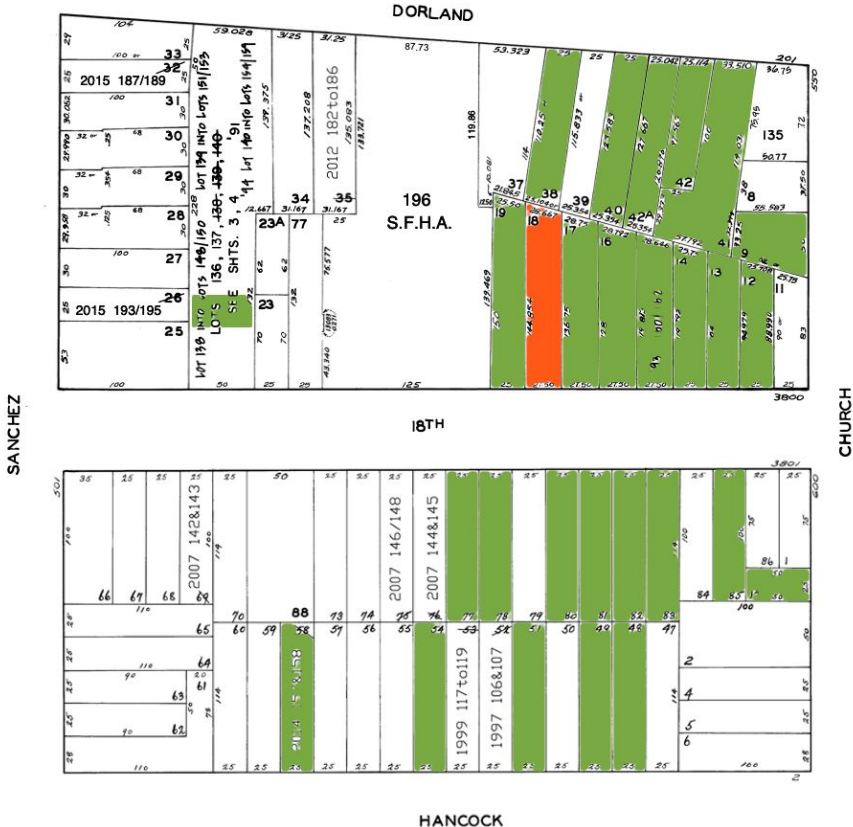


Actual Size



Who we are



Out Current Neighborhood



Proposed Plan



Middle of Block

Abusing the rules

- Project fails to meet Group Housing definition
- Blatantly Erroneous Conditional Use Findings
- Discriminatory to Families

Abuse of Group Housing Rules

Statute: without individual cooking facilities [...] in a space not defined by this Code as a dwelling unit.

ZA2005: **not to create dwelling units for permanent residency** but to provide hotel guests the option of making their own meals. [...]

ZA2005: To that end [...] shall **not include any other type of oven**, as that would constitute a full kitchen.

Project Sponsor: All kitchenettes will be provided with a combination convection oven microwaves.

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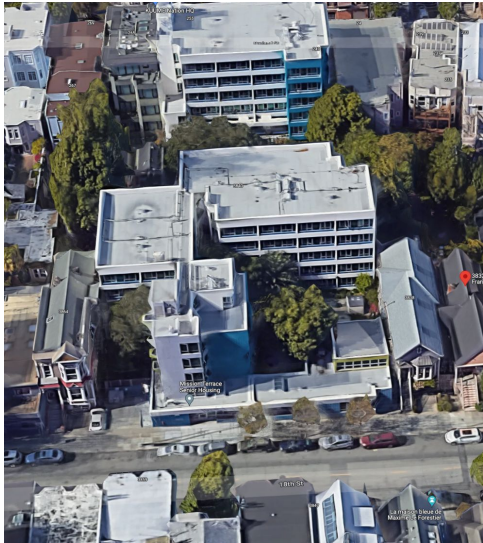
Project Sponsor: All kitchenette will be provided with a combination convection oven microwave.

Project Reality: Market Rate Condos with Full Kitchens

Erroneous Conditional Use Findings (1/4)

7A “size and intensity” compatible with neighborhood.

Planning staff: “neighborhood predominantly 2, 3 and 4 story buildings”



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NOT MET

Erroneous Conditional Use Findings (2/4)

7B “not detrimental to the health, safety or convenience of the residing”

Blocks airflow, light, solar panels, permanent shadow in mid-block open space, shadows in yard for seniors

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Blocks airflow, light, solar panels, permanent shadow in mid-block open space, shadows in yards for seniors

NOT MET

Erroneous Conditional Use Findings (3/4)

8H “preserves cultural and economic diversity”

- Replaces single family home with \$500k tech dorms or corporate rentals
- No family sized units

Erroneous Conditional Use Findings (3/4)

8H “preserves cultural and economic diversity”

- Replaces single family home with \$500k tech dorms or corporate rentals
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NOT MET

Erroneous Conditional Use Findings (4/4)

8L “increases the number of family sized units on-site”

Planning staff: “This project increases the number of bedrooms which is desirable for many families”



→ No family sized units!

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→ No family sized units!

**NOT
WORTH**

Project Discriminates Against Families

San Francisco General Plan

POLICY 4.1 Promote housing for families with children in new development by locating multi- bedroom units.

POLICY 4.2 Encourage the remodeling of existing housing for families with children.

Project Discriminates Against Families

San Francisco General Plan

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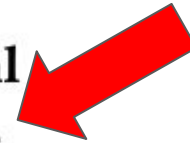
POLICY 4.2 Encourage the remodeling of existing housing for families with children.

NOT MET

Project Discriminates Against Families

1.5x 2 Bedrooms
18x 3-4 Bedrooms

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



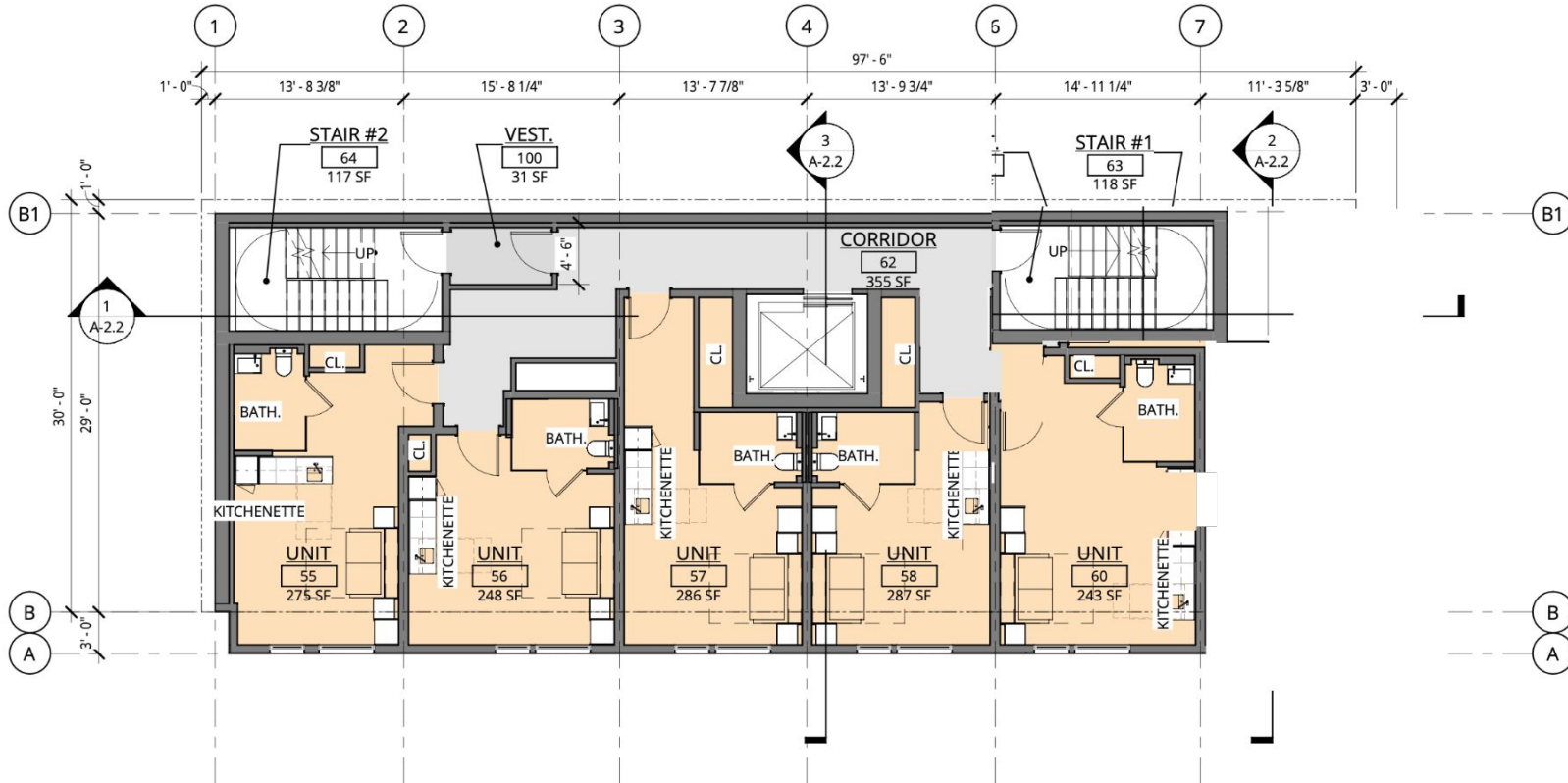
Uncooperative Developer

- Failed to address neighbor questions
- Misrepresented employees and contractors hearings
- Take-it-or-leave-it “offers” under non-disclosure
- Lied to neighbors about signing their failed appeal
- Refused to answer the affordability question

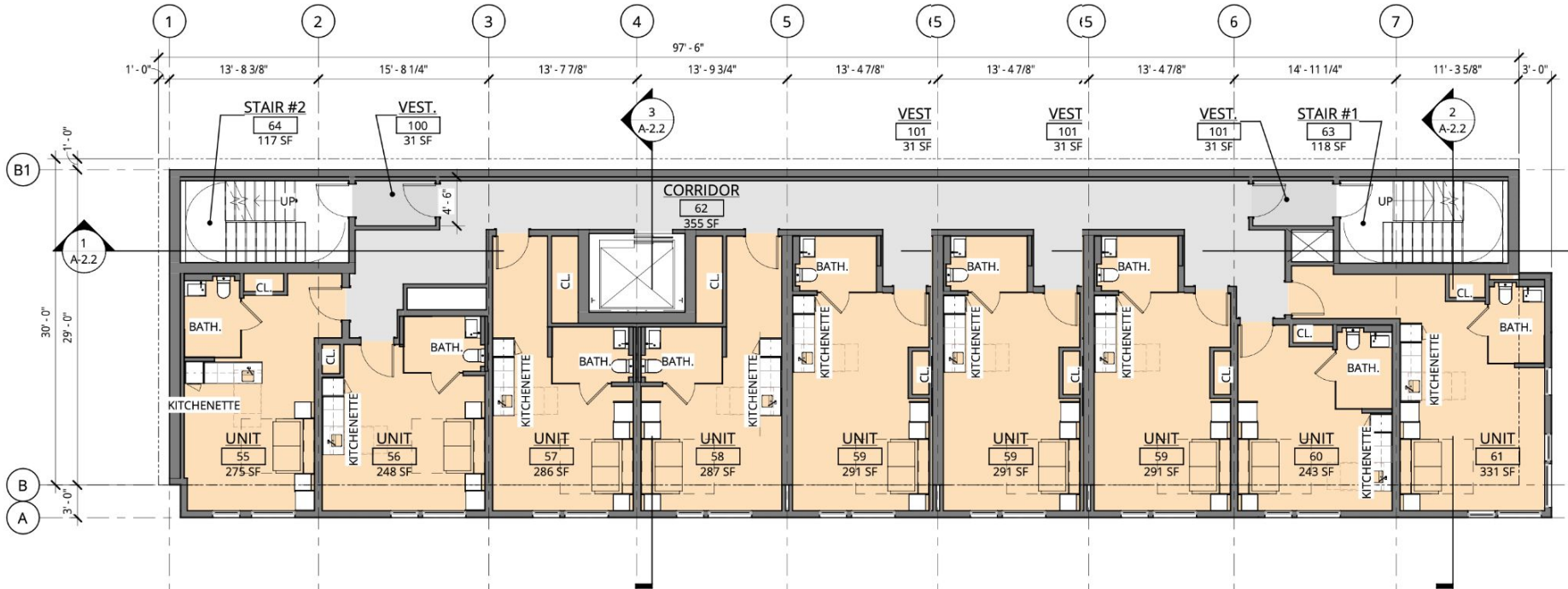
Feasible Options for Neighborhood

- Smaller units - more “naturally affordable”
- Various options allow for some bigger units (e.g. BMRs)
- Can keep 40 ft max height and yard setback

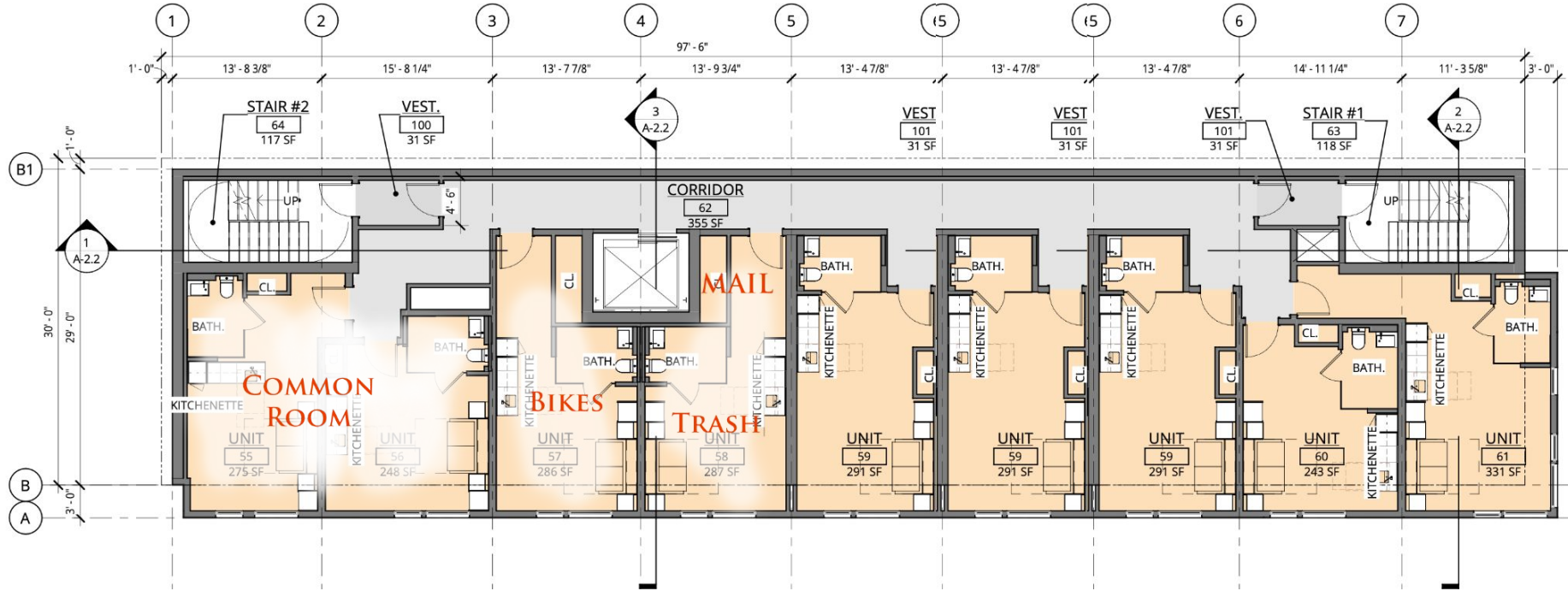
5 units keeping the rear yard (any floor)



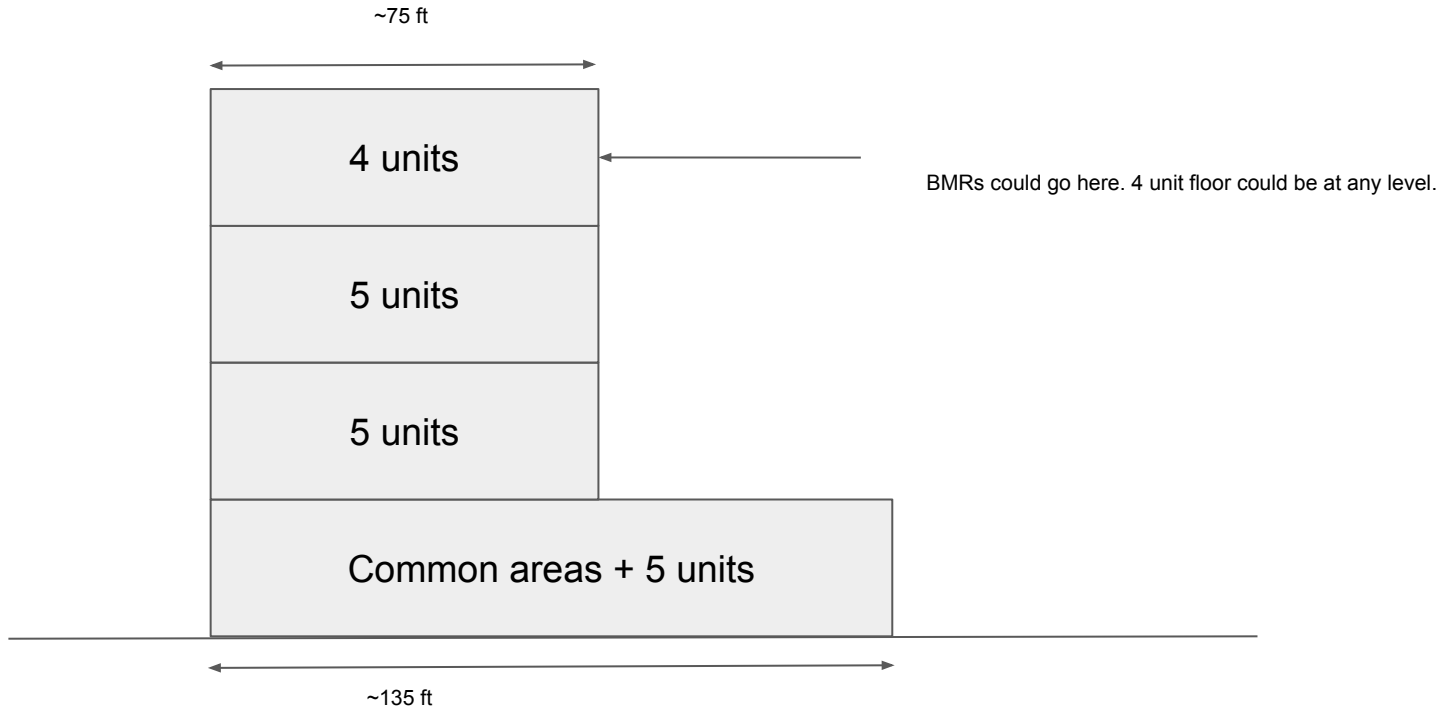
9 units - no yard (ground floor only)



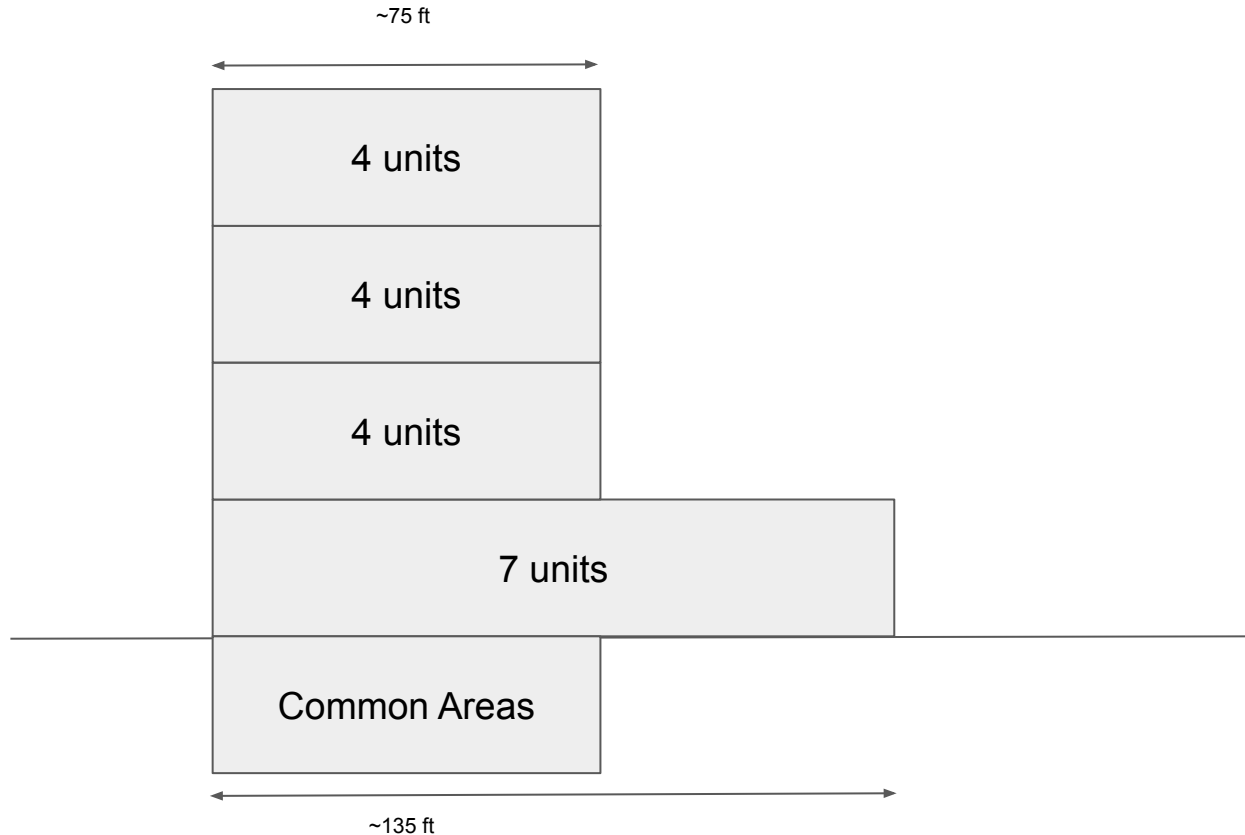
5 units, common spaces (ground floor only)



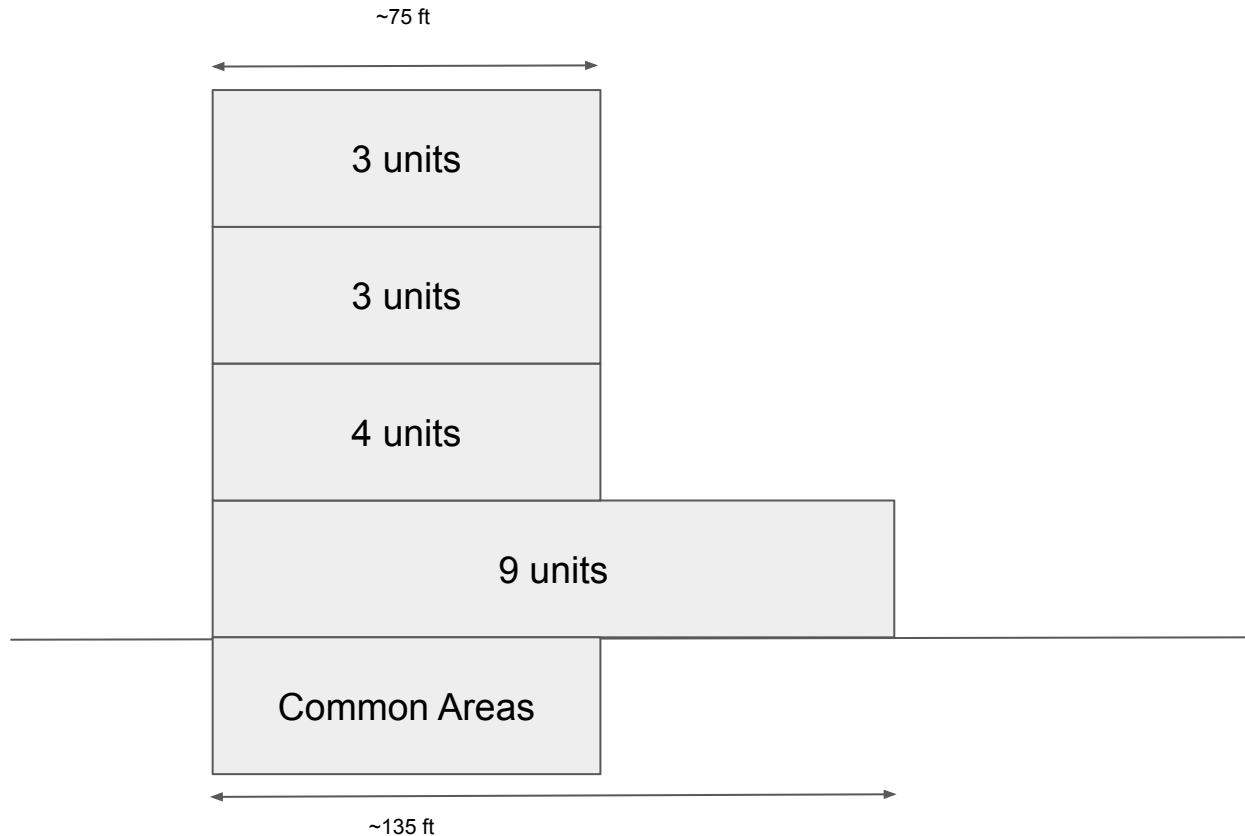
Option A: 19 units, no basement



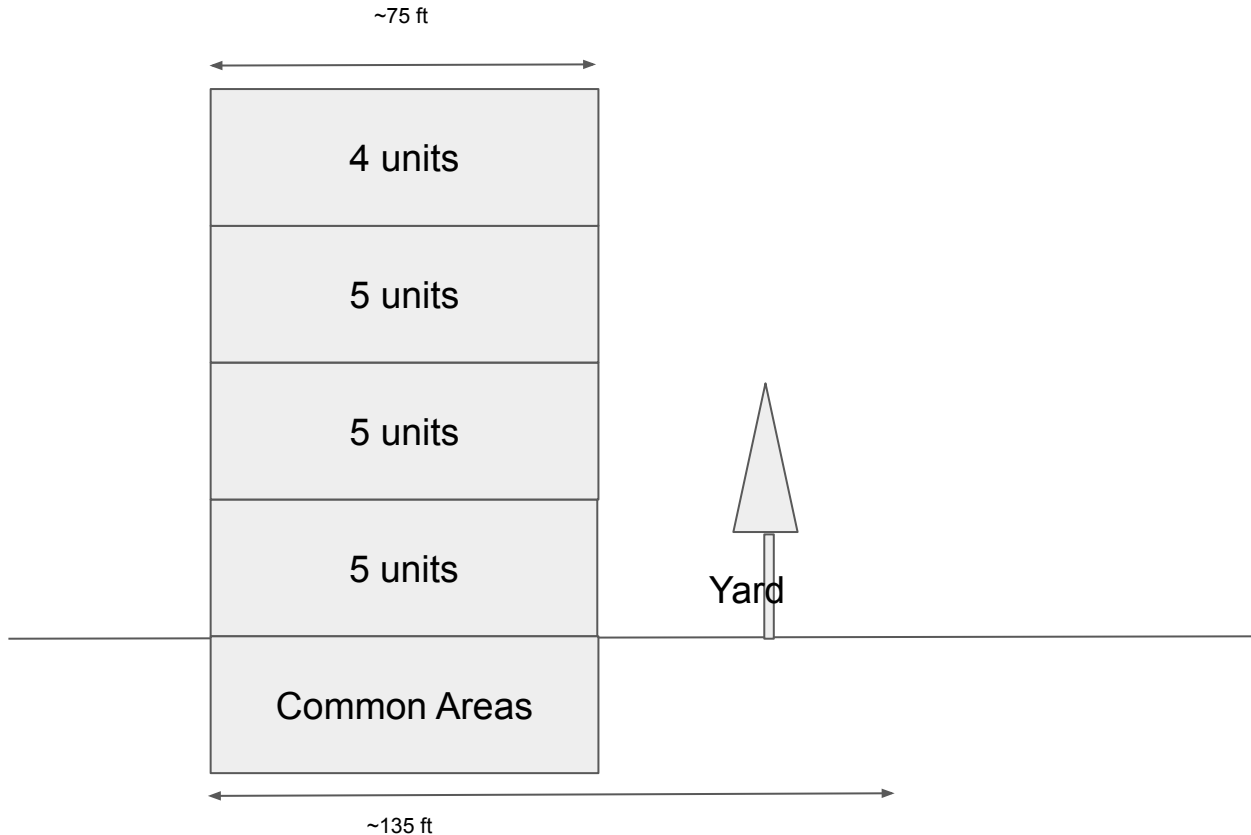
Option B: 19 units, with basement



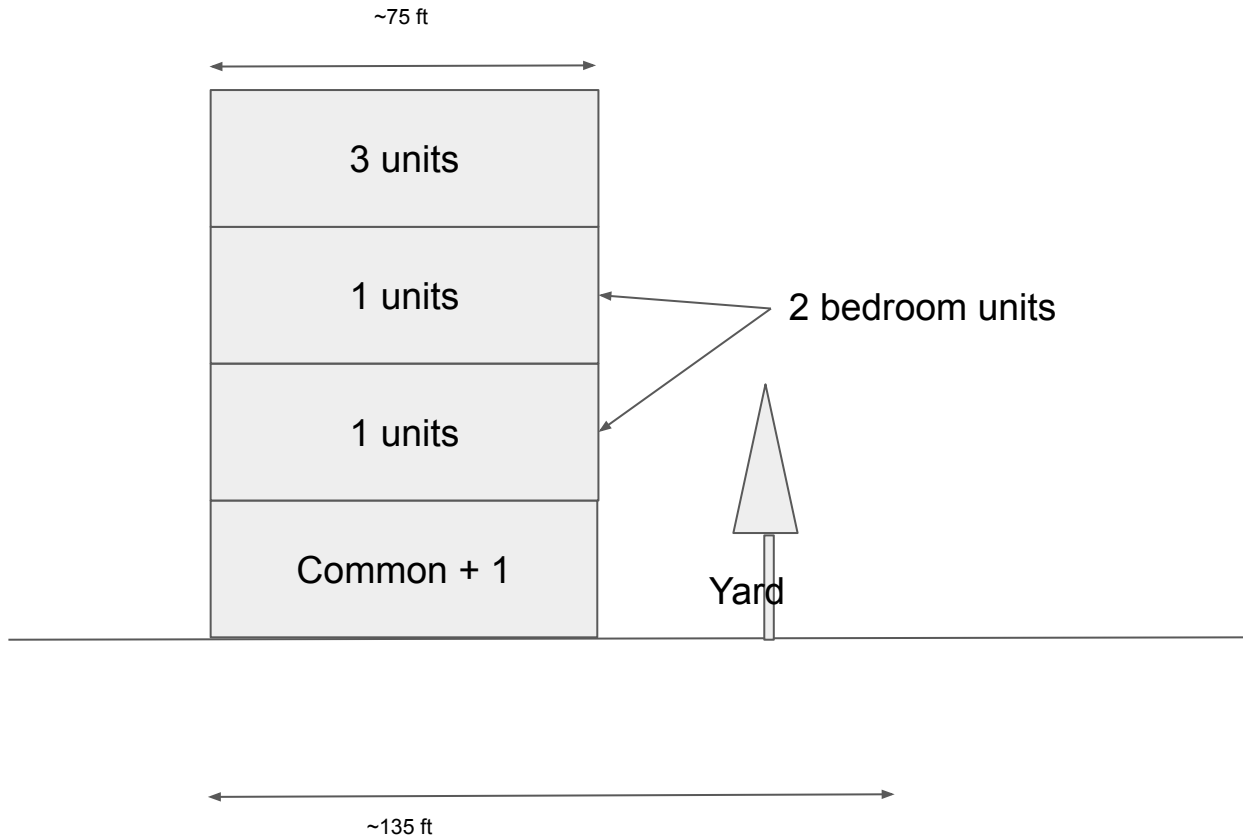
Option C: 19 units, with basement



Option D: 19 units, with basement & yard



Option F (Family Friendly): 6 units, with yard



Abusing the rules

- Project fails to meet Group Housing definition
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Appendix

Group Housing Rules

Group Housing. A Residential Use that provides lodging or both meals and lodging, **without individual cooking facilities**, by prearrangement for a week or more at a time, **in a space not defined by this Code as a dwelling unit**. Such group housing shall include, but not necessarily be limited to, a Residential Hotel, boardinghouse, guesthouse, rooming house, lodging house, residence club, commune, fraternity or sorority house, monastery, nunnery, convent, or ashram

2005 Zoning Administrator Interpretation (1/2)

This Section allows group housing without individual cooking facilities in most residential districts, either as a principally permitted or conditional use. Recent Department practice via Zoning Administrator determination letters has been to allow limited kitchen facilities in hotel rooms or suites in tourist hotels with stays of less than 32 consecutive days. **These determinations were based on the proviso that the purpose of including kitchens is not to create dwelling units for permanent residency but to provide hotel guests the option of making their own meals.**

2005 Zoning Administrator Interpretation (2/2)

Likewise, the purpose of including limited kitchen facilities in group housing is not to create dwelling units for permanent residency, but to provide group housing residents the option of preparing their own meals. In the South of Market mixed use districts, single room occupancy units are allowed small kitchens. **To that end**, group housing units are allowed to have limited kitchen facilities with the following specifications: a small counter space, a small under-counter refrigerator, a small sink, a microwave, and a small two-ring burner. **Such limited kitchen facility shall not include any other type of oven, as that would constitute a full kitchen.**

Convection Ovens!

of the building. The item was continued to allow the sponsor time to develop and incorporate design changes.

Project Sponsor's response.

At the time of the preparation of this Memo to the Commission, the Project Sponsor has not made substantial design changes to the proposed project. The attached plans dated October 4, 2021, propose a building that is the same height; total square footage and unit count are the same as the project presented to the Commission on July 15, 2021. Minor changes to the plans include notes that all kitchenettes will be provided with a combination convection oven microwaves and the community room will provide a full kitchen with oven.

中文詢問請電

Para información en Español llamar al

Para sa impormasyon sa Tagalog tumawag sa

628.652.7550

