



NOTICE OF PROJECT ELIGIBLE FOR AB-2162 APPROVAL

Date: 7/5/2023
BPA No.: 202306059259
Planning Record No. 2023-003263PRJ
Project Address: 1515 SOUTH VAN NESS AVE
Zoning: NCT (MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT) District
Calle 24 Special Use District
55-X,65-X Height and Bulk District
Block/Lot: 6571 / 008
Project Sponsor: Laura Daza-Garcia
Mission Economic Development Agency
2301 Mission Street, Suite 303
San Francisco, CA 94110
Staff Contact: Gabriela Pantoja- 628-652-7380
Gabriela.Pantoja@sfgov.org

Project Description

This proposal is for the lot merger of three lots into an approximately 34,886 square foot development lot, the demolition of a two-story commercial building, and the construction of a nine-story, mixed use building with 168 dwelling units, approximately 5,601 square feet of Child Care (Early Learning Center (ELC)), and approximately 2,545 square feet of Community Serving Non-Profit space.

AB-2162 Eligibility Checklist

The Planning Department has determined that the project, as proposed, is eligible for approval under Assembly Bill 2162 (California Government Code Sections 65583 and 65650) in conjunction with the State Density Bonus Law (California Government Code Section 65915).

- Affordability:** All the proposed residential units must be dedicated as affordable to households at 80% AMI or below for a period of at least 55 years. At least 25% of the total number of units, or 12 units (whichever is greater) must be restricted for residents of Supportive Housing who meet the Target Population. If there are fewer than 12 units in the project, then the entire project must be restricted for residents of Supportive Housing.
- Supportive Services:** Supportive Services include, but are not limited to, a combination of subsidized. Permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy. For projects with 20 units or fewer, at least 90

square feet of space must be dedicated to supportive services. For projects with more than 20 units at least 3% of the non-residential floor area must be dedicated to supportive services.

- Zoning:** The project must be in a District that allows for multifamily (2 or more units) or mixed-use zoning.
- Replacement of Existing Units:** If the project demolishes any existing residential unit, then the project must include replacement unit(s) in the Supportive Housing Development in the manner described in CA Govt. Code Section 65915(c)(3).
- Amenities:** Each unit, excluding the manager's unit, must have at least a bathroom, refrigerator, stovetop, and sink.
- Consistent with Objective Standards:** The project must comply with objective, written development standards and policies which apply to other multifamily developments within the same Zoning District. Such objective standards are those that require no personal or subjective (discretionary) judgement, such as objective dimensional requirements, and as otherwise set forth below.

Review Timeline

The AB 2162 Application an accompanying site permit for the project at **1515 SOUTH VAN NESS AVE** was accepted on June 5, 2023. Pursuant to Government Code Sections 65583 and 65650, the Planning Department must complete any necessary design review within 30 days of application submittal, not including time spent waiting for applicant response to Planning Department requirements. Provided the application is complete, the Planning Department must complete design review by July 5, 2023. This notice serves only to confirm eligibility for using AB-2162; Planning staff may request additional information, as required, to complete their review. Design review or public oversight must be completed in 60 days for projects with 50 or fewer units and 120 days for projects with more than 50 units. The project sponsor will receive a Notice of Final AB-2162 Approval upon completion of design review. Please note that the Planning Director may decide on a case by case basis, to schedule a design review hearing at the Planning Commission and/or Historic Preservation Commission.