

File No. 110116

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date May 9, 2011

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
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OTHER (Use back side if additional space is needed)

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|---------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Planning Commission Resolution No. 18341 (Attachments not included*) |
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | Draft Environmental Impact Report |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Completed by: Alisa Somera Date May 6, 2011

Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Planning Code - Zoning Map - Presidio-Sutter Special Use District - 800 Presidio Avenue]

2
3 **Ordinance amending the San Francisco Planning Code by adding Section 259.53 to**
4 **establish the Presidio-Sutter Special Use District for property located at 800 Presidio**
5 **Avenue (Assessor's Block No. 1073, Lot No. 13); amending Sheet HT03 of the Zoning**
6 **Map to change the Height and Bulk District from 40-X to 55-X; and amending Sheet SU-**
7 **03 of the Zoning Map to reflect the boundaries of the Presidio-Sutter Special Use**
8 **District; adopting findings, including environmental findings, Section 302 findings, and**
9 **findings of consistency with the General Plan and the Priority Policies of Planning**
10 **Code Section 101.1.**

11 NOTE: Additions are *single-underline italics Times New Roman*;
12 deletions are *strike-through italics Times New Roman*.
13 Board amendment additions are double-underlined;
14 Board amendment deletions are ~~strikethrough-normal~~.

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

15 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
16 hereby finds and declares as follows:

17 (a) This legislation will affect property located at 800 Presidio Avenue (Block 1073,
18 Lot 13).

19 (b) In a certified Environmental Impact Report adopted on April 20,
20 2011, the Planning Department has determined that the actions contemplated in this
21 Ordinance will not have a negative impact on the environment as provided under the
22 California Environmental Quality Act (California Public Resources Code sections 21000 et
23 seq.). The certified Environmental Impact Report is on file with the Clerk of the Board in File
24 No. 110116, and is incorporated herein by reference. The Board adopts, as though
25 fully set forth herein, the environmental findings and affirms the conclusion of the Planning

Supervisors Farrell, Mar, Mirkarimi
BOARD OF SUPERVISORS

1 Commission ("Commission") in its Resolution No. 10341, adopted after a duly noticed
2 public hearing on April 20, 2011. A copy of said Resolution is on file with the
3 Clerk of the Board in File No. 110116, and is incorporated herein by reference.

4 (c) On April 20, 2011, the Planning Commission in Resolution No.
5 10341 approved, and recommended for adoption by the Board, the Presidio-Sutter
6 Special Use District and the Zoning Map amendments to change the Height and Bulk District
7 for the property at 800 Presidio Avenue and to reflect the boundaries of the Presidio-Sutter
8 Special Use District. A copy of Planning Commission Resolution No. 10341 is on file
9 with the Clerk of the Board of Supervisors in File No. 110116.

10 (d) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
11 Ordinance will serve the public necessity, convenience, and welfare for the reasons set forth
12 in Planning Commission Resolution No. 10341, and incorporates said findings herein
13 by reference.

14 (e) The provisions of this Ordinance are consistent with the General Plan and with
15 the Priority Policies of Planning Code Section 101.1 for the reasons set forth in Planning
16 Commission Resolution No. 10341 and the Board incorporates those reasons hereby by
17 reference.

18 Section 2. The San Francisco Planning Code is hereby amended by adding Section
19 249.53 to read as follows:

20 SEC. 249.53. PRESIDIO-SUTTER SPECIAL USE DISTRICT.

21 (a) Establishment of Special Use District. The Presidio-Sutter Special Use District is hereby
22 established to facilitate the development of a mixed-use community project on an underutilized site
23 ("project"). The site is located at 800 Presidio at the southeast corner of the block bounded by Presidio
24 Avenue, Sutter Street, Lyon Street, and Post Street and consists of Lot 13 of Assessor's Block 1073, as
25 designated on Sectional Map SU10 of the Zoning Map of the City and County of San Francisco.

1 **(b) Purpose.** The purpose of the Special Use District is to allow a project that will provide
2 affordable rental housing opportunities for very low and lower income households and include a
3 modern, state of the art community center that provides a variety of youth and other services to the
4 Western Addition and the broader San Francisco community. To achieve this purpose, the project will:

5 **(1)** Include affordable rental housing, thus furthering the City's policy that new housing,
6 especially permanent affordable housing, be provided in appropriate locations which meets identified
7 housing needs;

8 **(2)** Designate up to 50 percent of the affordable units for transitional age youths between
9 the ages of 18 and 24;

10 **(3)** Have density and height bonuses for the affordable housing component of the project
11 that are consistent with and will promote State policies and laws that encourage the construction of
12 affordable housing.

13 **(4)** Include a state-of-the-art community center that will provide educational, cultural,
14 social and recreational services to both the Western Addition and the larger San Francisco community
15 in a multicultural, nurturing, and supportive environment where individuals and community groups feel
16 welcome;

17 **(5)** Provide youth services that will fulfill an acute need existing in the Western Addition
18 community that could direct young peoples' energies toward activities that can facilitate these young
19 people becoming independent, successful adults; and

20 To address the educational, academic, social and/or recreational needs and interests of youth in
21 the Western Addition, the community center could provide programs that include an award winning
22 media youth radio program, a research library, an archive to develop scholarship programs, a
23 computer center to provide computer training, an early childhood development center, an after-school
24 program, organized sports, a mentoring program, youth leadership development, and other youth
25 activities. The community center may also provide senior and other adult services.

1 **(b) Definitions.** For purposes of this Section, the following definitions shall apply:

2 **(1) "Density bonus"** shall mean a density increase of no more than 0.5 times the otherwise
3 maximum allowable residential density pursuant to a Planned Unit Development application in a RM-1
4 zoning district (one unit per 600 square feet of lot area minus one), which is equivalent to an additional
5 18 units over the currently permitted 36 units.

6 **(2) "Designated unit"** shall mean a housing unit identified and reported by the developer of
7 a housing development as a unit that is affordable to households of very low or lower income.

8 **(3) "Housing development"** shall mean five or more dwelling units.

9 **(4) "Lower income households"** shall mean a household composed of one or more persons
10 with a combined annual net income for all adult members which does not exceed the qualifying limit for
11 a lower income family of a size equivalent to the number of persons residing in such household, as set
12 forth for the County of San Francisco in Title 25 of the California Code of Regulations Section 6932.

13 **(5) "Very low income households"** shall mean a household composed of one or more
14 persons with a combined annual net income for all adult members which does not exceed the qualifying
15 limit for a very low income family of a size equivalent to the number of persons residing in such
16 household, as set forth for the County of San Francisco in Title 25 of the California Code of
17 Regulations Section 6932.

18 **(c) Planned Unit Development.** In this special use district, a modification to, or exception
19 from, otherwise applicable requirements of this Code may be appropriate in order to further the
20 critical goal of creating affordable housing. A Planned Unit Development approval for a housing
21 development subject to this Section may grant the height bonus, density bonus, and a modification or
22 exception to the requirements of this Code if the facts presented are such as to establish that the
23 modification or exception satisfies the criteria of Section 304(d) of this Code

24 **(d) Controls.** Notwithstanding any other provision of this Code, the following controls shall
25 govern the uses in the Presidio-Sutter Special Use District.

1 (1) In this special use district all of the provisions of this Code applicable to residential
2 development in an RM-1 Zoning District shall continue to apply, except as specifically provided in
3 Subsections (A) and (B) below. The following modifications to or exceptions from the requirements of
4 this Code are appropriate in order to further the goal of creating affordable housing.

5 (A) Height and Bulk. The applicable Height and Bulk for the Presidio-Sutter Special Use
6 District shall be 40-X to 55-X. The Planning Commission may approve a height increase above 40'
7 only for an affordable housing development or a mixed-use development with an affordable housing
8 component.

9 (B) Dwelling Unit Density Bonus: A density bonus beyond that allowed conditionally under
10 this Code may be approved by the Planning Commission only if more than 60 percent of the units in the
11 housing development or the housing component of a mixed-use project will be permanently affordable
12 to very low and lower income households.

13 In considering the height increase and bonus density, the Planning Commission shall consider
14 the extent to which the dwelling units of a proposed housing development would be affordable. The
15 maximum height increase and density bonus allowed under a Planned Unit Development may be
16 granted only if 100 percent of the units of the housing development component, except for the
17 manager's unit, are rental units permanently affordable to very low income or lower income
18 households.

19 Section 3. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheet HT03 of
20 the Zoning Map of the City and County of San Francisco, sheet is hereby amended, as
21 follows:
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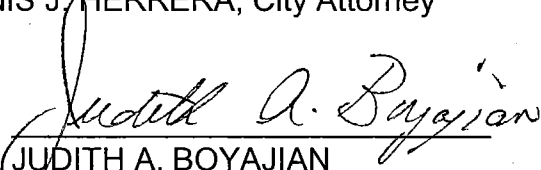
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	Height and Bulk	Height and Bulk
Description of	District To Be	District Hereby
<u>Property</u>	<u>Superseded</u>	<u>Approved</u>
Assessor's Block 1073, 40-X		40X-55X
Lot 13		

Section 4. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheet SU03 of the Zoning Map of the City and County of San Francisco, sheet is hereby amended to designate the following as the Presidio-Sutter Special Use District:

Assessor's Block 1073, Lot 13.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 
JUDITH A. BOYAJIAN
Deputy City Attorney

LEGISLATIVE DIGEST

[Planning Code - Zoning Map - Presidio-Sutter Special Use District - 800 Presidio Avenue]

Ordinance amending the San Francisco Planning Code by adding Section 259.53 to establish the Presidio-Sutter Special Use District for property at 800 Presidio Avenue (Assessor's Block No. 1073, Lot No. 13); amending Sheet HT03 of the Zoning Map to change the Height and Bulk District from 40-X to 55-X and amending Sheet SU03 of the Zoning Map to reflect the boundaries of the Presidio-Sutter Special Use District; adopting findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

Article 2 Section 249.1 et seq. establishes a number of Special Use Districts (SUDs), including SUDs for specific affordable housing projects.

Amendments to Current Law

The proposed legislation will add a new SUD to Section 249.1 et seq. that will facilitate the development of a mixed-use community project ("Project") on an underutilized site at 800 Presidio Avenue. The Project will include affordable rental housing for very low and lower income households, designate up to 50 percent of the affordable units for transitional age youths between the ages of 18 and 24, and include a state-of-the-art community center that will provide a variety of services to youth in both the Western Addition and the larger San Francisco community. The community center may also provide senior and other adult services.

The Height and Bulk District for the SUD will be 40X-55X. The controls that will apply in the SUD are those consistent with residential development in an RM-1 (Residential, Mixed Districts, Low Density) zoning district, except that the Planning Commission may approve a Planned Unit Development that grants height and density bonuses and a modification or exception to Planning Code requirements under Section 304(d) of the Code for a Planned Unit Development. The Commission may approve (1) a height increase above 40 feet for an affordable housing development or a mixed-use development with an affordable housing component and (2) a density bonus beyond that allowed conditionally under the Code if more than 60 percent of the units in the housing development or the housing component of a mixed-use project will be permanently affordable to very low and lower income households. The maximum height increase and density bonus allowed may be granted only if 100 percent of the units of the housing development component, except for the manager's unit, are rental units permanently affordable to very low income or lower income households.

Background

The purpose of the Presidio-Sutter SUD is to allow a project that will provide permanently affordable rental housing opportunities for very low and lower income households, including affordable units for transitional age youths between the ages of 18 and 24. The project will also include a modern, state-of-the-art community center that will provide a variety of services to the Western Addition and the broader San Francisco community. Among the services that the community center will provide are educational, cultural, social and recreational services and programs for youth that could include an award-winning media youth radio program, a research library, an archive to develop scholarship programs, a computer center to provide computer training, and early childhood development center, an after-school program, organized sports, a mentoring program, youth leadership development, as well as other youth activities. The community center may also provide senior and other adult services.



SAN FRANCISCO PLANNING DEPARTMENT

May 5, 2011

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Transmittal of Planning Department Case Number 2006.0868TZ
Code Text and Zoning Map Amendments for 800 Presidio Avenue
Assessor's Block 1073, Lot 013
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo,

On April 28, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance;

The proposed Ordinance would facilitate the following Planning Code Text and Zoning Map amendments at 800 Presidio Avenue, Lot 013 in Assessor's Block 1073:

- Create a new Planning Code Section 249.53 establishing the Presidio-Sutter Special Use District.
- Amend the Special Use District Zoning Map Sheet SU03 to map this new Special Use District.
- Amend the Height and Bulk Limit from 40-X to 40-X/55-X on Height and Bulk Zoning Map HT03.

On April 28, 2011, the Planning Commission certified the Environmental Impact Report per State CEQA Guidelines for a project at 800 Presidio Avenue including the proposed Planning Code text and zoning map amendments.

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

Reception:
415.558.6378

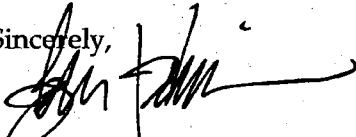
Fax:
415.558.6409

Planning
Information:
415.558.6377

At the April 28 hearing, the Commission voted to recommend approval of the proposed Ordinance.

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

Sincerely,



John Rahaim
Director of Planning

Attachments (one copy of the following):

Planning Commission Resolution No. 18341

Planning Commission Executive Summary for Case No. 2010.0868CETZ



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Text Amendment/Rezoning Resolution No. 18341

HEARING DATE APRIL 28, 2011

Date: April 28, 2011
Case No.: 2006.0868TZ
Project Address: 800 PRESIDIO AVENUE
Current Zoning: RM-1 (Residential, Mixed, Low-Density)
40-X Height and Bulk District
Proposed Zoning: Presidio-Sutter Special Use District
RM-1 (Residential, Mixed, Low-Density)
40-X/55-X Height and Bulk District
Block/Lot: 1073/013
Project Sponsor: Booker T. Washington Community Service Center
800 Presidio Avenue
San Francisco, CA 94115
Sponsor Contact: Alice Barkley, Esq. – (415) 356-4635
Staff Contact: Glenn Cabreros – (415) 558-6169
glenn.cabreros@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING ENVIRONMENTAL FINDINGS RELATED TO THE PROPOSED BOOKER T. WASHINGTON COMMUNITY SERVICES CENTER MIXED-USE PROJECT AT 800 PRESIDIO AVENUE. THE PROJECT INCLUDES DEMOLITION OF AN EXISTING 12,600-SQUARE-FOOT COMMUNITY CENTER AND CONSTRUCTION OF A 55-FOOT-TALL, 68,206-SQUARE-FOOT BUILDING CONTAINING 20,726-SQUARE FEET OF COMMUNITY CENTER AND GYMNASIUM SPACE AND 32,684-SQUARE FEET OF RESIDENTIAL SPACE ON ITS UPPER FLOORS. THE HOUSING COMPONENT OF THE PROJECT WOULD CONTAIN UP TO 50 UNITS OF AFFORDABLE HOUSING UNITS AT ITS UPPER LEVELS AND 21 OFF-STREET PARKING SPACES IN A BASEMENT GARAGE; AND RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND THE PLANNING CODE BY ADDING SECTION 249.53 CREATING THE PRESIDIO-SUTTER SPECIAL USE DISTRICT; TO AMEND SPECIAL USE DISTRICT ZONING MAP SHEET SU03 TO INCLUDE THE PRESIDIO-SUTTER SPECIAL USE DISTRICT; AND TO AMEND THE HEIGHT AND BULK LIMIT FROM 40-X TO 40-X/55-X ON HEIGHT AND BULK LIMIT ZONING MAP SHEET HT03 FOR THE PROPERTY AT 800 PRESIDIO AVENUE, LOT 013 IN ASSESSOR'S BLOCK 1073 WITHIN THE RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) DISTRICT, AND TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

Whereas, the Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act ("CEQA") has undertaken the environmental review process for the proposed Booker T. Washington Community Services Center Mixed-use Project and provided for appropriate public hearings before the Planning Commission; and

Whereas, the Booker T. Washington Community Services Center ("BTWCSC") seeks to demolish an existing 31-foot tall, one-story building with a partial basement including a gymnasium at 800 Presidio Avenue and to construct a new mixed use building with a new community center and gymnasium that would serve the Western Addition and surrounding communities and an affordable housing component; and

Whereas, the gymnasium is a facility that is shared with Drew School and other schools and organizations who do not have a gymnasium; and

Whereas, the mixed-use project would include 48 units of affordable housing for low income households and two units for on-site managers; and

Whereas, 24 of the affordable units will be for Transitional Age Youths that require special programmatic support services; and

Whereas, the actions listed in Section I(c) of Attachment A to this Motion and referred to herein as "Approval Actions," are part of a series of City discretionary actions in connection with the approval of the Booker T. Washington Community Center Mixed-use Project; and

Whereas, the Planning Department determined that an Environmental Impact Report ("EIR") was required for the proposed project, and provided public notice of that determination by publication in a newspaper of general circulation on March 8, 2008; and

Whereas, the Planning Department, on June 23, 2010, published the Draft Environmental Impact Report ("DEIR"). The DEIR was circulated for public review in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, California Public Resources Code section 21000 et seq., ("CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Planning Commission held a duly advertised public hearing on said DEIR on August 5, 2010, at which opportunity for public comment was given, and public comment was received on the DEIR; and

Whereas, the Planning Department prepared responses to comments on the DEIR and published the Comments and Responses document on April 14, 2011, which together with the DEIR constitute the Final Environmental Impact Report ("FEIR"); and

Whereas, the sponsor has proposed minor modifications to the project as described in the FEIR (see discussion of "Modified Project" in Section C of the Response to Comments document), and the Department finds that these changes would not result in any new significant impacts not disclosed in the DEIR; impacts of greater severity than reported in the DEIR; or require new or substantially altered mitigation measures than those included in the DEIR; and

Whereas, by adopting this Motion, the Planning Commission makes Environmental Findings for the project identified in the Final EIR as the "Modified Project," which is referred to herein as the "Project"; and

Whereas, the Planning Commission, on April 28, 2011, by Motion No. 18340 reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed complied with the provisions of CEQA, the CEQA Guidelines and Chapter 31; and

Whereas, the Planning Commission, by Motion No. 18340 also certified the FEIR and found that the EIR was adequate, accurate, and objective, reflected the independent judgment of the Planning Commission, in compliance with CEQA, the CEQA Guidelines, and Chapter 31; and

Whereas, the Planning Department prepared proposed Environmental Findings, as required by CEQA, regarding the alternatives, mitigation measures and significant environmental impacts analyzed in the FEIR and overriding considerations for approving the Project, including all the actions listed in Attachment A and a proposed Mitigation Monitoring and Reporting Program, attached as Attachment B, which material was made available to the public and this Planning Commission for the Commission's review, considerations and actions; and

Whereas, on February 1, 2011, Supervisor Farrell introduced an Ordinance under Board of Supervisors (hereinafter "Board") File Number 110116 for a text change and map amendment to create the Presidio-Sutter Special Use District, which would 1) create a new Planning Code Section 249.53 establishing the Presidio-Sutter Special Use District, 2) amend the Special Use District Zoning Map Sheet SU03 to map this new Special Use District; and, 3) amend the Height and Bulk Limit from 40-X to 40-X/55-X on Height and Bulk Zoning Map HT03 of the City and County of San Francisco to refer to this new Special Use District; and

Whereas, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2006.0868TZ on April 28, 2011; and,

Whereas, the Commission adopted the resolution on April 28, 2011, to approve the text change and zoning map amendments creating the Presidio-Sutter Special Use District and amending the height and bulk limit to 40-X/55-X; and,

Whereas, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented by Department staff and other interested parties; and

Whereas, the project site consists of one Assessor's parcel (Lot 013) of approximately 22,360 square feet in area on Assessor's Block 1073. The parcel is at the east side of Presidio Avenue between Sutter and Post Streets; and

Whereas, the Commission has reviewed all the files before it relating to all the discretionary Approval Actions in connection with the approval of the Booker T. Washington Community Services Center Mixed-use Project which includes the proposed Ordinance described above; and

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

Whereas, the new Presidio-Sutter Special Use District (SUD) would allow for a project that proposes to construct a five-story-over-basement, 55-foot tall mixed-use building to house a state-of-the-art community facility space to support BTWCSC's programs, a gymnasium, and up to 50 units of housing, for low to very-low income households and transitional age youths; and

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

URBAN DESIGN ELEMENT

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1: Recognize and reinforce the existing street pattern, especially as it is related to the topography.

The proposed SUD would allow for a height bonus for affordable housing projects. The height change of 15 feet (from 40-X to 55-X) is not found to be a significant deviation from the existing height limit, particularly as the project is at a corner lot and on the uphill portion of the subject block. The height change recognizes and reinforces the existing street pattern.

Policy 3: Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The SUD will allow for an affordable housing project up to 55 feet in height. The proposed height limit at the project site would be harmonious with the street-face along Presidio Avenue. With regard to the City's urban form, the height limit amendment would allow for a slightly taller building at the uphill edge of the subject block and would be in keeping with the overall topography and building forms of the surrounding area. A height increase at the subject site is consistent with the pattern of larger-scaled, multi-unit buildings found on corner lots in the immediate neighborhood. As is typical in most residential neighborhoods throughout the City, large corner buildings often serve as structures that define and anchor city blocks.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 1: Promote harmony in the visual relationship and transitions between new and older buildings.

The proposed controls for the SUD would limit density and height bonuses to projects with an affordable component. The controls for the dwelling unit density would allow for increased unit density for projects in which 60 percent of the proposed units are permanently affordable to very low and low income households. Establishment of the SUD would retain the base zoning for the property within the RM-1 Zoning District and the 40-X Height and Bulk District.

The project proposed within the SUD is of a modern architectural style that relates positively to the nearby residential buildings. The project is grounded in the common rhythms and elements of architectural expression found in the surrounding neighborhood. The massing of the project is broken down to reflect the patterns of each block-face with larger massing elements facing Presidio Avenue, a 60-foot wide avenue, and smaller massing facing Sutter Street, a 38-foot wide city street. The project would complement and be harmonious with the surrounding neighborhood character.

The massing on the Sutter Street facade of the project would be divided into two segments reflecting the width of the neighboring buildings. The segment adjacent to the building immediately to the east will be set back 10 feet at the residential level from the property line demising the two buildings. The street face of the building will be set back 11 feet at the fourth floor providing a three-story expression at Sutter Street. The fifth floor massing will be set back an additional 15 feet from the main rear facade.

The massing along Presidio Avenue will be divided into three components: residential, building entrance and community center/gymnasium. The residential component reflects the massing of the residential building across Sutter Street and is terminated by the vertical entry articulation. The community center will drop approximately 11 feet in height from the entrance element and will provide a transition to the lower neighboring building to the south. This massing strategy will provide a transition between the project and older adjacent buildings.

Policy 6: Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The SUD provides flexibility in building height for affordable housing projects. A Planning Code-complying project within the existing 40-X height limit in combination with the proposed dwelling unit density bonus contemplated as part of the new SUD, could result in buildings that are more massive, squat and bulky in appearance.

Policy 7: Recognize the special urban design problems posed in development of large properties.

The establishment of the SUD is proposed in conjunction with an application for Conditional Use Authorization of a Planned Unit Development, which is allowed for a large property of at least a half-acre in size. Some of the design problems typically occurring in larger urban developments are addressed by the project by responding to the visual character of the neighborhood with regard to the project's site design and the building scale and form. The project building will draw from elements that are common to the block including a base-middle-top configuration, and architectural elements such as vertically-oriented windows, belt courses and strong projecting cornices. Additional problems often occur at the base of larger developments where multiple garage entrances dominate the pedestrian level as seen in many large residential buildings in the neighborhood. The base of the project building will have one garage entrance on Sutter Street. The shared entrance and storefront-style windows that would make up the balance of the sidewalk frontage on Presidio Avenue will create a strong relationship to the street. The massing of the building will reflect the site characteristics of the existing topography and will not obscure any public views. The massing of the proposed building will reflect the pattern of each block-face with a larger massing on Presidio Avenue and massing that is narrower and descending on Sutter Street similar to the buildings directly across from the project site on Sutter Street.

Policy 3: Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

The SUD would allow for the creation of much needed affordable housing with the density bonus, and the SUD provides flexibility in achieving a high-quality design for an affordable housing project by providing a height bonus. BTWCSC is an integral part of the neighborhood even though its current institutional design -- when compared to the character of the immediately surrounding residential buildings -- does not positively contribute to the neighborhood character. The project has been divided into segments to reflect the proportion and scale of nearby existing residential buildings, and the project's architectural style complements the older residential buildings as well as the newer mixed-use and commercial buildings in the neighborhood. The project is designed so that the massing, bulk, height, design, color, shape and other features will be contextually more appropriate in the neighborhood than the current one-story building.

OBJECTIVE 4:

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

Policy 1: Protect residential areas from the noise, pollution and physical danger of excessive traffic.

The SUD proposes amendments that affect only dwelling unit density and height. The underlying, existing RM-1 Zoning District would remain in place to regulate future uses and to protect other nearby residential areas. The Transportation Study for the Draft Environmental Impact Report concluded that the Project will not generate excessive traffic. The San Francisco Noise Ordinance (Police Code Article 29) and Title 24 of the California Building Code will ensure that nearby residences will not be exposed to excessive noise. As a mixed-use residential and community service center, the project will not cause pollution. Therefore, the project will not expose the nearby residential areas to noise, pollution or the physical danger of excessive traffic.

2004 HOUSING ELEMENT

OBJECTIVE 1:

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

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

The SUD would be consistent with this policy as the existing RM-1 Zoning District is retained, while providing opportunities specific to affordable housing projects. The project site is a large under-developed lot in an established residential neighborhood. The addition of a residential component to the replacement facility for BTWCSC is appropriate and promotes this policy.

Policy 1.6: Create incentives for the inclusion of housing, particularly permanently affordable housing, in new commercial development projects.

The SUD will increase inclusion of permanently affordable housing. The incentive bonus provided for height and density by the SUD is calibrated by a percentage of affordable housing units provided on site. The City has consistently identified the need for affordable housing units. The project will provide up to 50 new permanently affordable housing units in an area easily accessed by public transit.

OBJECTIVE 4:

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.1: Actively identify and pursue opportunity sites for permanently affordable housing. The BTWSCS site, located in a residential area, is currently underutilized, can accommodate a residential component with permanently affordable housing units, which is consistent with this policy.

The location of the SUD is desirable as it is located where the Western Addition neighborhood transitions into the neighborhoods of Pacific Heights, Presidio Heights and the Inner Richmond, and thus provides an opportunity for a diversity of housing types integrated into the City's existing neighborhoods.

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

The SUD specifically identifies a density bonus only for projects that include permanently affordable housing units. The Planning Code does not require off-street parking for affordable housing units.

OBJECTIVE 5:

INCREASE THE EFFECTIVENESS AND EFFICIENCY OF THE CITY'S AFFORDABLE HOUSING PRODUCTION SYSTEM.

Policy 5.2: Support efforts of for-profit and non-profit organizations and other community based groups and expand their capacity to produce and manage permanently affordable housing.

The SUD is proposed in conjunction with a project that is sponsored by the BTWSCS, a community-based organization that has continuously served San Francisco for more than 90 years. BTWSCS has entered into an agreement with the John Steward Company (JSCO), a firm with demonstrated ability to develop and manage affordable housing projects. The partnership with JSCO will enable BTWSCS to gain experience and the capacity to manage permanently affordable housing projects.

OBJECTIVE 8:

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

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

The SUD would allow for an increased density for affordable housing projects. The housing units in the project will be rental units that are permanently affordable and will promote this objective and policy.

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

Without the creation of the SUD, the subject site would be limited to 28 dwelling units pursuant to the density controls of the RM-1 Zoning District or up to 36 dwelling units with Conditional Use Authorization by the Planning Commission for development of a Planned Unit Development. The SUD would allow BTWCSC to create up to 50 affordable dwelling units, all of which are proposed to be studio units except for two manager units. Of the 48 studio units, 24 units will be transitional housing designated for emancipated foster youth, who will require on-site counseling and other supportive services to transition to independent living and to successfully integrate into society.

OBJECTIVE 10:

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

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

The SUD would allow for increased density at the project site, which in combination with services provided by BTWCSC, actively promotes this policy. The housing and services provided by BTWCSC have been designed to provide the tenants a stable residential environment, career counseling, educational and specialized employment skills, tutoring, childcare services, and other supportive services to help them become productive members of society.

TRANSPORTATION ELEMENT

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT

OBJECTIVE 11 (TRANSIT FIRST):

MAINTAIN PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

The provisions of the SUD to increase the height limit and provide density bonuses at the subject site is appropriate, as the project site is easily accessible by public transit; two MUNI lines (Nos. 2 and 43) are within one block of the Site. MUNI lines 1, 1BX, 3, 31 and 31L are within three blocks of the project site. The location of the SUD is consistent with the City's Transit First Policy.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 1: Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3: Develop centers to serve an identifiable neighborhood.

The SUD will allow for the continuation of the BTWCSC and provide the opportunity for the BTWCSC to create and operate permanently affordable housing. BTWCSC has been operating at the project site since 1952, serving the youth and the elderly in the Western Addition community. As the demographics of the neighborhood have changed, the population served by BTWCSC has followed, reflecting the ethnic diversity of the City and the neighborhood.

The BTWCSCS site has convenient access to public transit, is located near support facilities such as Drew School and is 5-1/2 blocks from a branch public library. The continuing use of this site as a community center in the Western Addition as it has been for the last 58 years will not disrupt nor detract from the adjoining uses in the neighborhood.

Policy 2: Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

Policy 8: Provide neighborhood centers with a network of links to other neighborhood and citywide services.

BTWCSC works closely with other educational institutions such as USF and Drew School, whose resources benefit the underprivileged youth served by BTWCSC. The project's gymnasium will be used by Drew School, Lycee Francais, Sports for Good and others, which will eliminate the need for construction of costly duplicative facilities.

Policy 5: Develop neighborhood centers that are multi-purpose in character, attractive in design, secure and comfortable, and inherently flexible to meeting the current and changing needs of the neighborhood served.

The SUD will allow for BTWCSC to add an affordable housing component to their existing community services center. The SUD will provide more affordable units than what the base RM-1 Zoning would allow. Additionally, the SUD provides flexibility in the building design by providing a height bonus for affordable housing projects. The proposed BTWCSCS building has been designed with multi-purpose space that can evolve to meet the changing educational and career development needs of the community it serves.

Policy 7: Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

The project proposed concurrent with the legislation for the SUD will replace an aging neighborhood facility that can no longer meet the needs of current and future programs and services sorely needed by the community.

Whereas, 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:

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

The creation of the SUD would not affect neighborhood-serving retail uses, as there is no neighborhood-serving retail use at the Site. The project site is zoned for residential use, and retail uses are not permitted. The increased unit density may provide nearby commercial uses with additional business.

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

The SUD, with the unit density bonuses for affordable housing, would expand the cultural and economic diversity of the neighborhood and the City. The height incentive provided by the SUD allows for additional design flexibility with regard to shaping the project's height, massing and scale as compared to the constraints of the current 40-foot height limit. There are no existing dwelling units on site. The community center use will continue on the site; the cultural diversity of the neighborhood will be enhanced with the new residential component.

- C. That the City's supply of affordable housing be preserved and enhanced,

The creation of the SUD and the associated project would enhance the City's supply of permanently affordable housing. The building to be demolished contains no housing. The addition of up to 50 affordable units permanently affordable to those with incomes not exceeding 60 percent of the area median income will enhance the City's supply of affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

With regard to the project proposed as part of the creation of this new SUD, the Transportation Study for the existing BTWCSC analyzed the transportation effects of a proposed increase of 694 net new daily person trips (282 for the center and 412 for the residential component),¹ of which 116 (44 for Center and 72 for the residential component) would occur during the PM peak hour and determined it would have no significant effect on traffic, public transportation or parking. The project will increase the number of youth served by approximately 50 (from 100 to 150).² It is not anticipated that

¹ The projected net new daily person trips are based on land use and not the actual number of youths served by BTWCSC. It is noted that the daily trips include both in-bound and out-bound trips.

² The program spaces can only accommodate an increase of 50 youths attending the various afterschool programs and teen center.

additional staff would be required; however, there will likely be more volunteers from Drew School, USF and other institutions who will act as resources for the afterschool programs. The seating capacity of the gymnasium will be decreased and the number of attendees for special evening events would be the same although the frequency may increase to an average of once a month.³ The Transportation Study and the Draft EIR concluded that the project will not have any significant effect on the streets, neighborhood parking and MUNI services.

- E. 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 SUD does not affect industrial or service sector businesses. Such uses are not permitted in a residential area.

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

Affordable housing projects contemplated under the height and density bonuses provided by the SUD would be required to comply with all current Building Code seismic and fire safety standards.

- G. That landmarks and historic buildings be preserved.

The proposed SUD would encourage the demolition of an historic resource to make way for a new construction project. The BTWCSC building is an historic resource because BTWCSC is the first community organization to provide services to the African-American community. The building is not located in a potential historic district. The adverse impact of the project on the historic resource has been fully analyzed in the Project EIR. While the project proposes demolition of the existing building, the project would allow BTWCSC to continue and enhance its long-standing community service uses.

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

The SUD would create a height limit over 40 feet. Per the Planning Code, buildings proposed over 40 feet in height are required to provide a shadow study pursuant to Planning Code Section 295. The proposed building would be up to 55 feet tall. A shadow fan study was prepared by the Planning Department and determined that the Project will not affect the sunlight access to any public parks or open space. The building is an infill development and will not impair any public view corridor.

NOW THEREFORE BE IT RESOLVED that the Commission hereby adopts the environmental findings attached hereto as Attachment A and the Mitigation and Monitoring and Reporting Program attached hereto as Attachment B.

³ Special events will be held at the gymnasium only after funds to purchase special floor covering become available. The size of the gymnasium would be the same as the current gymnasium on the site because its dimensions are dictated by the size of a regulation basketball court.

BE IT FUTHER RESOLVED that the Commission hereby recommends that the Board APPROVE the proposed Ordinance as described in this Resolution No. 18341 to create the Presidio-Sutter Special Use District.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on April 28, 2011.

Linda D. Avery
Commission Secretary

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

NOES: Commissioner Antonini

RECUSED: Commissioner Fong

ADOPTED: April 28, 2011



Attachment A

PREAMBLE

In determining to approve the project described in Section I, Project Description below, the ("Project"), the San Francisco Planning Commission ("Planning Commission," "Commission" or "City") makes and adopts the following findings of fact and decisions regarding the Project description and objectives, significant impacts, mitigation measures and alternatives, including a statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), and Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission adopts these findings in conjunction with the Approval Actions described in Section I(c), below, as required by CEQA. In approving the Project, the Planning Commission has required the Project Sponsor to commit to implementing all mitigation measures identified in the Final EIR; the Project Sponsor has acknowledged in writing the feasibility of the mitigation measures contained in the MMRP.

This document is organized as follows:

Section I provides a description of the proposed Booker T. Washington Community Center Mixed-Use Project, the environmental review process for the Project, the Planning Commission actions to be taken, and the location and custodian of the record.

Section II lists the Project's less-than-significant impacts and sets forth findings as to the disposition of the mitigation measures proposed in the Final EIR. (The Draft EIR and the Comments and Responses document together comprise the Final EIR.) Attachment B to this Planning Commission Motion contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Final Environmental Impact Report that is required to reduce or avoid a significant adverse impact. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. The MMRP specifies the agency responsible for implementation of each measure, establishes monitoring actions and a monitoring schedule.

Section III identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to a less-than-significant level by the mitigation measures presented in the Final EIR.

Section IV identifies the project alternatives that were analyzed in the EIR and discusses the reasons for their rejection.

Section V sets forth the Planning Commission's Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

I. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND

a. Project Description

These environmental findings refer to the project identified in the Final EIR as the "Modified Project" (see Comments and Responses Document, Section C), referred to herein as the "Project." The Booker T. Washington Community Center ("BTWCSC" or "Project Sponsor") proposes to demolish an existing 31-foot-4-inch tall, one-story with a partial basement building, and to construct a five-story-over-basement,

ATTACHMENT B MITIGATION MONITORING AND REPORTING PROGRAM

File No. Project Title: 2006.0868E
800 Presidio Avenue Mixed-Use Project

Motion No.:
Page 1

Mitigation Measures Agreed to by Project Sponsor	Responsibility for Implementation	Mitigation Schedule	Monitoring and Reporting Actions and Responsibility	Status / Date Completed
<p>MITIGATION MEASURE M-CP-1 HABS-Level Recordation</p> <p>A common strategy for the mitigation of historical resources that would be lost as part of the proposed project is through documentation and recordation of the resource(s) prior to their demolition using historic narrative, photographs and/or architectural drawings. While not required for state or local resources, such efforts often comply with the federal standards provided by the National Park Service's Historic American Building Survey (HABS). As such, the project sponsor shall document the existing exterior conditions of the Booker T. Washington Community Center according to HABS Level II documentation standards. According to HABS Standards, Level II documentation consists of the following tasks:</p> <ul style="list-style-type: none"> • Drawings: Existing drawings, where available, should be photographed with large format negatives or photographically reproduced on mylar. • Photographs: Black and white photographs with large-format negatives should be shot of exterior of the Booker T. Washington Community Center, including a few shots of this building in its existing context. Historic photos, where available, should be reproduced using large-format photography, and all photographs should be printed on archival (acid-free) fiber paper. Some historic photos of the site are known to exist, as they were cited in the HRER. • Written data: A report should be prepared that documents the existing conditions of the Booker T. Washington Community Center, as well as the overall history and importance of this African- 	Project sponsor.	Prior to demolition activities.	Project sponsor.	Considered complete upon completion of the drawings, photographs, and written report and distribution of written report to all required parties.





SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

HEARING DATE APRIL 28, 2011

Date: April 21, 2011
Case No.: 2006.0868TZ
Project Address: 800 PRESIDIO AVENUE
Current Zoning: RM-1 (Residential, Mixed, Low-Density)
40-X Height and Bulk District
Proposed Zoning: Presidio-Sutter Special Use District
RM-1 (Residential, Mixed, Low-Density)
40-X/55-X Height and Bulk District
Block/Lot: 1073/013
Project Sponsor: Booker T. Washington Community Service Center
800 Presidio Avenue
San Francisco, CA 94115
Sponsor Contact: Alice Barkley, Esq. – (415) 356-4635
Staff Contact: Glenn Cabrerros – (415) 558-6169
glenn.cabreros@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to demolish an existing 31-foot tall, one-story-over-partial-basement building (Booker T. Washington Community Services Center), and to construct a five-story-over-basement, 55-foot tall mixed-use building. The project proposes to construct a state-of-the-art community facility space to support BTWCSC's programs (which are targeted at at-risk youth), a gymnasium, and 50 units of housing, of which 24 units are affordable to low income households and 24 units are for low and very low income transitional age youth. The approximately 68,206 gross square foot (gsf) mixed-use building would contain a 7,506 gsf, 175-seat gymnasium, 11,529 gsf of program space, a 1,691-sf child care center for 24 children, up to 50 units of affordable housing with supportive service space, building storage, and a basement garage containing 21 off-street parking spaces. The housing component and the community service space would have a shared entrance on Presidio Avenue.

The project as proposed requires Planning Code and Zoning Map Amendments to create the Presidio-Sutter Special Use District. On February 1, 2011, Supervisors Farrell, Mar and Mirkarimi introduced an Ordinance proposing to create the Presidio-Sutter Special Use District (SUD) at 800 Presidio Avenue. The Planning Commission will consider a Planning Code Text Amendment that would establish the Presidio-Sutter SUD by adding Planning Code Section 249.53 pursuant to Planning Code Sections 302 and 306. The SUD would allow dwelling unit density and building height bonuses for projects with an affordable housing component beyond the amount required by the Planning Code. The Planning Commission will also consider Zoning Map Amendments pursuant to Planning Code Sections 302 and 306 that would

include (1) establishing the Presidio-Sutter SUD at Lot 013 in Assessor's Block 1073 on Zoning Map Sheet SU03 and (2) amending the height limit from 40-X to 40-X/55-X on Zoning Map Sheet HT03.

SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of Presidio Avenue between Sutter Street and Post Street on Lot 013 is Assessor's Block 1073. The property is located within the RM-1 (Residential, Mixed, Low-Density) District, the Presidio-Sutter Special Use District and a 40-X/55-X Height and Bulk District. The property is within the Western Addition neighborhood and is developed with a one-story over partial basement building containing a community facility for BTWCSC. The project site occupies over 50 percent of the length of the block-face along Presidio Avenue. The site slopes downward to the east along Sutter Street and is fairly flat along Presidio Avenue. The subject lot is a large L-shaped lot, over a half-acre in size, containing 22,360 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the westernmost portion of the Western Addition neighborhood. The project site is within four blocks or less from the Pacific Heights neighborhood to the north, the Presidio Heights neighborhood to the west and the Inner Richmond neighborhood to the southwest. Directly west and across the street from the project site is a "super-block", spanning the length of three standard-sized lots along Presidio Avenue from Geary Boulevard to Bush Street and containing a MUNI bus yard. The southern portion of the bus yard is developed with a tall two-story bus garage. Directly north and across Sutter Street from the project site is a large, 45-foot tall, four-story multi-unit apartment building. Directly east and adjacent to the project site's eastern property line is a one-story, single-family residence located downhill from the site along Sutter Street. Directly south and adjacent to the project site's southern property line is a lot containing two residential buildings with a total of three dwelling units; one of the residential buildings is a tall two-story, two-unit building fronting Presidio Avenue. Other lots on the subject block and downhill from the project site contain a mix of residential buildings from single-family residences to multi-unit apartment buildings, mostly ranging from two- to four-stories tall and of varied architectural styles.

ENVIRONMENTAL REVIEW

The Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act ("CEQA") has undertaken the environmental review process for the proposed Booker T. Washington Community Services Center Mixed-use Project, Case No. 2006.0868E, and has prepared a Final Environmental Impact Report for the Planning Commission's consideration.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 8, 2011	April 8, 2011	20 days
Posted Notice	20 days	April 8, 2006	April 7, 2006	21 days
Mailed Notice	10 days	April 8, 2006	April 8, 2006	20 days

PUBLIC COMMENT

- The Department has not received any public comment for the project. With regard to the environmental review application for the project, public input to the Draft Environmental Impact Report (DEIR) was provided during a public hearing of the DEIR and during the public comment period at the time of publication of the DEIR. Responses to public comment provided to the DEIR are provided in the "Comments and Responses" publication under Case No. 2008.0868E.

ISSUES AND OTHER CONSIDERATIONS

- On January 25, 2008, the Department conducted a shadow study, Case No. 2006.0868K, for the project pursuant to Planning Code Section 295 and found that the project would not cast shadows any Recreation and Park Department properties.
- The project would demolish an historic resource to make way for a new construction project. The BTWCSC building is an historic resource because BTWCSC is the first community organization to provide services to the African-American community. The building is not located in a potential historic district. The adverse impact of the project on the historic resource has been fully analyzed in the Project EIR. While the project proposes demolition of the existing building, the project would allow BTWCSC to continue and enhance its long-standing community service uses.

REQUIRED COMMISSION ACTION

Upon Certification of the Final EIR, if the Commission is to adopt the proposed Planning Code and Zoning Map Amendments to create the Presidio-Sutter Special Use District and it is to approve Conditional Use Authorization for construction of Planned Unit Development, must adopt CEQA findings and a Statement of Overriding Considerations. See attached "CEQA Finding Draft Motion."

In considering Planning Code and Zoning Map Amendments including the proposed Ordinance to establish the Presidio-Sutter Special Use District, the Commission may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

In considering the project as proposed, the Commission may disapprove the project, approve the project with conditions or approve the project with modifications with conditions. Approval of the proposed project requires Conditional Use and Planned Unit Development authorization pursuant to Planning Codes Section 303 and 304.

BASIS FOR RECOMMENDATION

The Department recommend approval of the project for the following reasons:

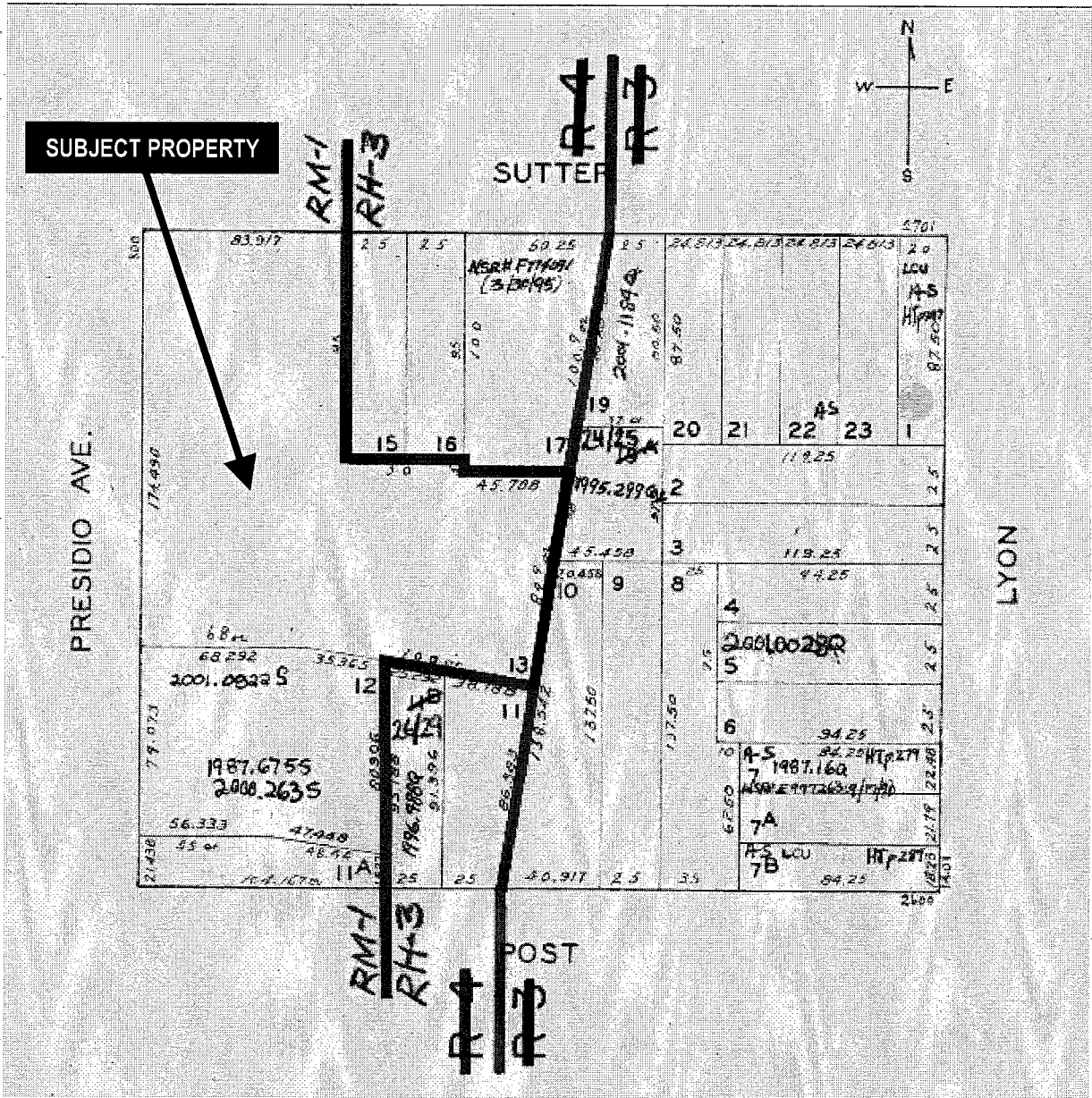
- On balance the project, including the Planning Code and Zoning Map Amendments to establish the Presidio-Sutter Special Use District, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.

- Specifically, establishing the Presidio-Sutter Special Use District is consistent with the General Plan's objectives and policies to create incentives to encourage the construction of permanently affordable housing.
- The project would ensure the continuation and enhancement of long-standing community service programs offered by Booker T. Washington Community Services Center.
- The project would provide up to 50 new permanently affordable housing units, which are woefully needed to increase and diversify the City's housing stock
- The project is well served by transit and does not propose excessive amount of parking beyond the amount required by Code; therefore the project is in line with the City's Transit First Policy and should not adversely impact traffic, public transit or access to off-street parking.
- The project's location, siting and design (including its proposed scale, massing and materials) are found to be compatible with surrounding neighborhood character, the adjacent residential uses, the mid-block open space, and, in the general, the urban form of the City.
- The proposed project meets all applicable requirements of the Planning Code.

RECOMMENDATION:

- 1) Adopt CEQA Findings and Statement of Overriding Considerations**
- 2) Recommend Board of Supervisors Adopt proposed Ordinance**
- 3) Approve CU/PUD with Conditions**

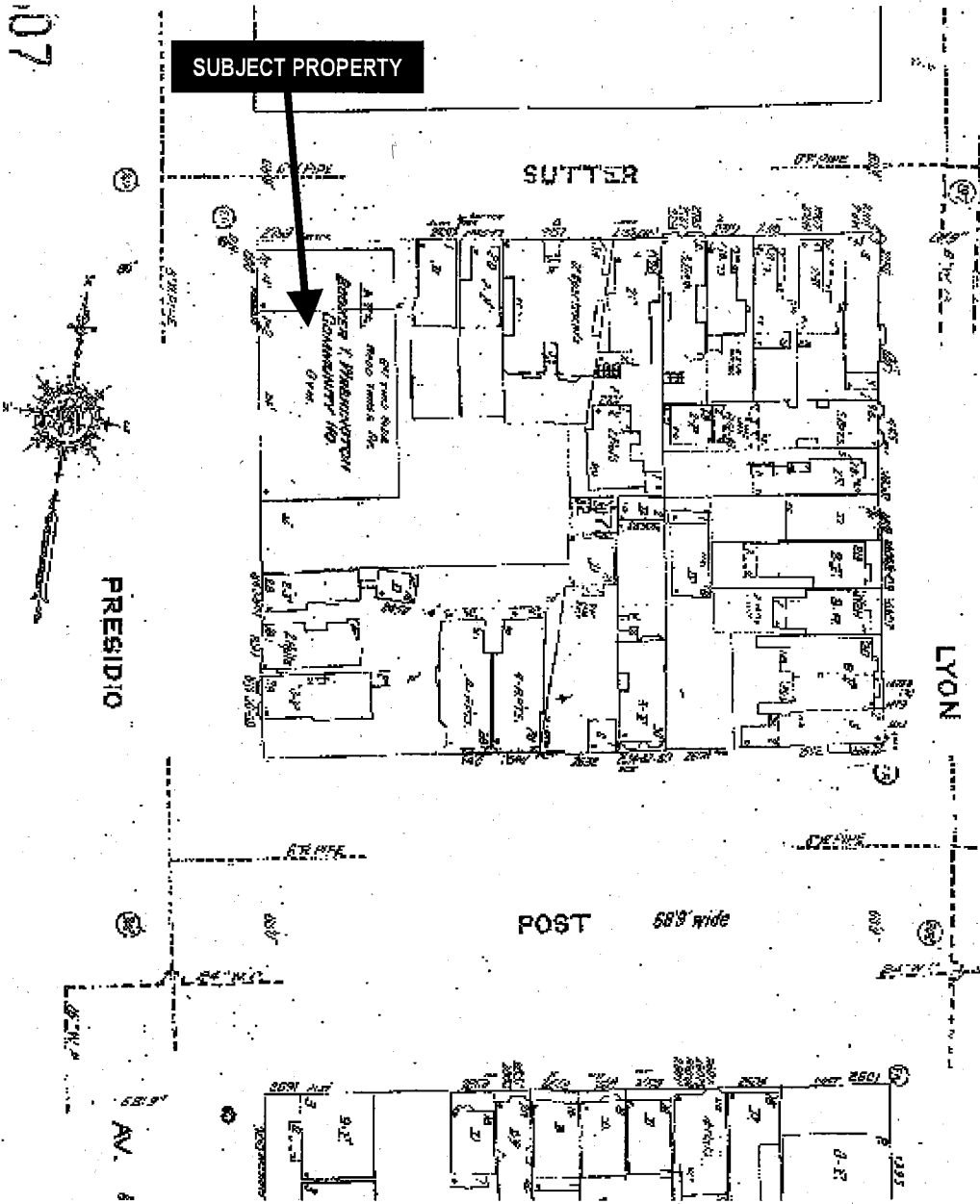
Parcel Map



Planning Commission Hearing
 Case Number 2006.0868CEKTZ
 Booker T. Washington Community Center
 800 Presidio Avenue



Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Planning Commission Hearing
Case Number 2006.0868CEKTZ
Booker T. Washington Community Center
800 Presidio Avenue

Aerial Photo 1

SUBJECT PROPERTY



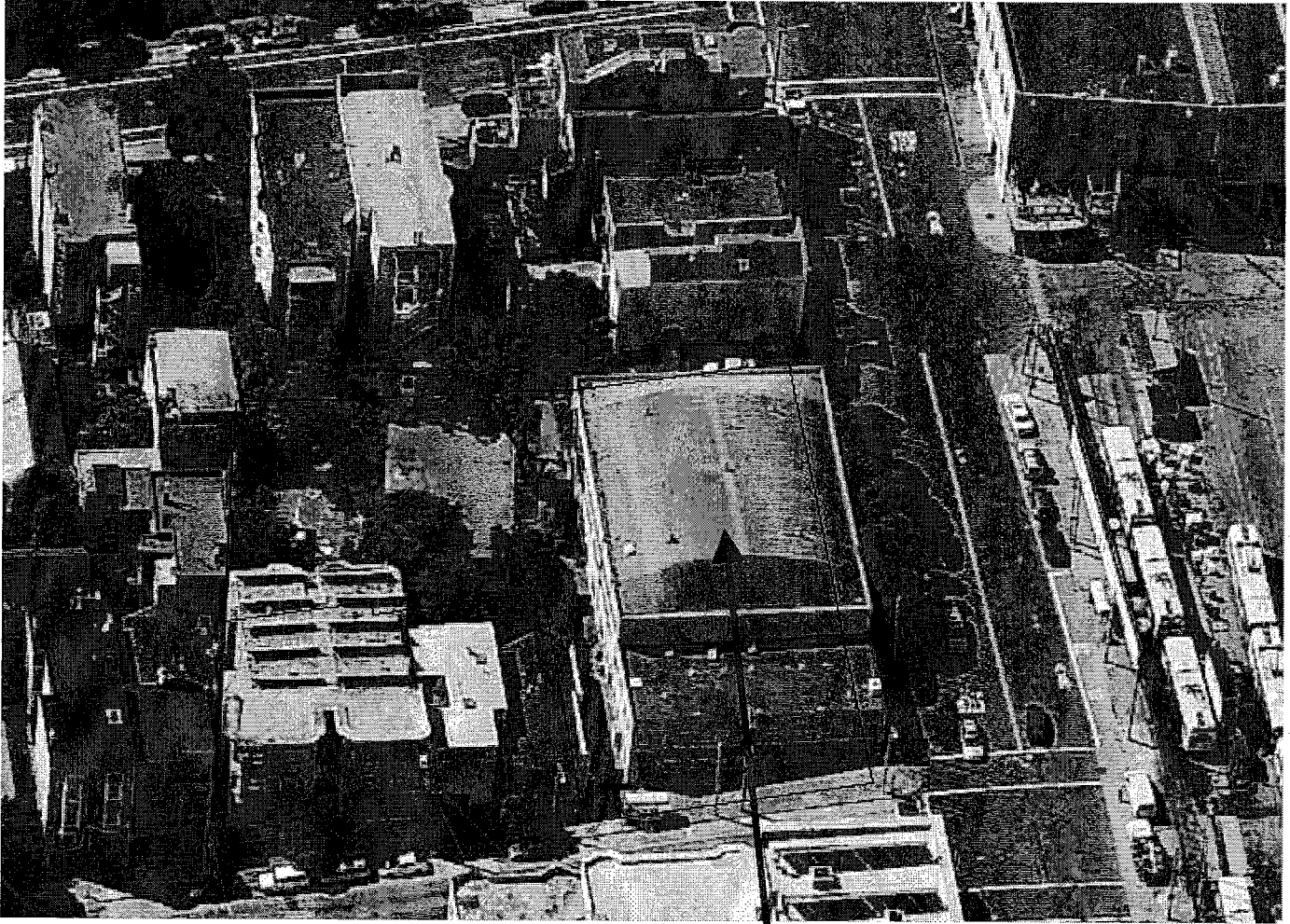
Aerial Photo 2



SUBJECT PROPERTY



Aerial Photo 3



SUBJECT PROPERTY

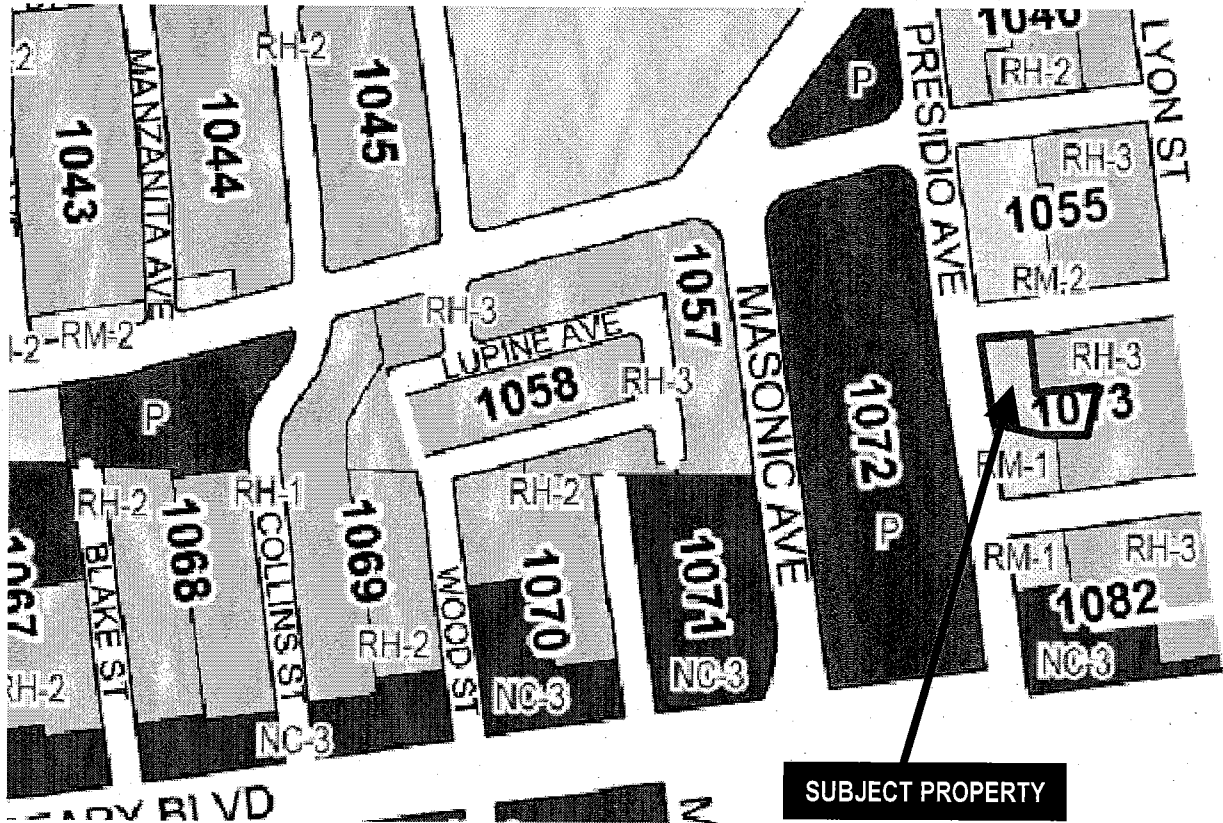


Aerial Photo 4

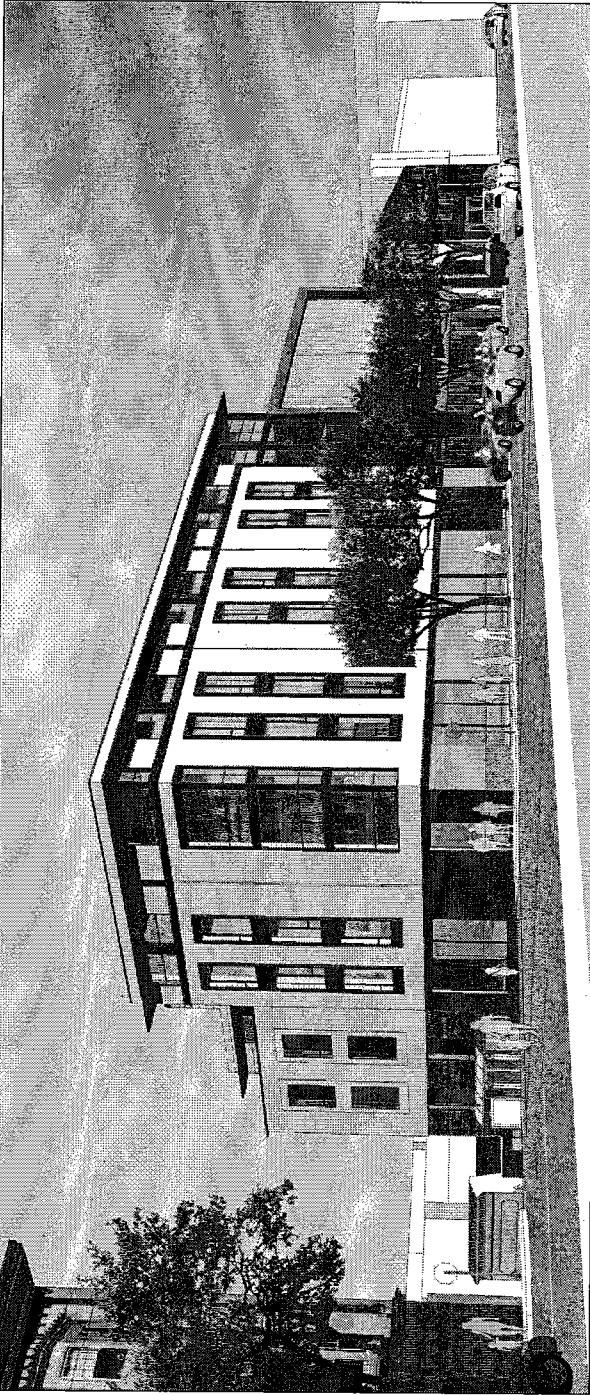
SUBJECT PROPERTY



Zoning Map



BOOKER T. WASHINGTON COMMUNITY SERVICE CENTER



SHEET INDEX

A1	TITLE BLOCK
A2	DATA SHEET
A3	SITE PLAN
A4	BASEMENT PLAN
A5	REAR YARD PLAN
A6	FIRST FLOOR PLAN
A7	SECOND FLOOR PLAN
A8	THIRD FLOOR PLAN
A9	FOURTH FLOOR PLAN
A10	FIFTH FLOOR PLAN
A11	SECTIONS
A12	BUILDING HEIGHT TO STREET WIDTH RATIO
A13	MASSING RELATIONSHIP
A14	CONTEXT PHOTOGRAPHS
A15	CONTEXT ELEVATIONS
A16	BUILDING ELEVATION
A17	BUILDING ELEVATION
A18	BUILDING ELEVATION
A19	PERSPECTIVE
A20	PERSPECTIVE
A21	PERSPECTIVE
A22	PERSPECTIVE
A23	PERSPECTIVE
A24	PERSPECTIVE
A25	PERSPECTIVE
A26	PERSPECTIVE
A27	PERSPECTIVE

PLANNING COMMISSION SUBMISSION
APRIL 20, 2011



BRAND + ALLEN ARCHITECTS

ARCHITECT

BRAND + ALLEN ARCHITECTS, INC.
801 CALIFORNIA ST., SUITE 1200
SAN FRANCISCO CA 94108
T: 415.441.0789
CONTACT: STEVE PERRY
E-MAIL: S.PERRY@BRANDALLEN.COM

DEVELOPER

ECB EQUITY COMMUNITY BUILDERS
38 KEYS AVENUE
SAN FRANCISCO, CA 94129
T: 510.328.7868
CONTACT: RANDI GERSON
E-MAIL: RANDI@ECBSF.COM

PROJECT SPONSOR

BOOKER T. WASHINGTON
800 PRESIDIO AVENUE
SAN FRANCISCO, CA 94115
T: 415.928.6927
CONTACT: PATRICIA SCOTT
E-MAIL: PSCOTT@BTWSC.ORG

LAND USE

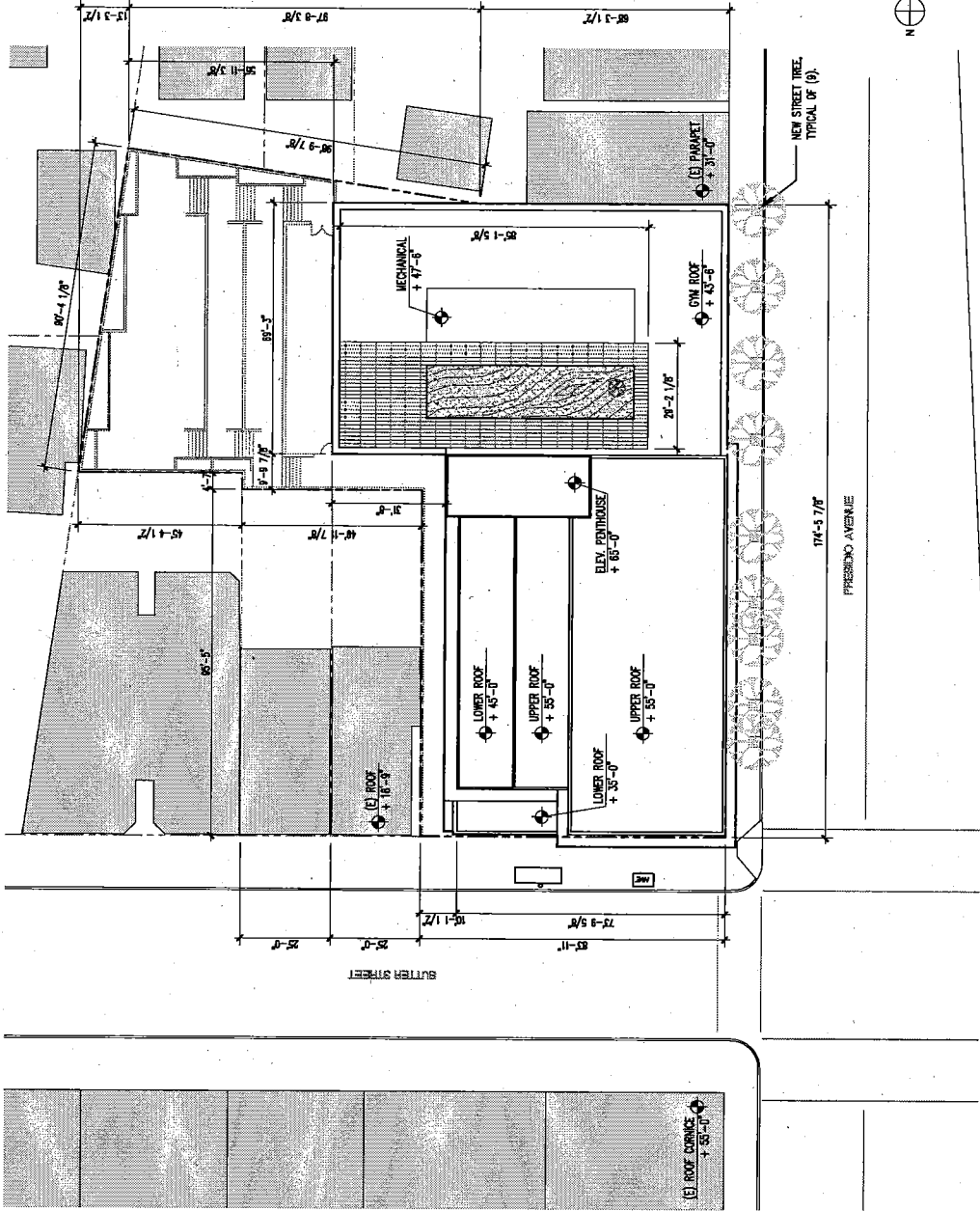
LUCE FORWARD
121 SPEAR STREET
SAN FRANCISCO, CA 94105
T: 415.625.0222
CONTACT: ALICE BARKLEY
E-MAIL: ABARKLEY@LUCE.COM

Planning Code Analysis	Assessors Parcel Number	Block	Lot	Lot Size	Historic Status	Use District	Height	Bulk	Floor Area Ratio	Rear Yard Set Back	Open Space	Street Trees	Dwelling Unit Exposure
	Block 1073, Lot D13			22,393 sq. ft.	None	RM-1 SFFC Map ZN3 PUD Use District Map ZN3	RM-2 RM-1 SFFC Map ZN3 PUD Use District Map ZN3		Requirement: RM: 1.6 to 1 Corner Lot Premium: Lot x 25% increase FAR shall not apply to residential Proposal: 22,393 x 25% = 5,598.25 Gross Bldg Area = 68,208 s.f. Residential Area = 32,021 s.f. 38,185 applied to FA < 50,317 allowable	Requirement: Corner Lots: forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building. Proposal: Noncompliance with Code	Requirement: RM: 1. 135 s.f. of usable open space required for each dwelling unit = 40 x 133 = 6,560 Proposal: Rooftop open space = 2,454 s.f. < 6,560 s.f. Noncompliant with code Requirement: 75 s.f. required for each child = 24 x 75 = 1800 s.f. Space for Child Care Centers	Requirement: Be a minimum of one tree of 24-inch box size for each 20 feet of frontage of the property along each street Proposal: Compliance along Presidio Ave. (9 trees) Noncompliance along Sutter due MUNI pole, City High Voltage Electrical Pull Box, and bus stop Requirement: DU must face directly onto an open area no less than 25 feet from the window line Proposal: 21 Units will be noncompliant with code	

Off Street Parking Schedule	Required:	Proposed:	Table 186 SFFC sec. 166 C	Permitted Uses	Unit Density	Shadow Study	Planned Unit Development	Dwelling Units																																																	
SFFC sec. 151 Residential Child Care Community Center Gym Office Storage	0 None required in an affordable housing projects 0 Child care will not exceed 24 children. 6 Per SFFC approval 13 One for each 15 seats (175 seats provided) 0 None req. under 5000 sq. ft. 0 None required under 10,000 sq. ft. Proposed: 18 Parking Stalls Required, 21 Parking Stalls Proposed	0 0 6 13 0 0	Requirement: Apartment Use: 0-100,000 sq. ft. x 0 Proposed: None	Residential: Permitted Social Services or philanthropic facility: Permitted Child Care: Permitted with CUP Community Center: Permitted with CUP	RM1: 1 unit per 800 s.f. = 28 SFFC sec. 208.1.1 (RM1) SFFC sec. 208.1.1 (RM2 per PUD) Proposed: 50 Units - 50-37 Noncompliant with code	New construction over 40' is subject to a shadow study.	Requirement: A tract or parcel of land may be determined a Planned Unit Development if the area is not less than 1/2 acre. > 21,780 Proposal: Permitted with CUP	<table border="1"> <thead> <tr> <th>Unit A</th> <th>Unit B</th> <th>Unit C</th> <th>Unit D</th> <th>Unit E</th> <th>Unit F</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>775 S.F. 2 Bedroom Studio</td> <td>385 S.F. 1 Bedroom Studio</td> <td>432 S.F. 1 Bedroom Studio</td> <td>450 S.F. 1 Bedroom Studio</td> <td>618 S.F. 1 Bedroom Studio</td> <td>320 S.F. 1 Bedroom Studio</td> <td>0</td> </tr> <tr> <td>1</td> <td>4</td> <td>1</td> <td>1</td> <td>5</td> <td>n/a</td> <td>6</td> </tr> <tr> <td>1</td> <td>4</td> <td>1</td> <td>1</td> <td>5</td> <td>n/a</td> <td>12</td> </tr> <tr> <td>n/a</td> <td>5</td> <td>1</td> <td>5</td> <td>1</td> <td>n/a</td> <td>11</td> </tr> <tr> <td>n/a</td> <td>5</td> <td>1</td> <td>5</td> <td>1</td> <td>n/a</td> <td>12</td> </tr> <tr> <td>2</td> <td>19</td> <td>4</td> <td>20</td> <td>2</td> <td>3</td> <td>50</td> </tr> </tbody> </table>	Unit A	Unit B	Unit C	Unit D	Unit E	Unit F	Total	775 S.F. 2 Bedroom Studio	385 S.F. 1 Bedroom Studio	432 S.F. 1 Bedroom Studio	450 S.F. 1 Bedroom Studio	618 S.F. 1 Bedroom Studio	320 S.F. 1 Bedroom Studio	0	1	4	1	1	5	n/a	6	1	4	1	1	5	n/a	12	n/a	5	1	5	1	n/a	11	n/a	5	1	5	1	n/a	12	2	19	4	20	2	3	50
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n/a	5	1	5	1	n/a	11																																																			
n/a	5	1	5	1	n/a	12																																																			
2	19	4	20	2	3	50																																																			

Program Area: Proposed Project	Parking	Residential	Comments & 1st Pl.	Residential Storage Bk	Child Care	Gymnasium	Circulation	Utilities	Community Center	Total Gross Square Footage
Basement	6,717			3,530	1,891		806	1,113	1,839	15,839
First Floor		3,440	2,869				1,212		7,720	16,247
Second Floor		9,370			7,508		542		859	16,278
Third Floor		6,370					542		1,254	8,166
Fourth Floor		7,937					374			7,411
Fifth Floor		5,935								6,370
Total:	6,717	25,182	2,869	3,530	1,891	7,508	3,940	1,113	11,829	88,147
Gross Building Area: Proposed Project										
Comm. Ctr.										27,221
Residential										32,996
Parking										6,717
Utilities										1,113
Occupied Floor Area										88,047
Admin. / Office										1,970
Teen Center										809
Youth Radio										400
After School										1995
Street Tech.										495
Child Care										1900
Building Area: Existing Building										
Basement										7,450
First Floor										7,450
Total:	0	0	0	0	0	7,450	0	0	2,395	13,345
Open Space										
Community Center @ Rear Yard										4,196 s.f.
Child Care - Enclosed Area @ Rear Yard										1,900 s.f.
Residential @ Roof Top										12,800 s.f.





SITE PLAN SCALE 1/32" = 1'-0"

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 San Francisco, California

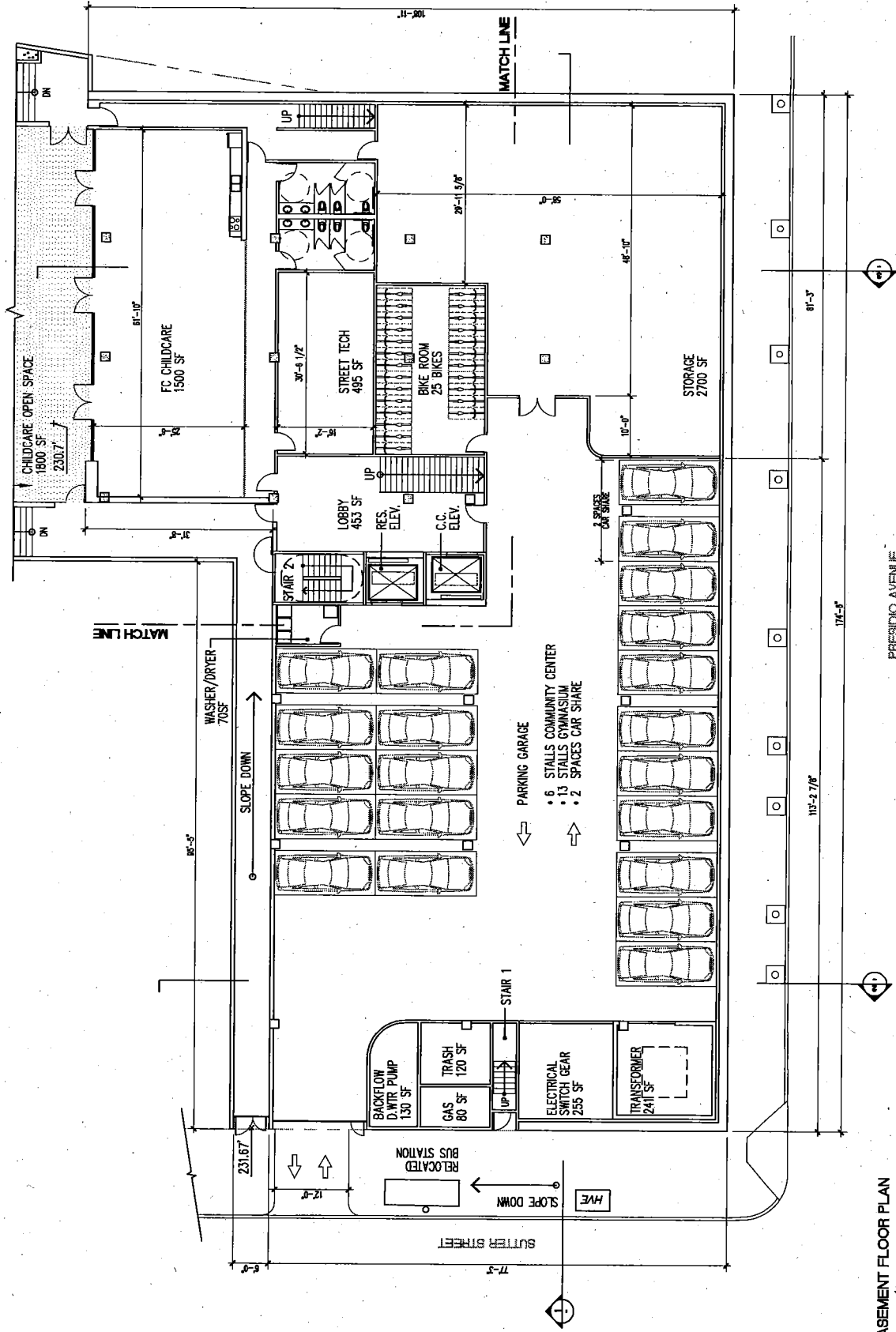
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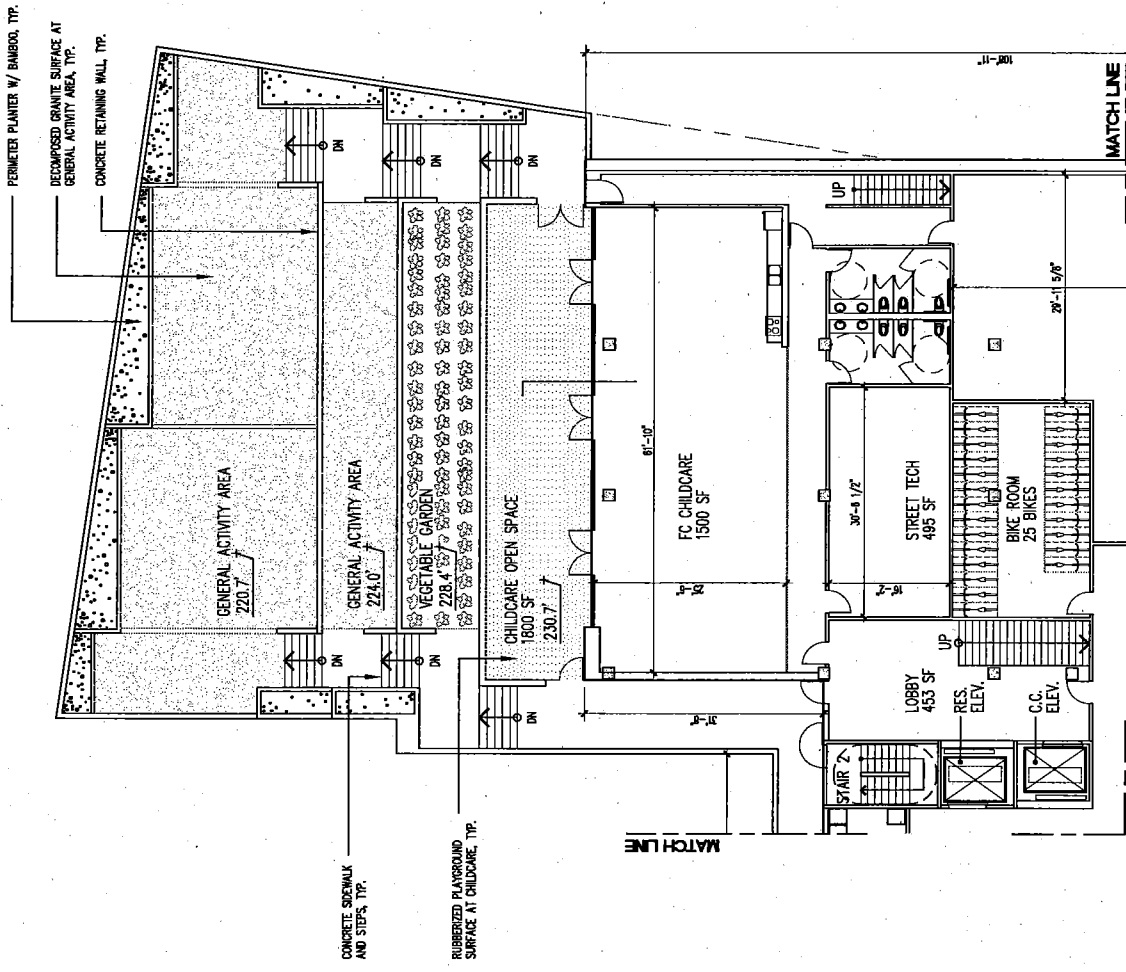
ecb 381 Kiyosaki Avenue, San Francisco, California 94109



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BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"

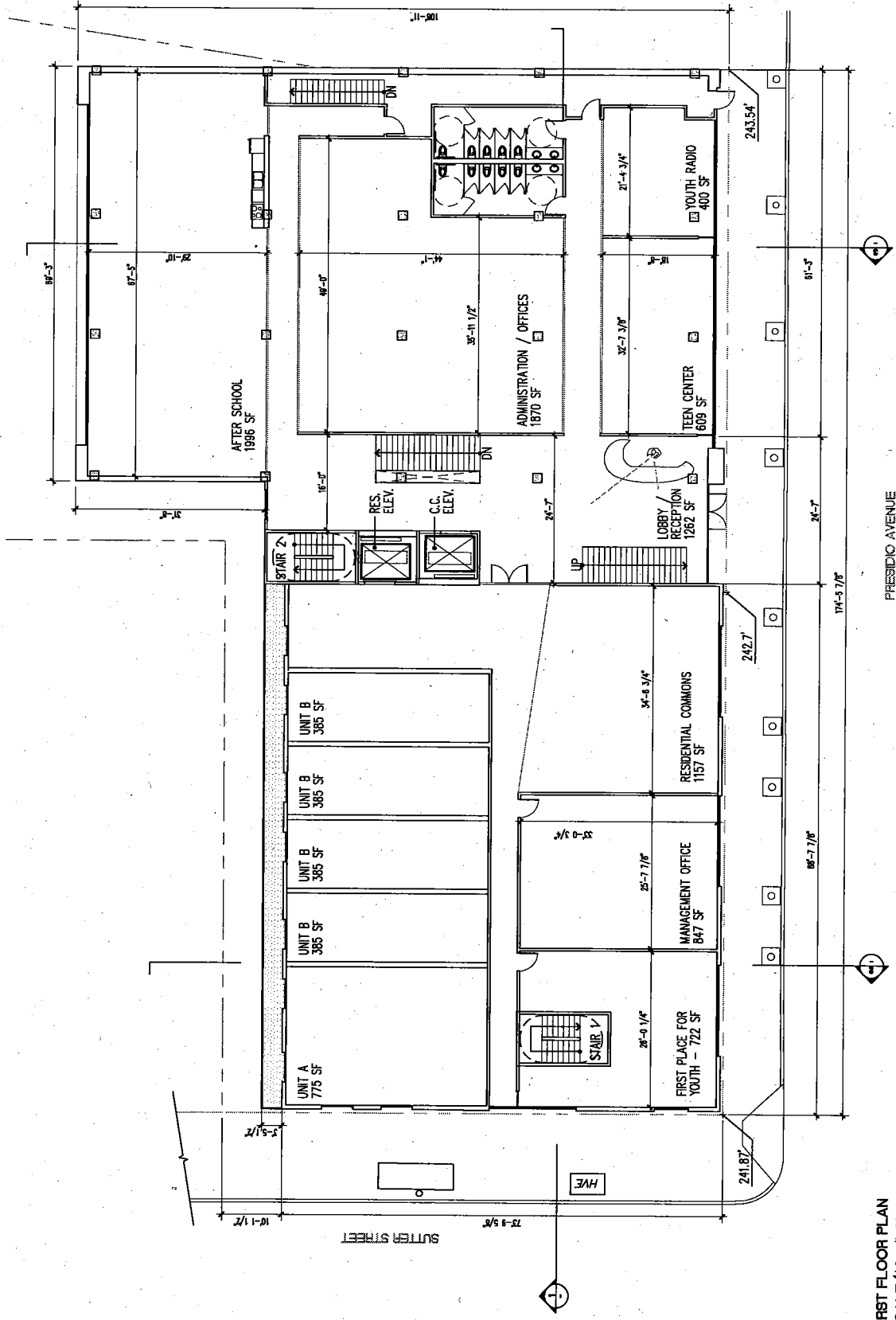


REAR YARD PLAN
SCALE 1/8" = 1'-0"

A3



ecb 38 Montgomery Avenue, San Francisco, California 94129
B+A 101 California St., Suite 1200, San Francisco, CA 94111 | www.brandallen.com



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

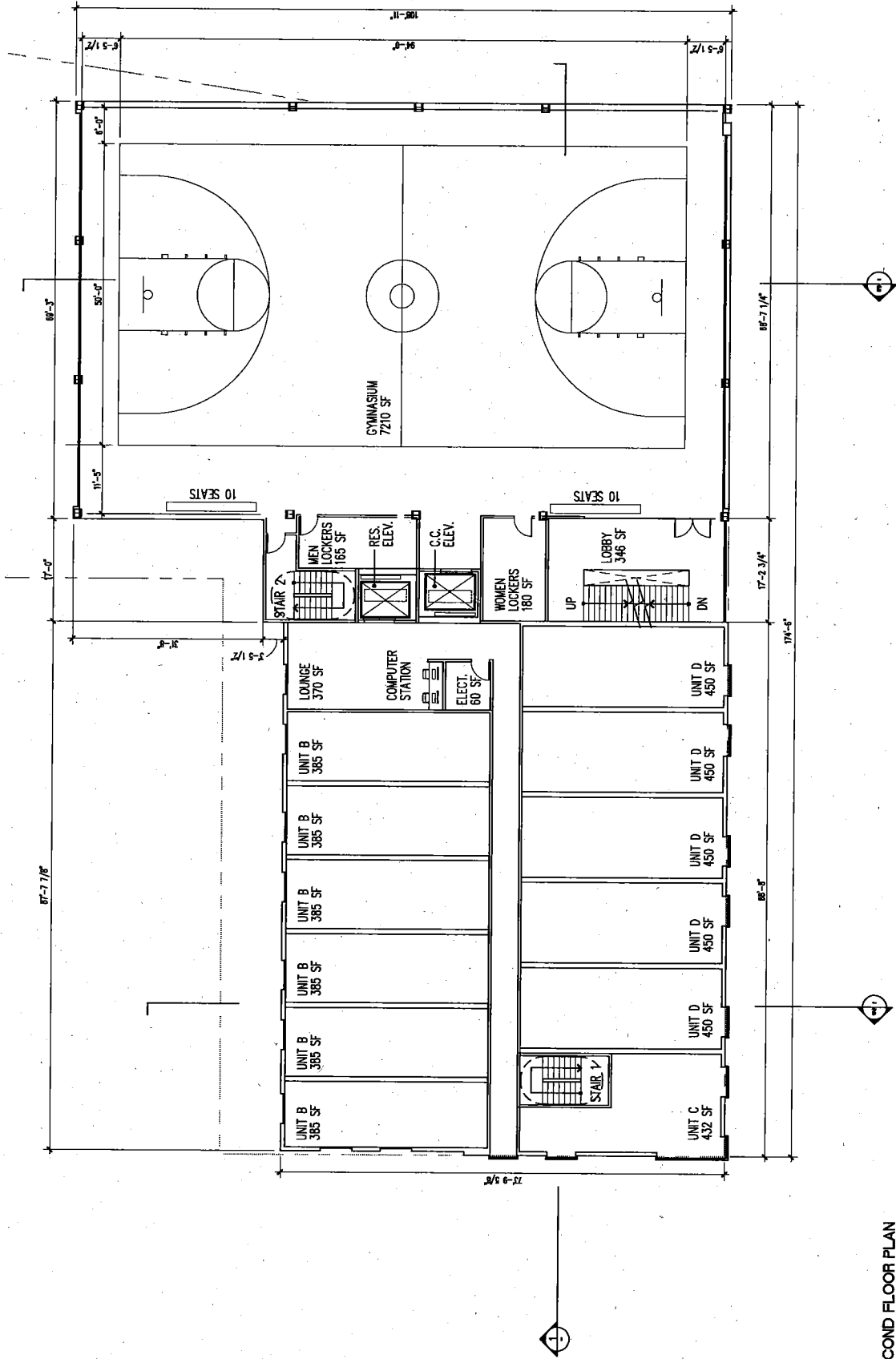
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ecb 38 Kojan Avenue, San Francisco, California 94102
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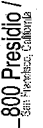
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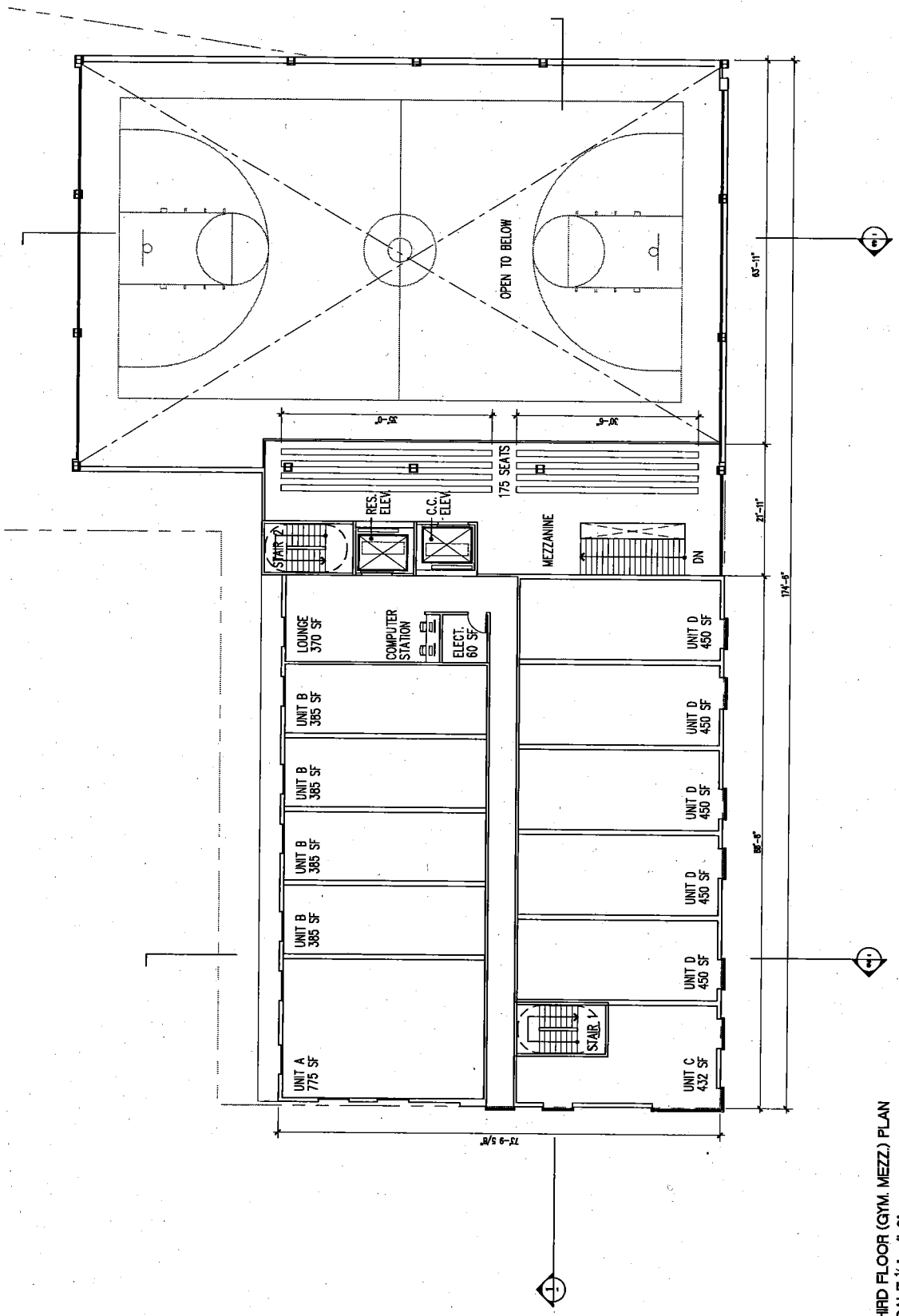
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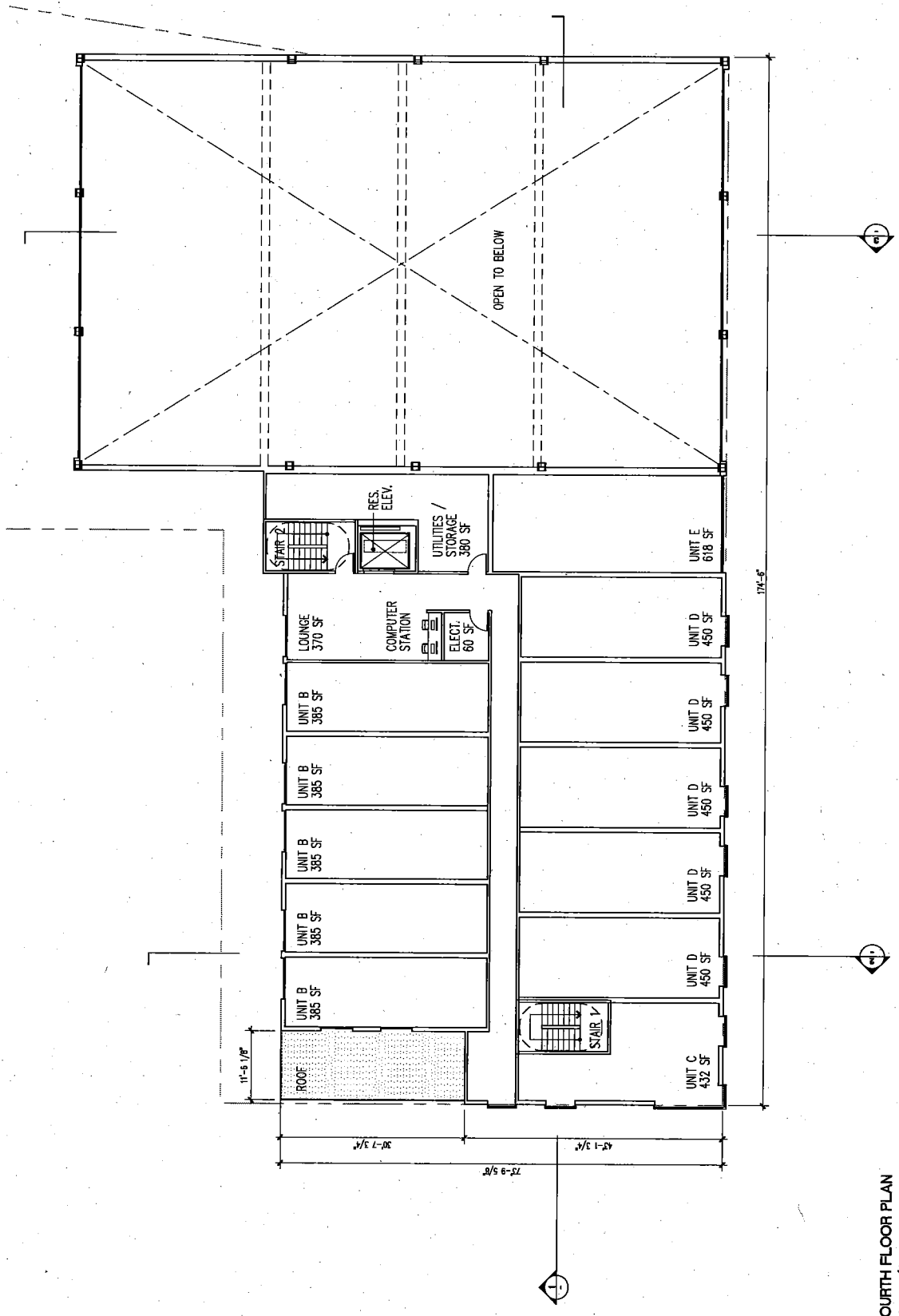
ecb 66 Hayes Avenue, San Francisco, California 94102
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THIRD FLOOR (GYM. MEZZ.) PLAN
SCALE 1/8" = 1'-0"



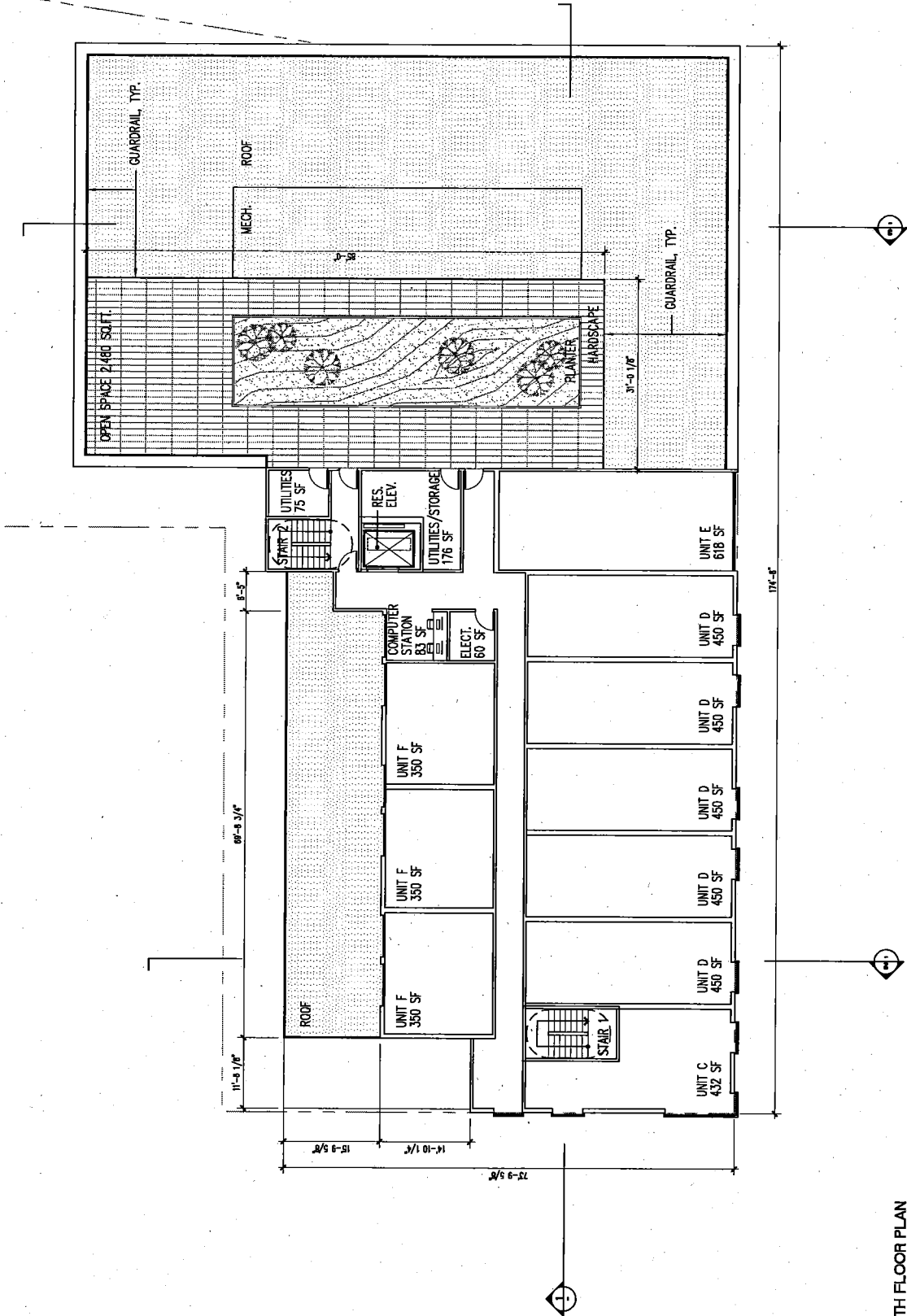
FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"

A7

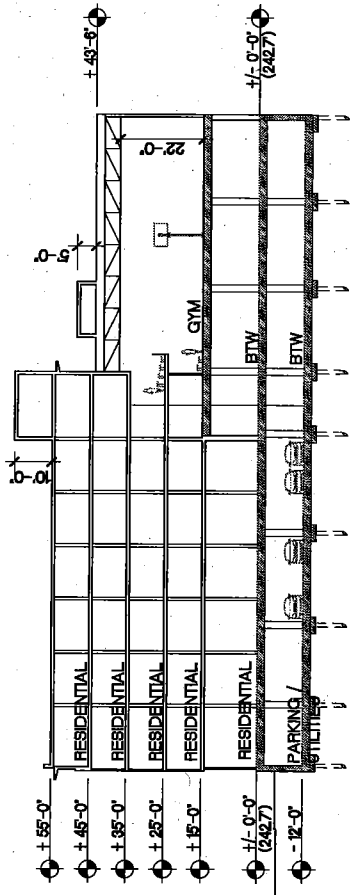
ecb 38 Kaye Avenue, San Francisco, California 94128
B+A

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San Francisco, California

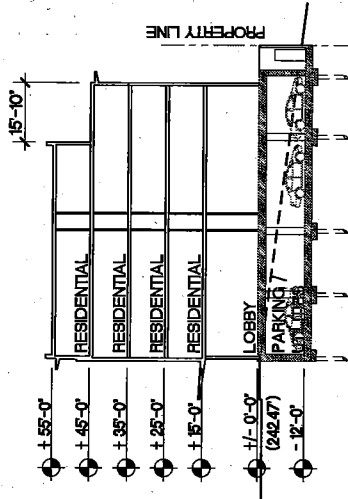
BRAND + ALLEN ARCHITECTS, INC. 601 California St., Suite 1200, San Francisco, CA 94101 T. 415.441.2785 F. www.brandallen.com



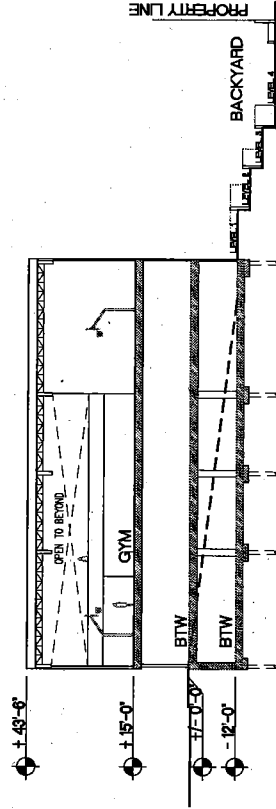
FIFTH FLOOR PLAN
SCALE 3/8" = 1'-0"



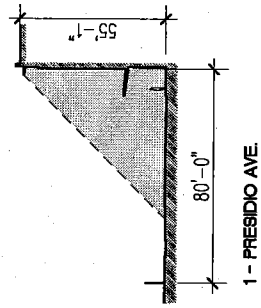
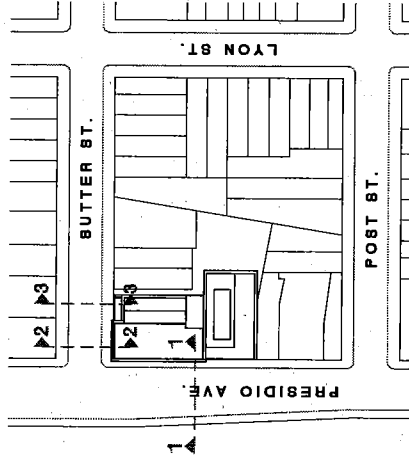
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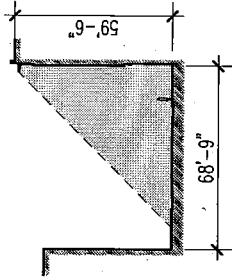
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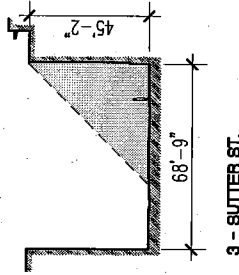
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SCALE: 1/4" = 1'-0"



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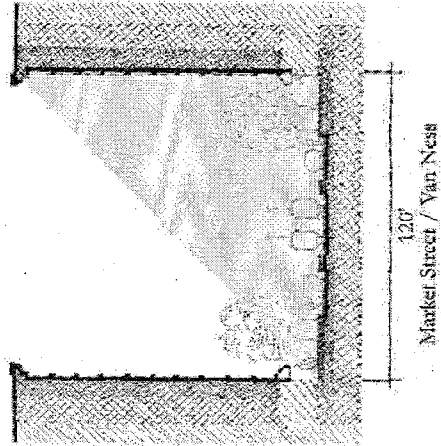


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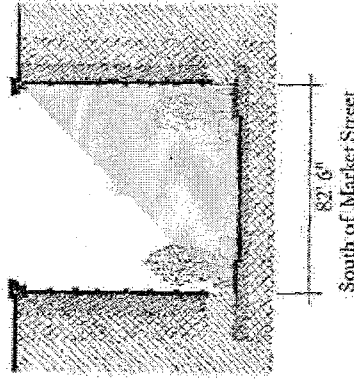


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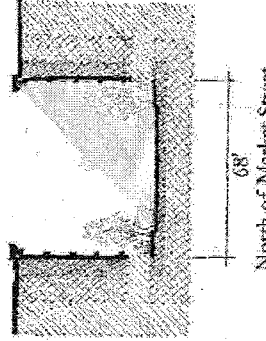
PROPOSED BUILDING HEIGHT TO STREET WIDTH RATIOS



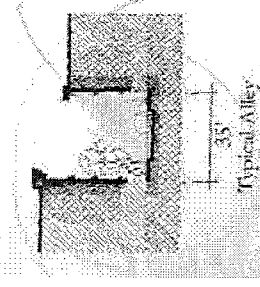
Market Street / Van Ness
120'



South of Market Street
82'-6"

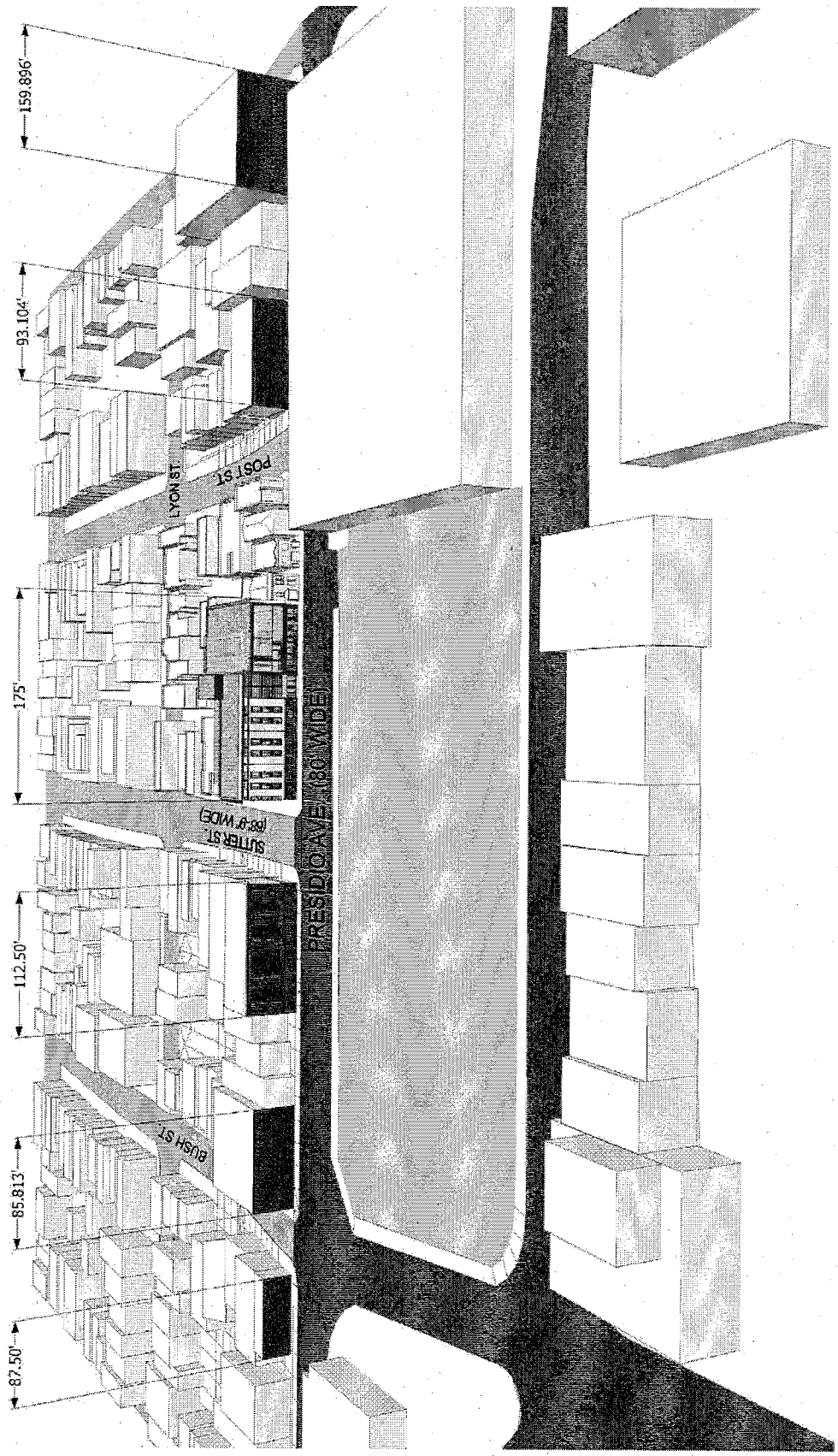


North of Market Street
68'



35'
Typical Alley

HISTORICAL BUILDING HEIGHT TO STREET WIDTH RATIOS IN SAN FRANCISCO
MADE BY SAN FRANCISCO PLANNING DEPARTMENT



ATI

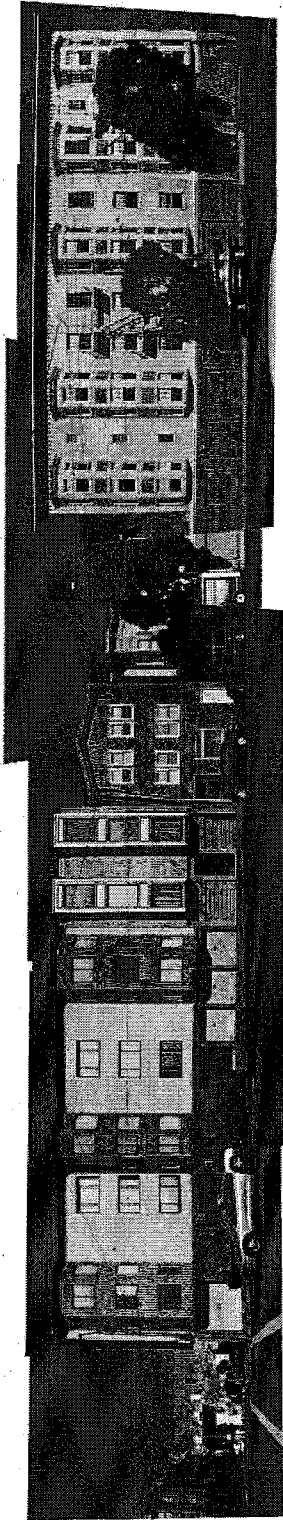


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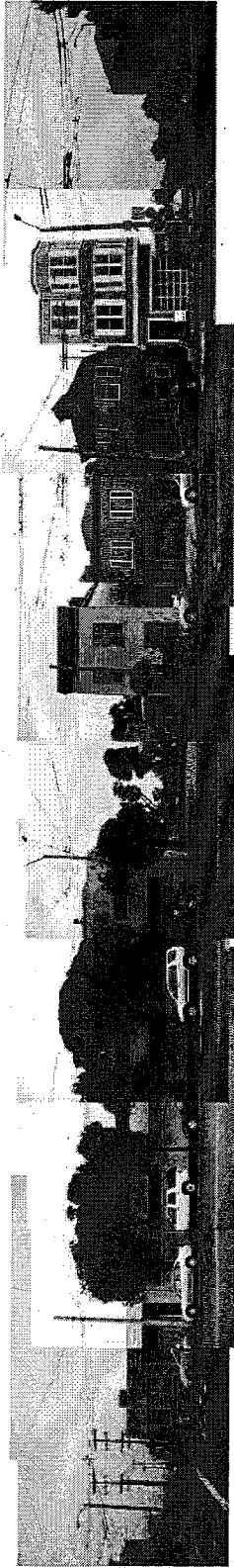


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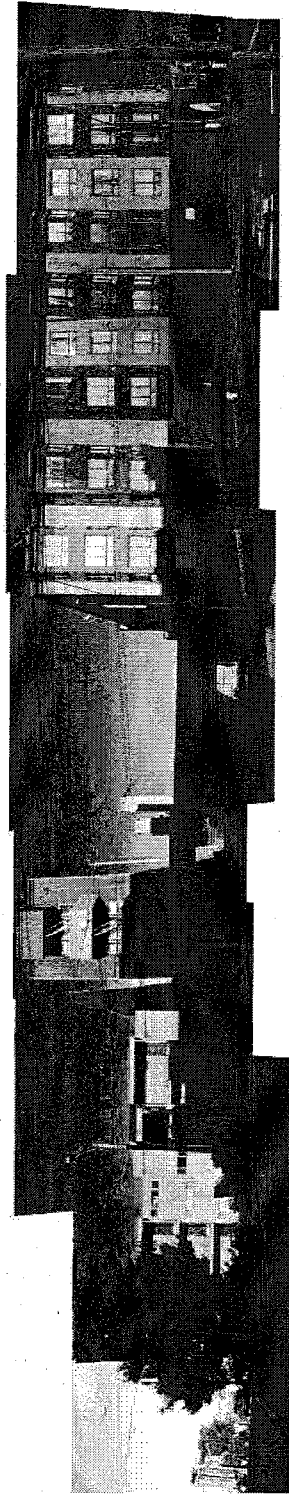
800 Presidio / BTW Community Center April 23, 2011
San Francisco, California



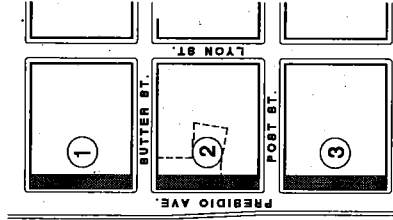
① PRESIDIO EAST ELEVATION



② PRESIDIO EAST ELEVATION



③ PRESIDIO EAST ELEVATION



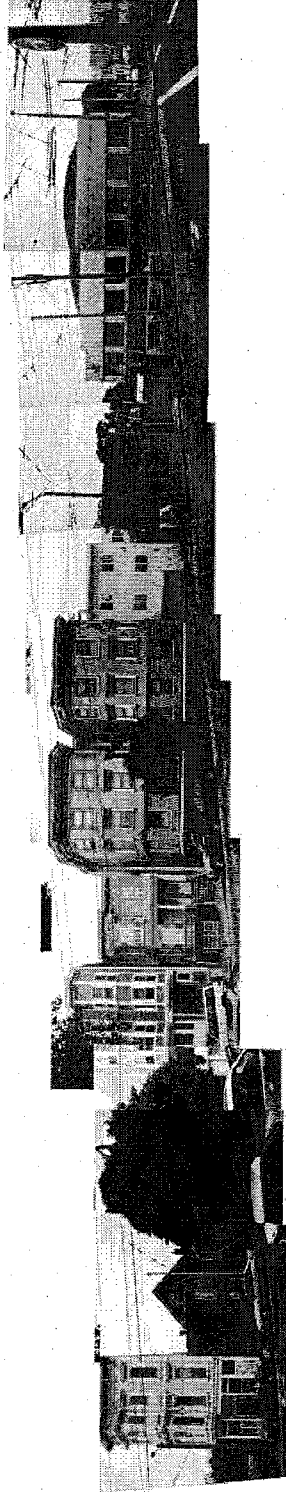
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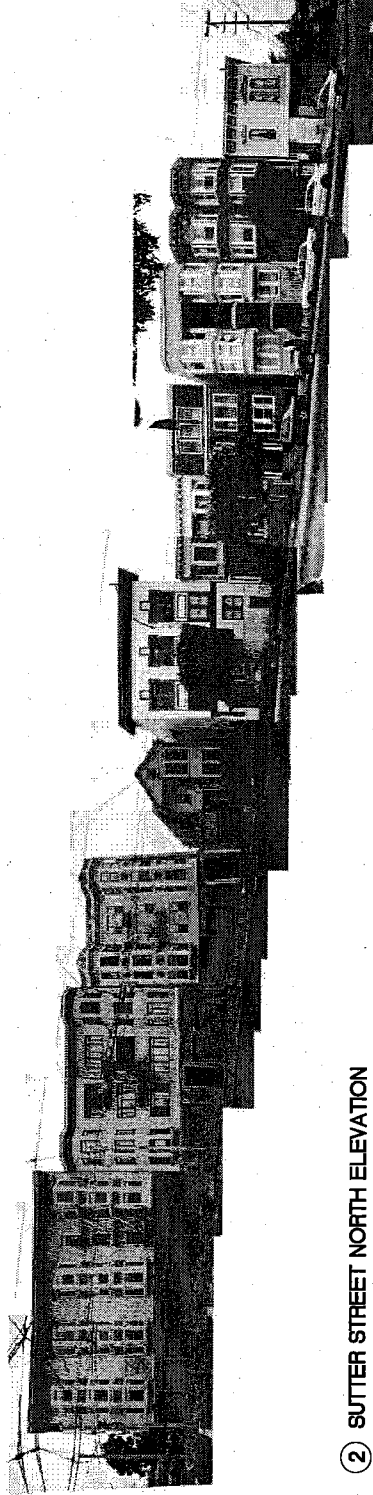
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B+A

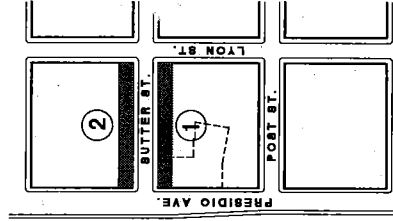
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① SUTTER STREET SOUTH ELEVATION



② SUTTER STREET NORTH ELEVATION



A13

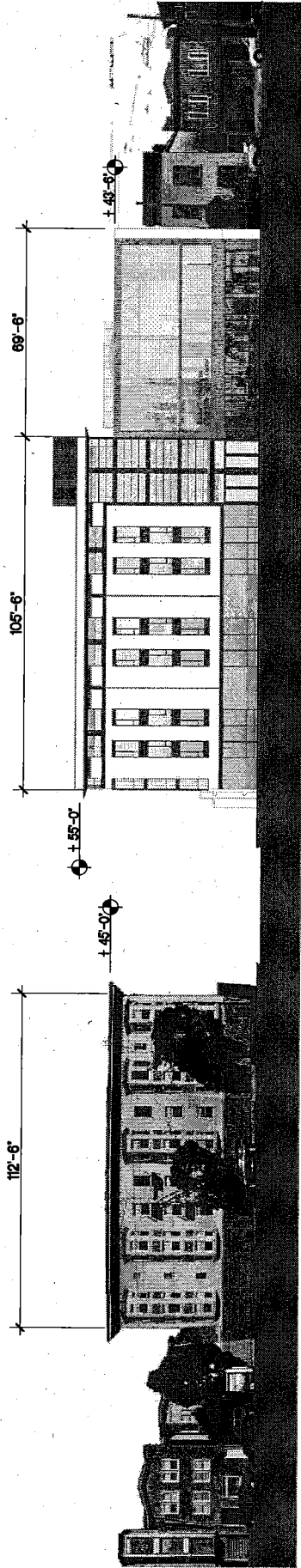
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ecb 38 Meyer Avenue, San Francisco, California 94109

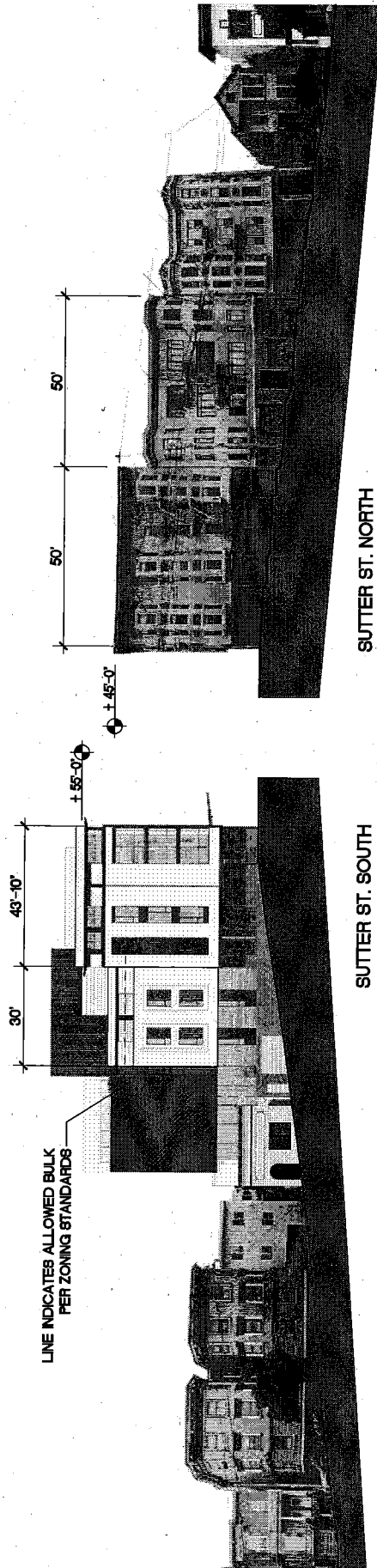
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San Francisco, California

E + A



PRESIDIO AVE. EAST
ELEVATION



SUTTER ST. SOUTH
ELEVATION

SUTTER ST. NORTH
ELEVATION

A14

ecb
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San Francisco, California

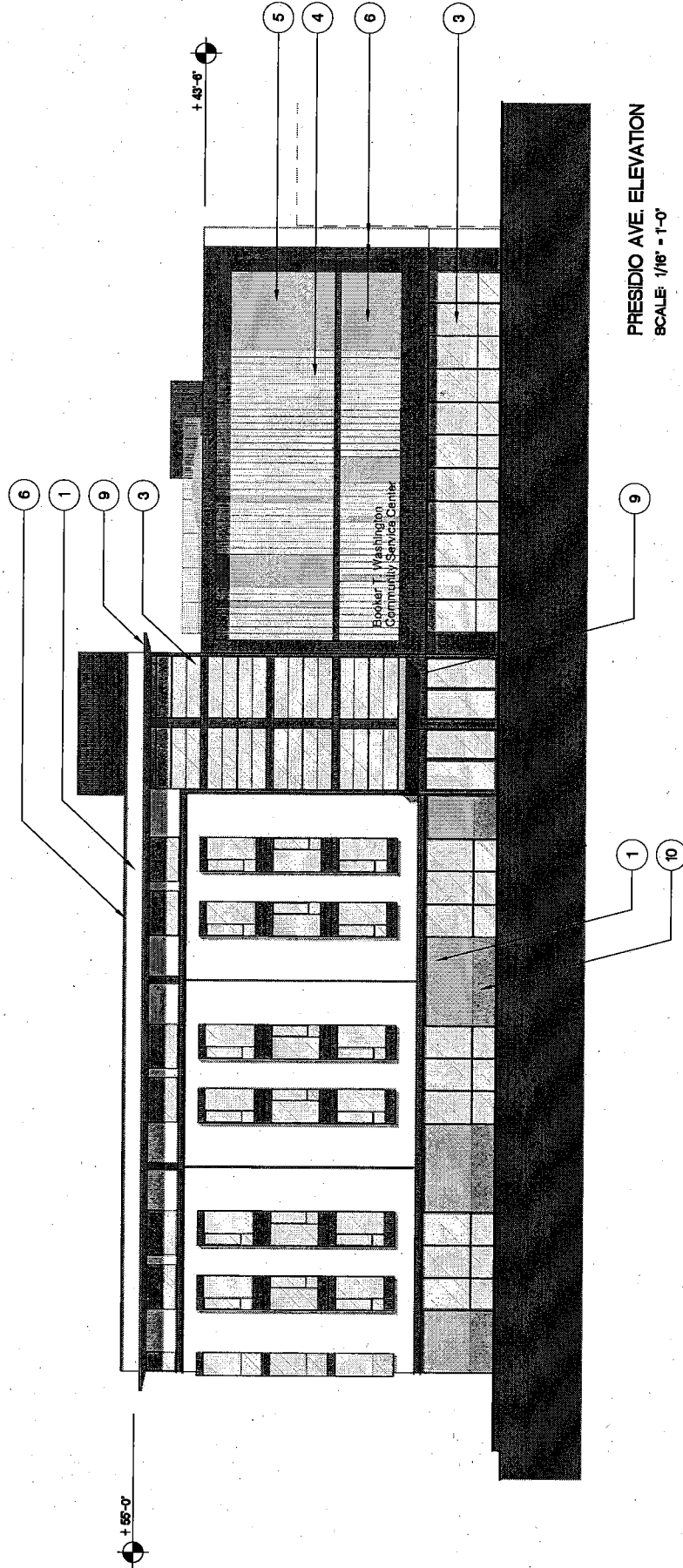
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B + A

LEGEND:

- 1 EXTERIOR PLASTER ON CAVITY WALL
- 2 HARDE PLANK ON CAVITY WALL
- 3 1" INSULATED GLASS UNIT W/ ALUM. FRAME
- 4 DOUBLE GLAZED TRANSLUCENT CHANNEL GLASS W/ INSULATION
- 5 INSULATED METAL PANEL
- 6 METAL PANEL

- 7 CAST IN PLACE CONCRETE
- 8 GUARDRAIL VERT. FTD 8TL. PICKET, TOP + BOT. RAIL
- 9 PROJECTED CORNICE W/ MTL. PANEL FINISH
- 10 EXTERIOR TILE
- 11 CAST CONCRETE
- 12 HIGH DENSITY PHENOLIC RESIN PANEL W/ WOOD FINISH



PRESIDIO AVE. ELEVATION
SCALE: 1/8" = 1'-0"

A15



ecb 38 Kiyota Avenue, San Francisco, California 94119

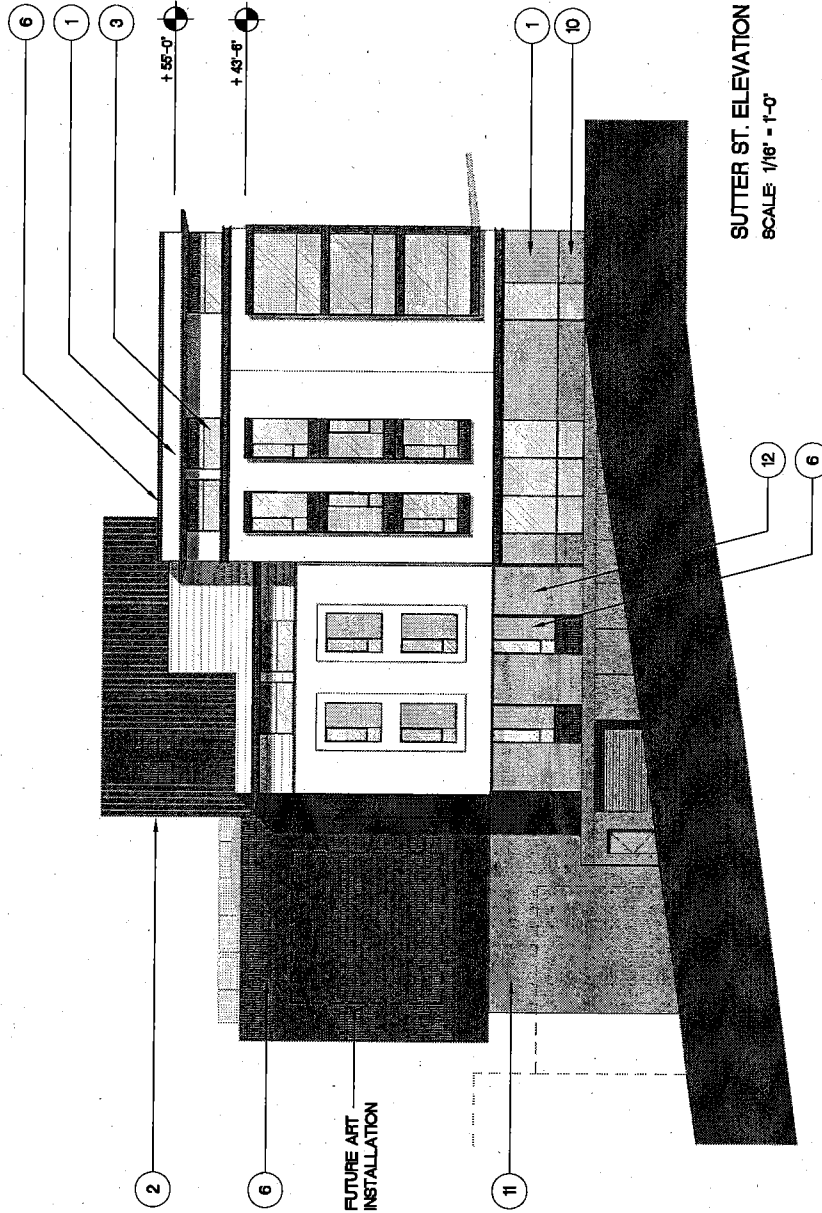


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LEGEND:

- 1 EXTERIOR PLASTER ON CAVITY WALL
- 2 HARDE PLANK ON CAVITY WALL
- 3 1" INSULATED GLASS UNIT W/ ALUM. FRAME
- 4 DOUBLE GLAZED TRANSLUCENT CHANNEL GLASS W/ INSULATION
- 5 INSULATED METAL PANEL
- 6 METAL PANEL

- 7 CAST IN PLACE CONCRETE
- 8 GUARDRAIL VERT. PTD 8TL. POCKET, TOP + BOT. RAIL
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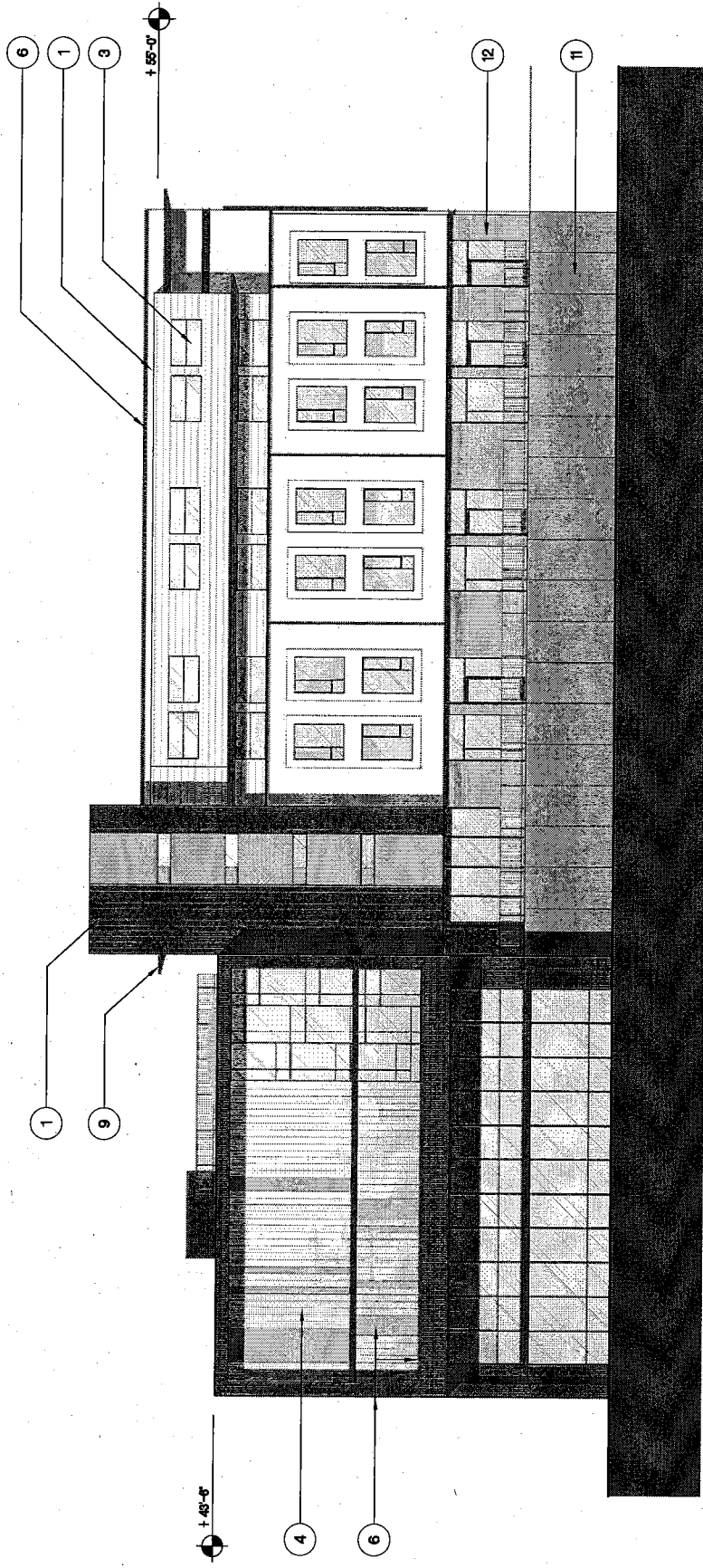


SUTTER ST. ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND:

- 1 EXTERIOR PLASTER ON CAVITY WALL
- 2 HARDIE PLANK ON CAVITY WALL
- 3 1" INSULATED GLASS UNIT W/ ALUM. FRAME
- 4 DOUBLE GLAZED TRANSLUCENT CHANNEL GLASS W/ INSULATION
- 5 INSULATED METAL PANEL
- 6 METAL PANEL

- 7 CAST IN PLACE CONCRETE
- 8 GUARDRAIL VERT. FTD 8TL PICKET, TOP + BOT. RAIL
- 9 PROJECTED CORNICE W/ MTL. PANEL FINISH
- 10 EXTERIOR TILE
- 11 CAST CONCRETE
- 12 HIGH DENSITY PHENOLIC RESIN PANEL W/ WOOD FINISH



REAR YARD ELEVATION
SCALE: 1/16" = 1'-0"

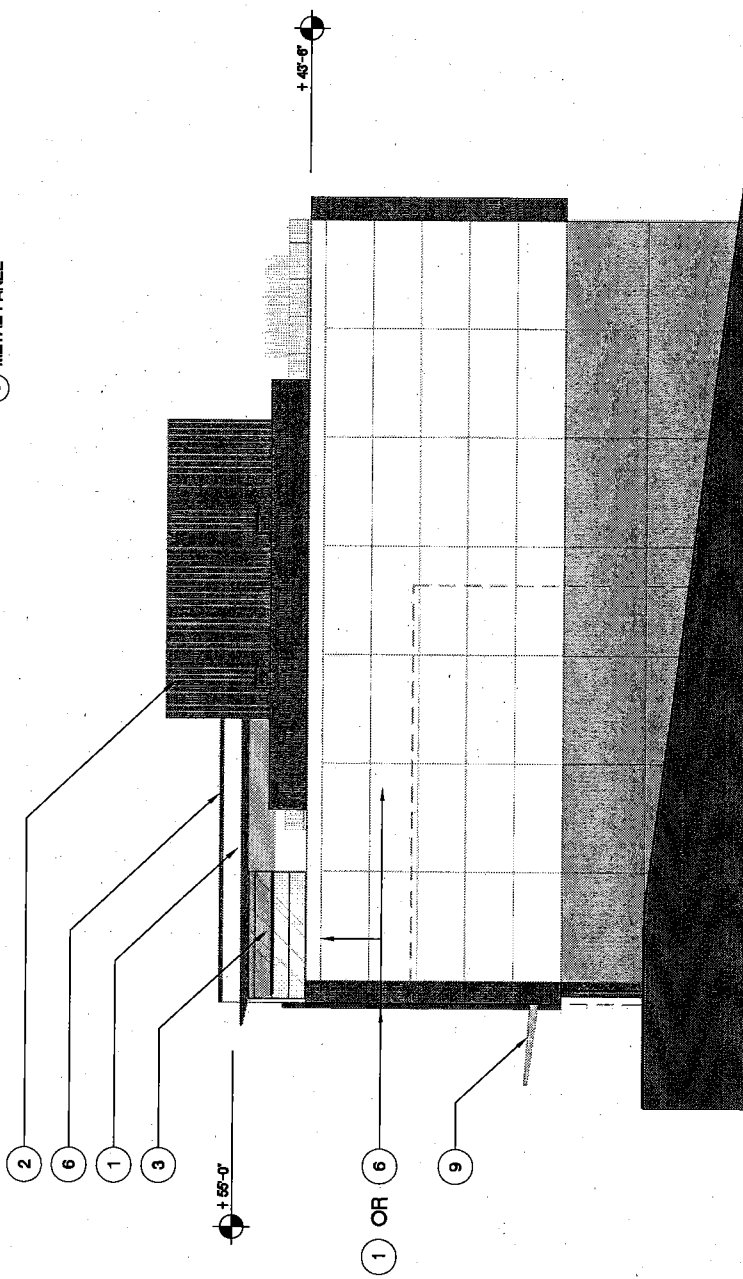
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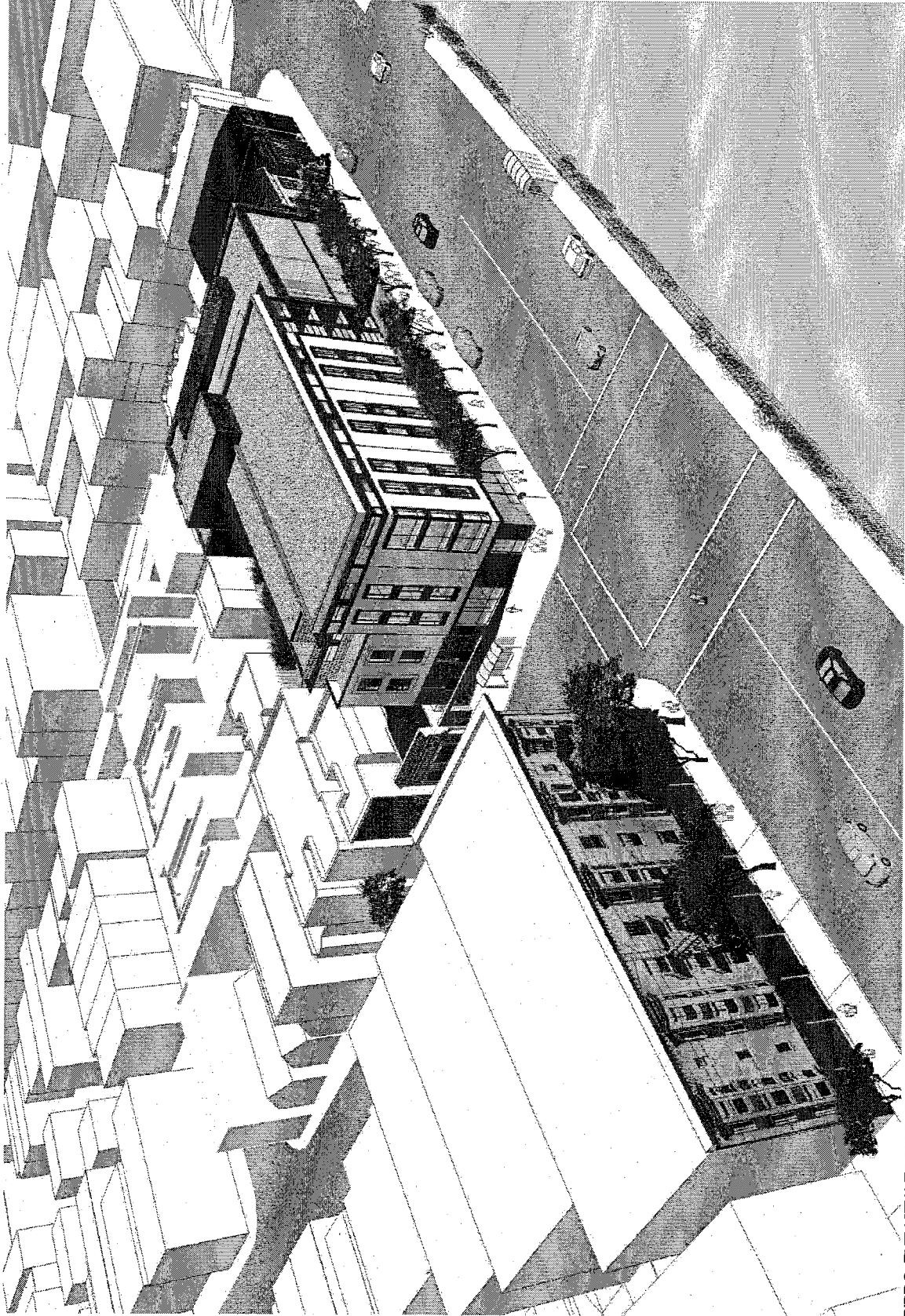
ecb 38 Koyote Avenue, San Francisco, California 94128
B+A 601 California St., Suite 1200, San Francisco, CA 94101 | T: 415.441.8787 | www.brandandallen.com

LEGEND:

- ① EXTERIOR PLASTER ON CAVITY WALL
- ② HARDE PLANK ON CAVITY WALL
- ③ 1" INSULATED GLASS UNIT W/ ALUM. FRAME
- ④ DOUBLE GLAZED TRANSLUCENT CHANNEL GLASS W/ INSULATION
- ⑤ INSULATED METAL PANEL
- ⑥ METAL PANEL
- ⑦ CAST IN PLACE CONCRETE
- ⑧ GUARDRAIL VERT. FTD 8TL PICKET, TOP + BOT. RAIL
- ⑨ PROJECTED CORNICE W/ MTL. PANEL FINISH
- ⑩ EXTERIOR TILE
- ⑪ CAST CONCRETE
- ⑫ HIGH DENSITY PHENOLIC RESIN PANEL W/ WOOD FINISH



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



BIRDS-EYE VIEW FROM PRESIDIO AVE.

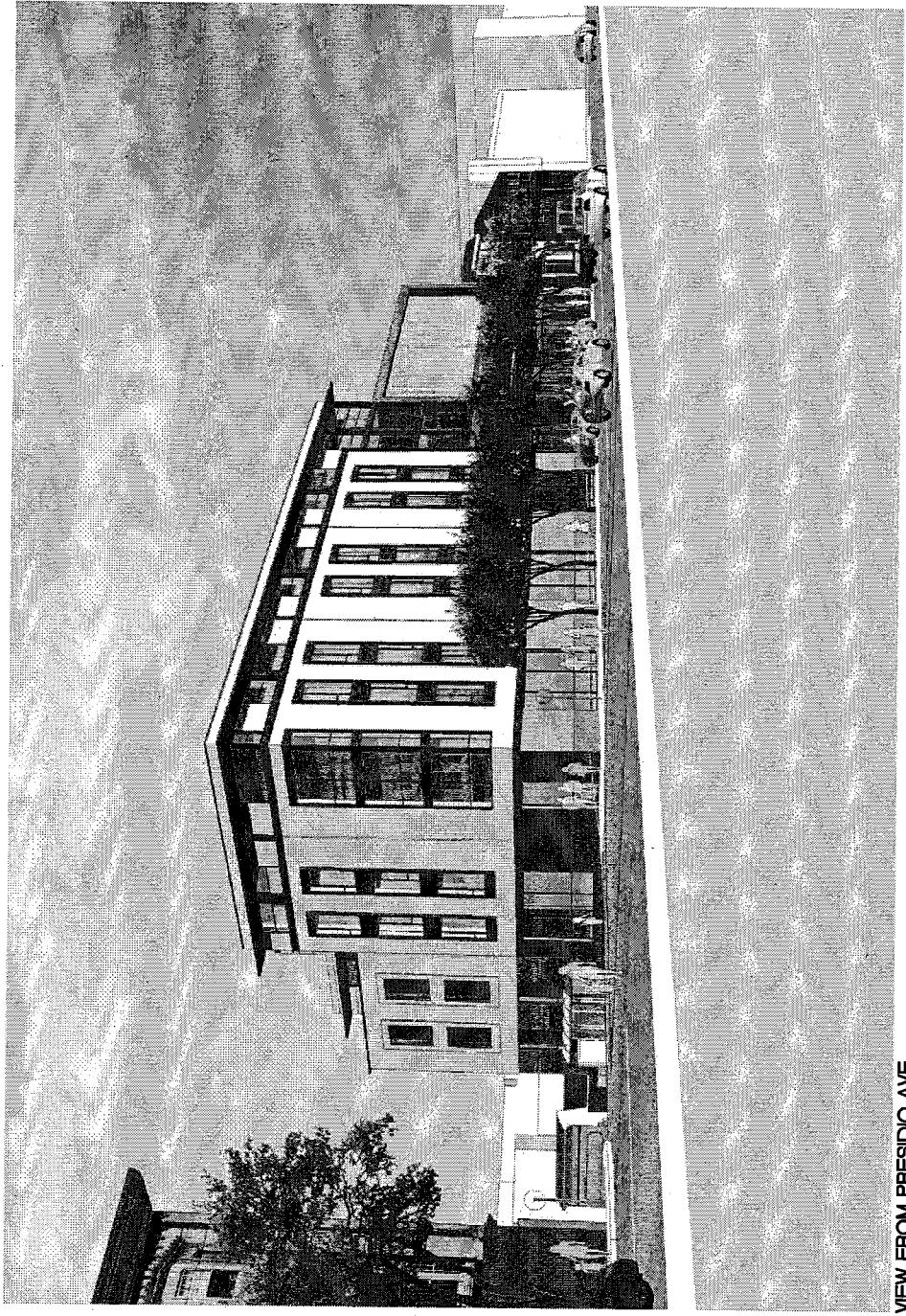
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San Francisco, California

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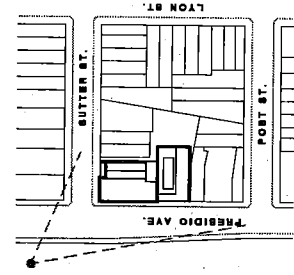
A19





VIEW FROM PRESIDIO AVE.

800 Presidio / BTW Community Center April 20, 2011
 3011 Lombard, California



A20

ecb 36 Kipler Avenue, San Francisco, California 94129

ecb

B + A

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VIEW FROM PRESIDIO AVE. / POST STREET

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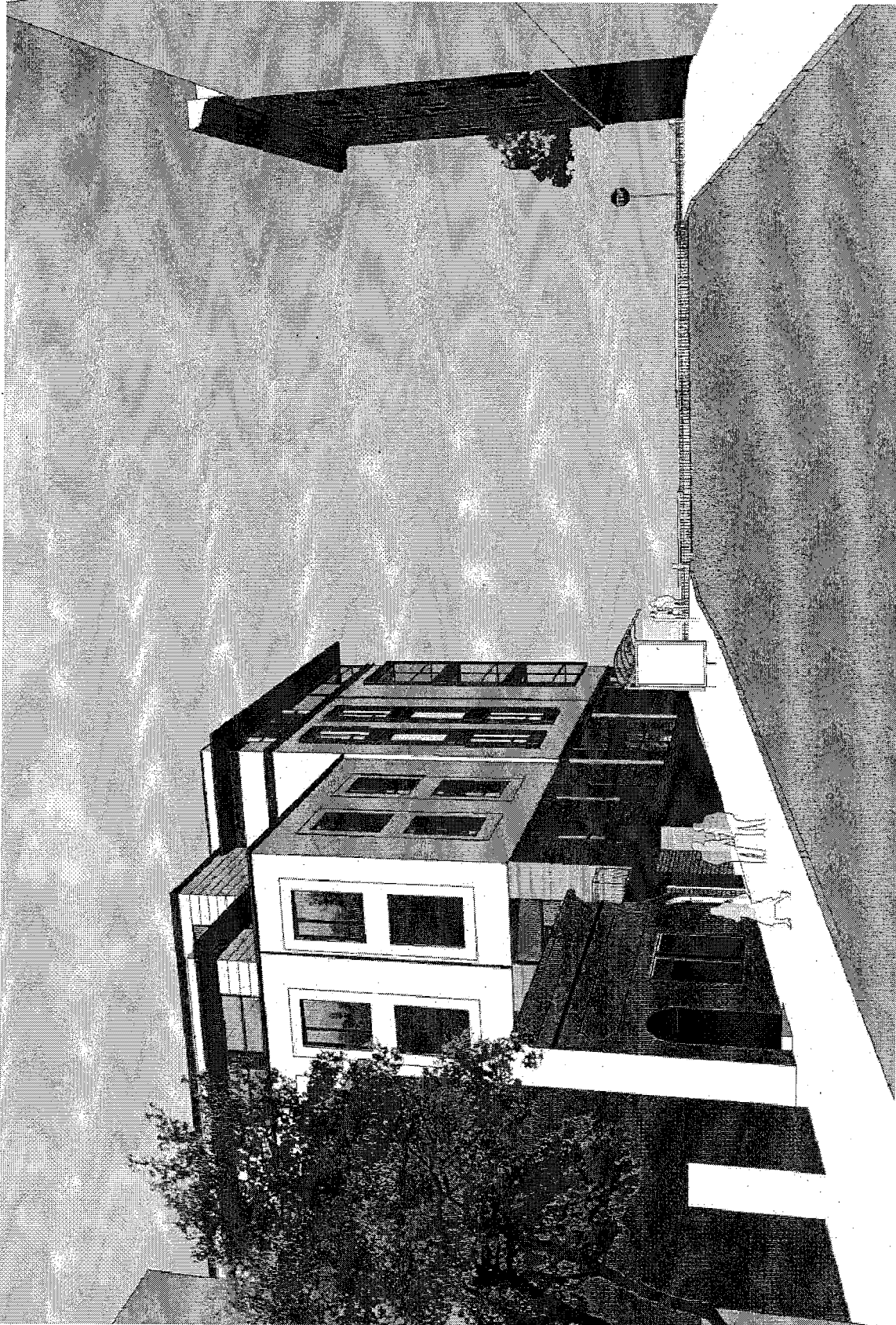
e c d 30 Kiyer Avenue, San Francisco, California 94129



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A21



VIEW FROM SUTTER STREET

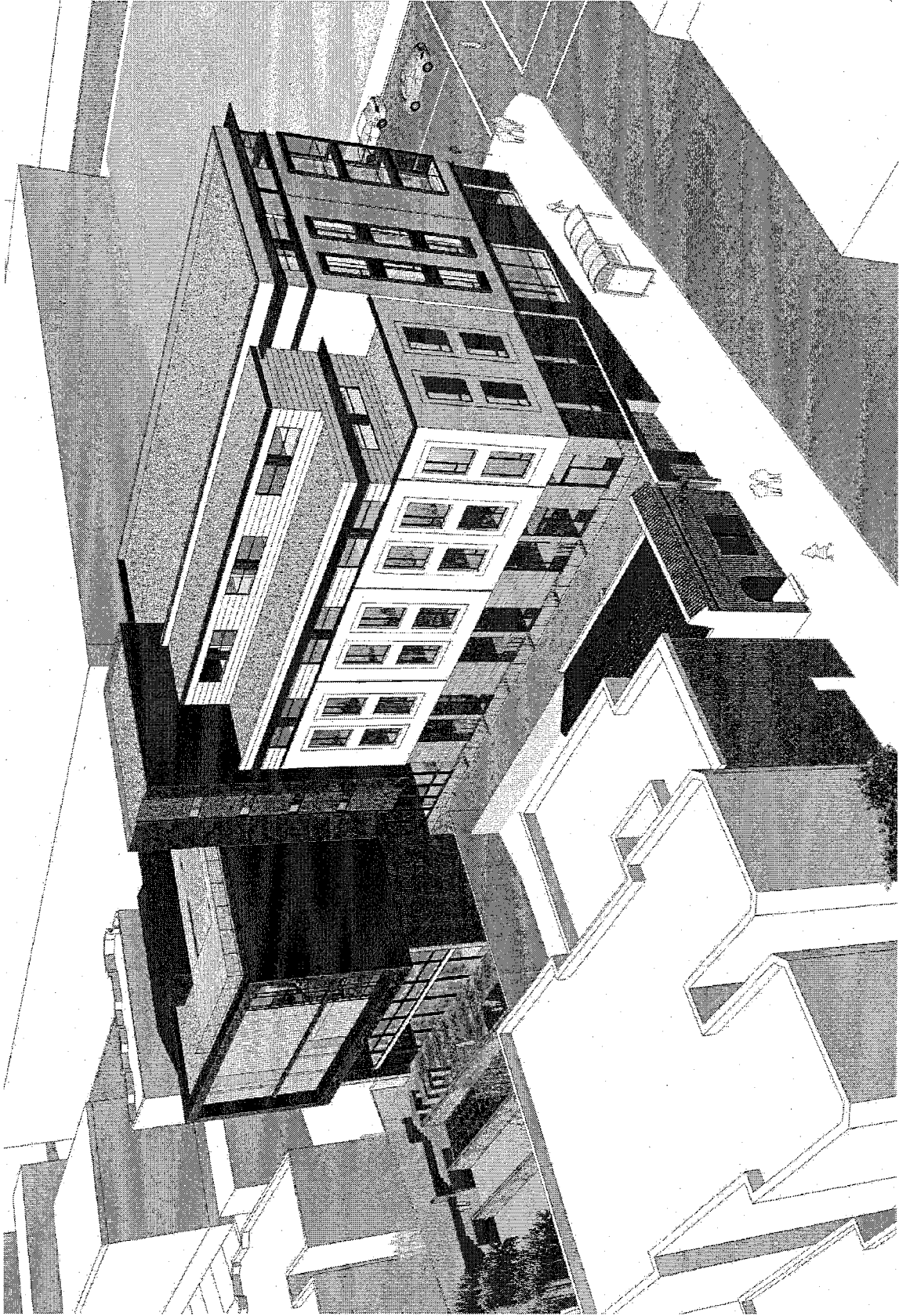
800 Presidio / BTW Community Center
San Francisco, California
April 20, 2011

ecb 38 Kippur Avenue, San Francisco, California 94124
BRAND + ALLEN ARCHITECTS, INC. 491 California St., Suite 1230, San Francisco, CA 94101 T: 415.441.8782 | www.brandallen.com

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BIRDS-EYE VIEW FROM SUTTER STREET

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San Francisco, California

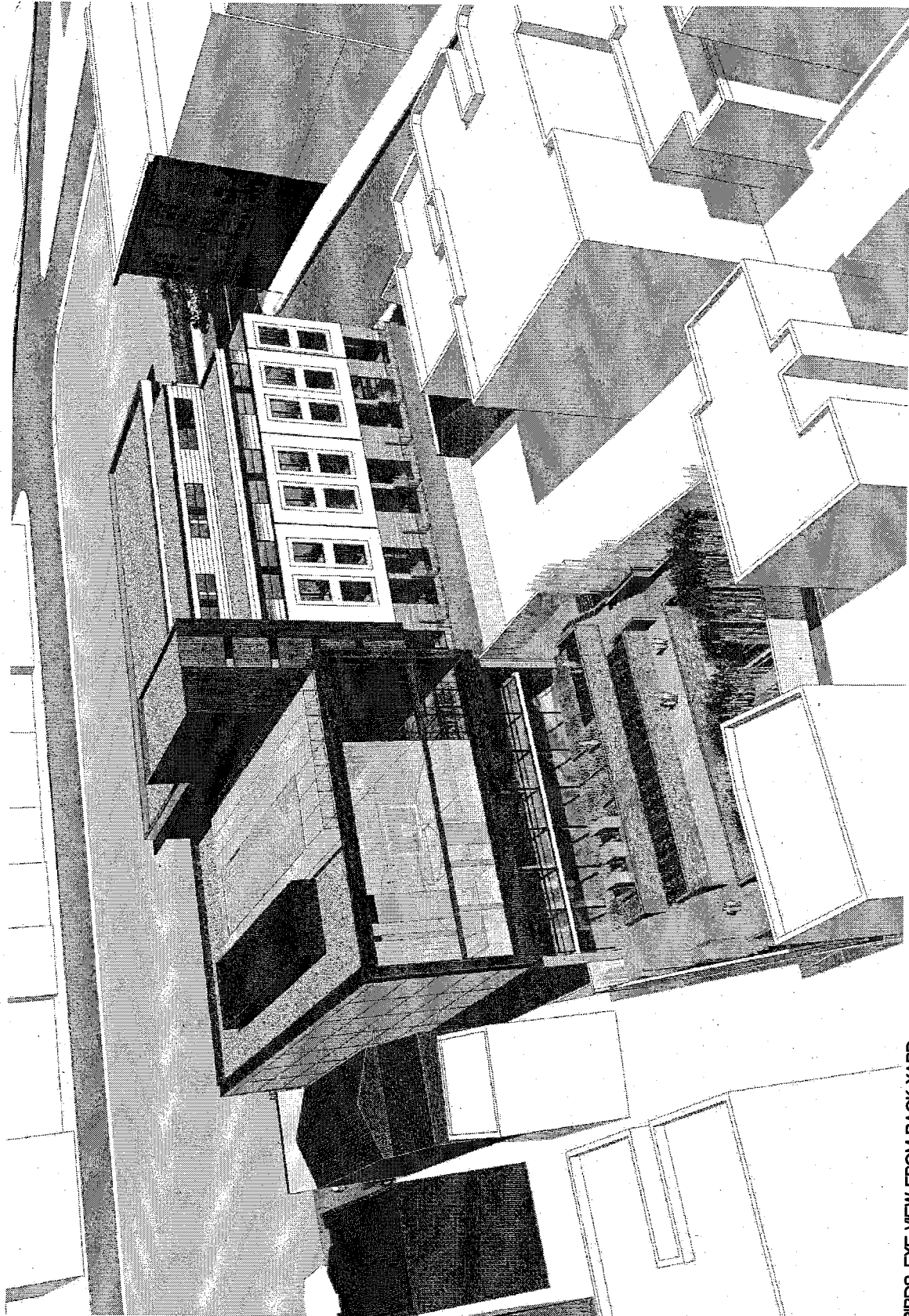
ecb 38 Hayes Avenue, San Francisco, California 94102

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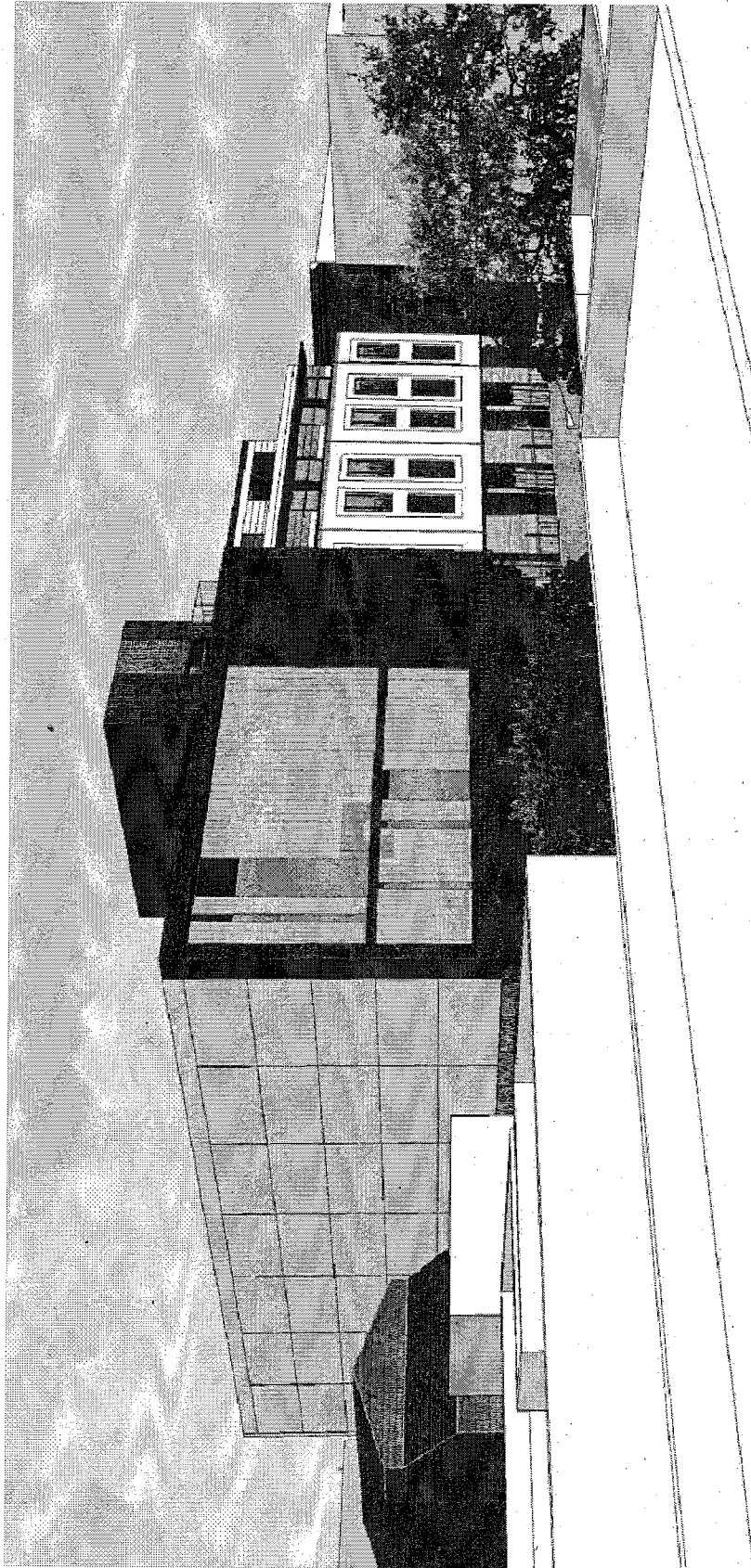


BIRDS-EYE VIEW FROM BACK YARD

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San Francisco, California

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A25

VIEW FROM POST STREET. VIEWPOINT 45' ABOVE STREET LEVEL

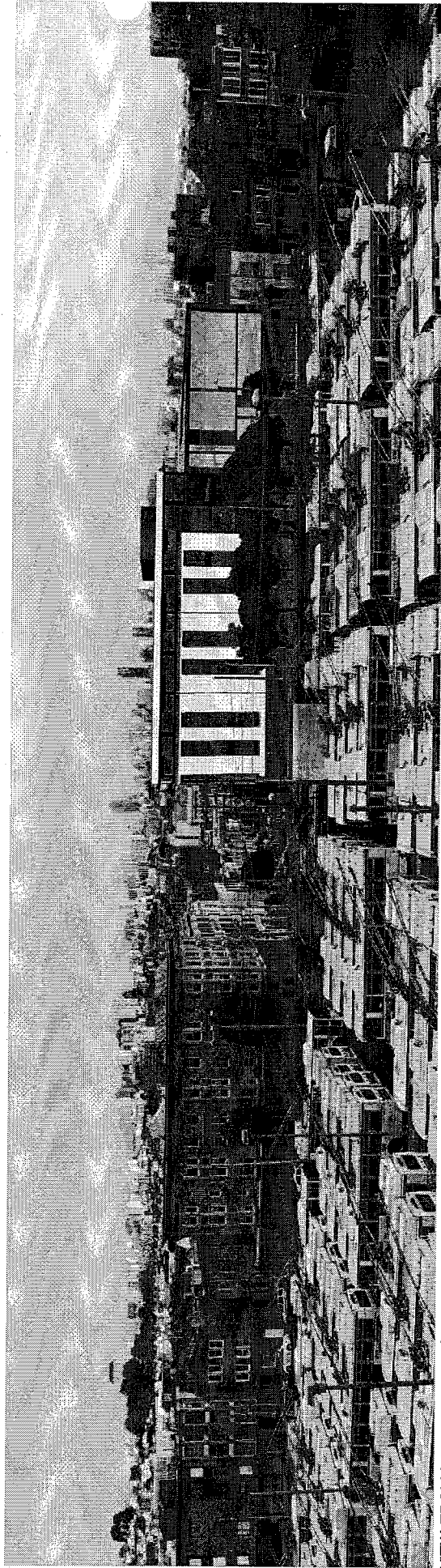
6 CD 38 Hayes Avenue, San Francisco, California 94102

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VIEW FROM MASONIC AVE. (SIDEWALK)

A26

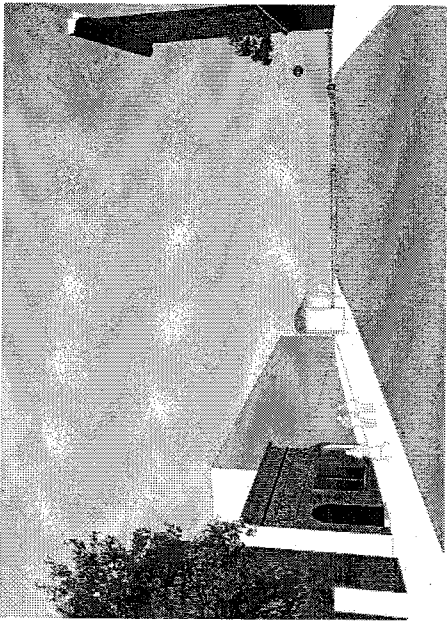


ecb 38 Hayes Avenue, San Francisco, California 94102

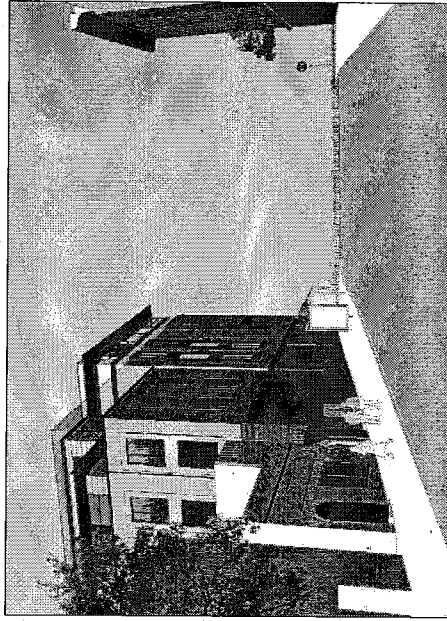


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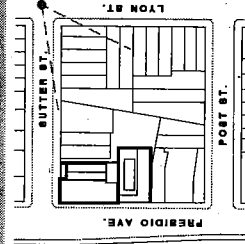
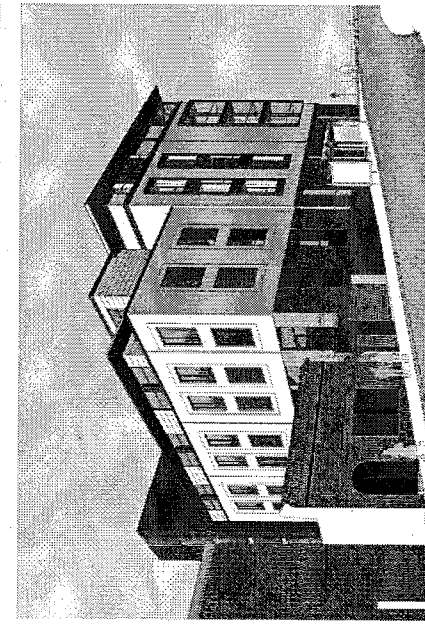
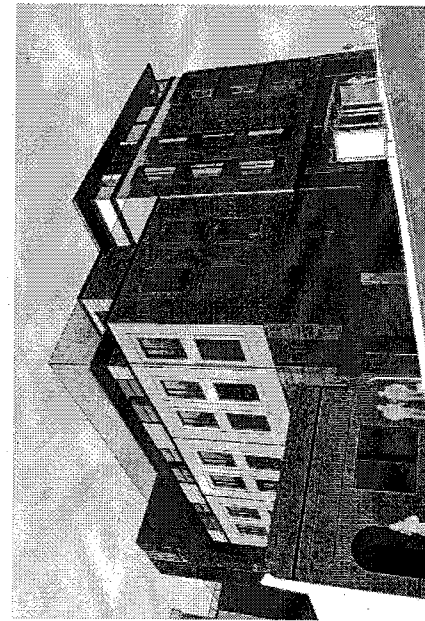
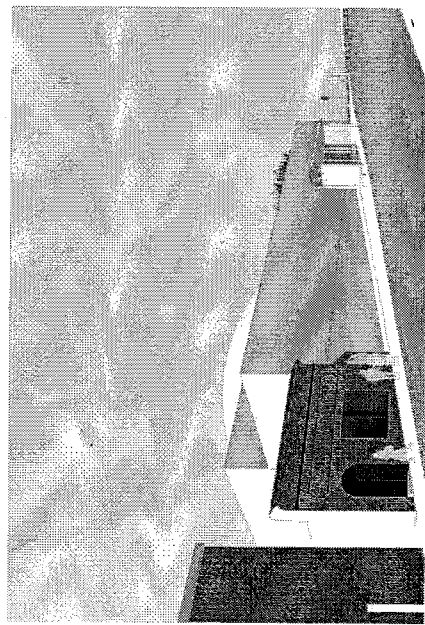
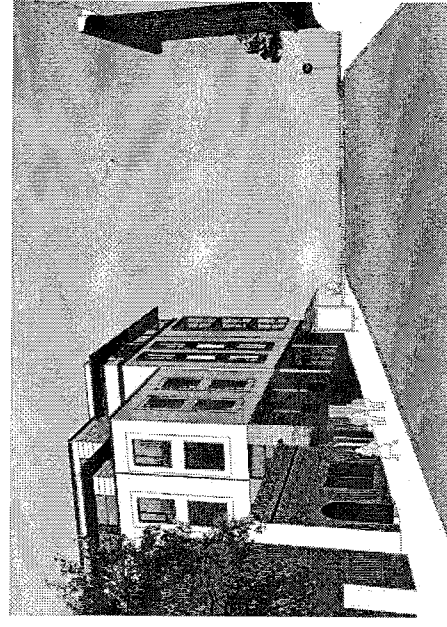
EXISTING BTW COMMUNITY CENTER (SUTTER ST)



ALLOWABLE MASSING (SUTTER ST)



CURRENT DESIGN (SUTTER ST)



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San Francisco, California



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800 PRESIDIO AVENUE (BOOKER T. WASHINGTON COMMUNITY CENTER) MIXED-USE PROJECT

Environmental Impact Report

Planning Department Case No. 2006.0868E

State Clearing House No. 2008032037

Draft EIR Publication Date: June 23, 2010

Draft EIR Public Hearing Date: August 5, 2010

Draft EIR Public Comment Period: June 23, 2010 through August 10, 2010

Written comments should be sent to:

Environmental Review Officer | 1650 Mission Street, Suite 400 | San Francisco, CA 94103



SAN FRANCISCO
PLANNING
DEPARTMENT



800 PRESIDIO AVENUE (BOOKER T. WASHINGTON COMMUNITY CENTER) MIXED-USE PROJECT

EIR Response to Comments

Planning Department Case No. 2006.0868E

State Clearing House No. 2008032037

Prepared for
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

April 14, 2011



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