEDROOM: 10 3 BEDROOM: 2	Rental	NA
706 MISSION ST	169	0	NA	Ownership	From \$11,340,000
210 ARKANSAS ST	154	60	STUDIO: 15 1 BEDROOM: 18 2 BEDROOM: 24 3 BEDROOM: 4	Rental	From \$2,500-\$7,900
200 VAN NESS AV	145	0	NA	Rental	NA
2171 03RD ST	109	8	NA	Ownership	From \$735,000 TO \$1,395,000
363 06TH ST	104	12	NA	Rental	From \$1,750-\$3,955
345 06TH ST	102	14	NA	Rental	NA
950 TENNESSEE ST	100	0	NA	Ownership	From \$599,000
950 GOUGH ST	95	11	STUDIO: 19 1 BEDROOM: 40 2 BEDROOM: 40	Rental	NA
2290 03RD ST	71	0	NA	Rental	From \$2,800+
777 TENNESSEE ST	59	8	NA	Rental	From \$2,350+
2898 SLOAT BL	56	7	NA	Ownership	NA
2444 LOMBARD ST	43	6	NA	Rental	NA

CONTINUED >

Address / Project Name	Total Net Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales or Rental Price
1700 MARKET ST	42	5	NA	Rental	NA
2465 VAN NESS AV	41	0	STUDIO : 41	Rental	NA
119 07TH ST	39	0	NA	Ownership	NA
188 OCTAVIA ST	27	4	STUDIO: 16 2 BEDROOMS: 12	Rental	NA
3620 CESAR CHAVEZ ST	24	0	NA	Ownership	From \$745,000+
2301 LOMBARD ST	22	0	NA	Ownership	NA
1801 MISSION ST	17	2	NA	Rental	From \$2,550 - \$4,500
540 DE HARO ST	16	0	NA	Ownership	From \$1,150,000

Source: Planning Department

EXHIBIT B

SAN FRANCISCO SUPERVISOR DISTRICTS SOCIO-ECONOMIC PROFILES

American Community Survey 2012–2016



Supervisor District 8

Demographics

Total Population	68,200
Group Quarter Population	530
Percent Female	43%

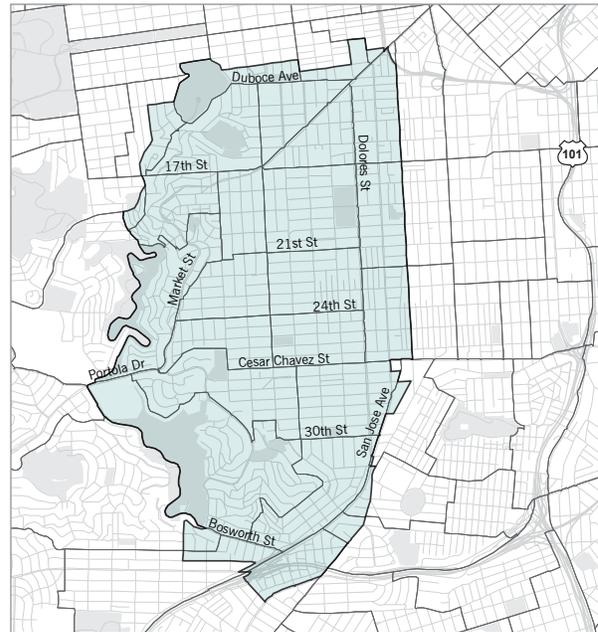
Households	34,190
Family Households	35%
Non-Family Households	65%
Single Person Households, % of Total	41%
Households with Children, % of Total	14%
Households with 60 years and older	26%
Average Household Size	2.0
Average Family Household Size	2.8

Race/Ethnicity	
Asian	13%
Black/African American	3%
White	74%
Native American Indian	0.3%
Native Hawaiian/Pacific Islander	0.2%
Other/Two or More Races	9%
% Latino (of Any Race)	12%

Age	
0–4 years	5%
5–17 years	7%
18–34 years	28%
35–59 years	43%
60 and older	17%
Median Age	39.6

Educational Attainment	
(Residents 25 years and older)	
High School or Less	9%
Some College/Associate Degree	17%
College Degree	39%
Graduate/Professional Degree	36%

Nativity	
Foreign Born	21%



Language Spoken at Home

(Residents 5 years and older)

English Only	76%
Spanish Only	8%
Asian/Pacific Islander	6%
Other European Languages	8%
Other Languages	1%

Linguistic Isolation

% of All Households	3%
% of Spanish-Speaking Households	13%
% of Asian Language Speaking Households	15%
% of Other European-Speaking Households	9%
% of Households Speaking Other Languages	N/A

Notes:
* "1939" represents 1939 or earlier

Note: Numbers from the American Community Survey are estimates and are subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

2010 Census Tracts for Neighborhood:

Housing Characteristics

Total Number of Units	36,890
Median Year Structure Built*	1957

Occupied Units

Owner occupied	40%
Renter occupied	60%

Vacant Units

	7%
For rent	20%
For sale only	3%
Rented or sold, not occupied	21%
For seasonal, recreational, or occ. use	26%
Other vacant	30%

Median Year Moved In to Unit (Own)	1987
Median Year Moved In to Unit (Rent)	1995

Percent in Same House Last Year	85%
Percent Abroad Last Year	2%

Structure Type

Single Family Housing	27%
2-4 Units	25%
5-9 Units	15%
10-19 Units	25%
20 Units or more	26%
Other	0.3%

Unit Size

No Bedroom	7%
1 Bedroom	33%
2 Bedrooms	35%
3-4 Bedrooms	25%
5 or More Bedrooms	1%

Housing Prices

Median Rent	\$1,443
Median Contract Rent	\$1,523
Median Rent as % of Household Income	23%
Median Home Value	\$913,611

Vehicles Available

	36,910
Homeowners	51%
Renters	49%
Vehicles Per Capita	0.55
Households with no vehicle	24%
Percent of Homeowning households	11%
Percent of Renting households	33%

Income, Employment and Journey to Work

Income

Median Household Income	\$121,250
Median Family Income	\$162,319
Per Capita Income	\$85,805
Percent in Poverty	7%

Employment

Unemployment Rate	4%
Percent Unemployment Female	4%
Percent Unemployment Male	5%
Employed Residents	45,310
Managerial Professional	72%
Services	8%
Sales and Office	16%
Natural Resources	2%
Production Transport Materials	2%

Journey to Work

Workers 16 Years and Older	44,410
Car	38%
Drove Alone	32%
Carpooled	5%
Transit	38%
Bike	7%
Walk	5%
Other	3%
Worked at Home	10%
Population Density per Acre	36.9

EXHIBIT C



QuickFacts
San Francisco County, California

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

Table

All Topics	San Francisco County, California
Persons under 18 years, percent	▲ 13.4%
PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	881,549
Population estimates base, April 1, 2010, (V2019)	805,184
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	9.5%
Population, Census, April 1, 2020	873,965
Population, Census, April 1, 2010	805,235
Age and Sex	
Persons under 5 years, percent	▲ 4.5%
Persons under 18 years, percent	▲ 13.4%
Persons 65 years and over, percent	▲ 16.1%
Female persons, percent	▲ 49.0%
Race and Hispanic Origin	
White alone, percent	▲ 52.8%
Black or African American alone, percent (a)	▲ 5.6%
American Indian and Alaska Native alone, percent (a)	▲ 0.7%
Asian alone, percent (a)	▲ 36.0%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.5%
Two or More Races, percent	▲ 4.5%
Hispanic or Latino, percent (b)	▲ 15.2%
White alone, not Hispanic or Latino, percent	▲ 40.2%
Population Characteristics	
Veterans, 2015-2019	23,619
Foreign born persons, percent, 2015-2019	34.3%
Housing	
Housing units, July 1, 2019, (V2019)	406,413
Owner-occupied housing unit rate, 2015-2019	37.6%
Median value of owner-occupied housing units, 2015-2019	\$1,097,800
Median selected monthly owner costs -with a mortgage, 2015-2019	\$3,647
Median selected monthly owner costs -without a mortgage, 2015-2019	\$704
Median gross rent, 2015-2019	\$1,895
Building permits, 2020	2,004
Families & Living Arrangements	
Households, 2015-2019	362,354
Persons per household, 2015-2019	2.36
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	85.6%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	42.9%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	93.1%
Households with a broadband Internet subscription, percent, 2015-2019	87.6%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	88.5%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	58.1%
Health	
With a disability, under age 65 years, percent, 2015-2019	5.7%
Persons without health insurance, under age 65 years, percent	▲ 5.2%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	71.1%

In civilian labor force, female, percent of population age 16 years+, 2015-2019	67.0%
Total accommodation and food services sales, 2012 (\$1,000) (c)	6,142,745
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	10,175,813
Total manufacturers shipments, 2012 (\$1,000) (c)	D
Total retail sales, 2012 (\$1,000) (c)	14,632,652
Total retail sales per capita, 2012 (c)	\$17,718
Transportation	
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	33.8
Income & Poverty	
Median household income (in 2019 dollars), 2015-2019	\$112,449
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$68,883
Persons in poverty, percent	▲ 9.5%

BUSINESSES

Businesses	
Total employer establishments, 2019	34,863
Total employment, 2019	706,852
Total annual payroll, 2019 (\$1,000)	85,767,987
Total employment, percent change, 2018-2019	5.0%
Total nonemployer establishments, 2018	100,598
All firms, 2012	116,803
Men-owned firms, 2012	63,864
Women-owned firms, 2012	40,135
Minority-owned firms, 2012	46,128
Nonminority-owned firms, 2012	64,708
Veteran-owned firms, 2012	6,378
Nonveteran-owned firms, 2012	104,957

GEOGRAPHY

Geography	
Population per square mile, 2010	17,179.1
Land area in square miles, 2010	46.87
FIPS Code	06075

About datasets used in this table

Value Notes

▲ Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info ⓘ row in TABLE view to learn about sampling error.

The vintage year (e.g., V2019) refers to the final year of the series (2010 thru 2019). *Different vintage years of estimates are not comparable.*

Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or open ended distribution.
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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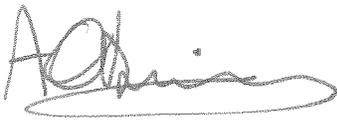
To: San Francisco Board of Supervisors, Office of the Clerk of the Board

Re: Conditional Use Appeal 2020-001610CUA

Please find attached the filing fee for the appeal of above reference Conditional Use Authorization.

We will be filing the appeal electronically in the next 24 hours or so.

Sincerely,



Athanassios Diacakis

3830 18th St
San Francisco CA 94114

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
NOV 10 AM 10:17
BY 

ATHANASSIOS DIACAKIS REV TRUST
ATHANASSIOS DIACAKIS

1362
94-221/1212
3000

Date 11/10/2021

Pay to the Order of SF Planning Department \$ 681.00
SIX HUNDRED AND EIGHTY ONE Dollars

 Charles Schwab Bank
Reno, Nevada 3832 18th St

High Yield Investor Checking

For APPEAL 2020-001610 CUA  MP

Harland Clarke