

File No. 131086

Committee Item No. 3

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date January 27, 2014

Board of Supervisors Meeting Date \_\_\_\_\_

#### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
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Completed by: Andrea Ausberry Date January 23, 2014

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

1 [Planning Code - 1500 Page Street Affordable Housing Special Use District]

2  
3 **Ordinance amending the Planning Code, to establish the 1500 Page Street Affordable**  
4 **Housing Special Use District (SUD) for the property located at 1500 Page Street**  
5 **(Assessor's Block No. 1223, Lot No. 004); amend the Zoning Map to add the Affordable**  
6 **Housing SUD and modify the height and bulk limits for the lot, and repeal the**  
7 **provisions establishing the 1500 Page Street Residential Care SUD and the permitted**  
8 **building height for the Residential Care SUD; affirming the Planning Department's**  
9 **California Environmental Quality Act findings; and making findings of consistency with**  
10 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

11  
12 Note: Additions are *single-underline italics Times New Roman*;  
13 deletions are *strikethrough italics Times New Roman*.  
14 Board amendment additions are double underlined.  
15 Board amendment deletions are ~~strikethrough normal~~.  
16 Asterisks (\* \* \* \*) indicate the omission of unchanged Code  
17 subsections or parts of tables.

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

19 Section 1. Findings.

20 A. On June 25, 2013, Mercy Housing California ("Applicant") filed entitlement  
21 applications with the Planning Department for the conversion of a vacant SRO building  
22 adjacent to St. Agnes Catholic Church at the northwest corner of Page Street and Masonic  
23 Avenue (Block 1223, Lot 004) to an affordable housing development containing up to sixteen  
24 dwellings for low-income households and one manager's unit ("Project"). In order for the  
25 Project to proceed and be developed as contemplated by the Applicant, amendments to  
certain provisions of the Planning Code are required.

1           B.     At a duly noticed public hearing held on December 19, 2013, the Planning  
2 Commission found that the public necessity, convenience, and general welfare required the  
3 approval of the proposed Planning Code and Zoning Map amendments, and by Resolution  
4 No. 19054 recommended them for approval. The Planning Commission found that the  
5 proposed Planning Code and Zoning Map amendments were, on balance, consistent with the  
6 City's General Plan, and with Planning Code Section 101.1(b). A copy of said Resolution is on  
7 file with the Clerk of the Board of Supervisors in File No. 131086 and is incorporated herein by  
8 reference.

9           C.     Pursuant to Planning Code Section 302, the Board of Supervisors finds that  
10 these Planning Code and Zoning Map amendments will serve the public necessity,  
11 convenience, and welfare for the reasons set forth in Planning Commission Resolution No.  
12 19054.

13           D.     The Board of Supervisors finds that this ordinance is in conformity with the  
14 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set  
15 forth in Planning Commission Resolution No. 19054, and hereby incorporates those reasons  
16 by reference.

17           E.     The Planning Department issued a Certificate of Determination of categorical  
18 exemption/exclusion from environmental review, finding that the Project is exempt from  
19 environmental review under the General Rule Exclusion (Section 15061(b)(3) of the CEQA  
20 Guidelines). The Board of Supervisors hereby affirms this determination. Said determination is  
21 on file with the Clerk of the Board of Supervisors in File No. 131086 and is incorporated herein  
22 by reference.

23           F.     Since the Planning Department issued the Certificate of Exemption and  
24 approved a Conditional Use authorization for the Project (contingent on this ordinance being  
25 enacted), the Board finds that there have been no substantial changes to the Project that

1 would require major revisions to the Certificate of Determination or result in new significant  
2 environmental impacts; no substantial changes in circumstances have occurred that would  
3 require major revisions to the Certificate of Determination or result in new significant  
4 environmental impacts that were not evaluated in the Certificate of Determination; no new  
5 information has become available that was not known and could not have been known at the  
6 time the Certificate of Determination was issued and that would result in new significant  
7 environmental effects.

8  
9 Section 2. The Planning Code is hereby amended by adding Section 249.47, to read  
10 as follows:

11 **SEC. 249.47. 1500 PAGE STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT.**

12 (a) General. A special use district entitled the "1500 Page Street Affordable Housing Special  
13 Use District," consisting of Assessor's Block 1223, Lot 004, is hereby established for the purposes set  
14 forth below. The boundaries of the 1500 Page Street Affordable Housing Special Use District are  
15 designated on Sectional Map No. SU06 of the Zoning Map.

16 (b) Purpose. The purpose of the special use district is to facilitate the rehabilitation of a vacant  
17 residential care facility to be used for up to 16 residential dwelling units for persons who qualify as  
18 "lower income households" or "very low income households," as defined by this Section 249.47, and  
19 one manager's unit.

20 (c) Definitions. For purposes of this Section, the following definitions shall apply:

21 (1) "Lower income households" shall be as defined in Section 50079.5 of the California  
22 Health and Safety Code.

23 (2) "Very low income households" shall be as defined in Section 50105 of the  
24 California Health and Safety Code.

1           (d) Use Controls. In this special use district, all applicable provisions of the Planning Code  
2 shall continue to apply, except as otherwise provided in this Section 249.47. A conditional use  
3 approval shall be required for any development subject to this Section 249.47 and such conditional use  
4 may modify or grant the following exceptions from or modifications to the requirements of this Code if  
5 the facts presented establish that the exception or modification satisfies the criteria of subsections  
6 303(c)(1) through 303(c)(3) of this Code. In determining whether to allow exceptions under this Section  
7 249.47, the Planning Commission shall, in addition to the criteria set forth in Section 303(c) of this  
8 Code, consider the extent to which the project seeking the exception would be available to persons who  
9 qualify as “lower income households” or “very low income households.”

10           The following exceptions to or modifications from the requirements of this Code are  
11 appropriate in order to further the goal of preserving and enhancing a residential use for persons who  
12 qualify as “lower income households” or “very low income households.”

13           (1) Dwelling Unit Density. Dwellings for lower income households and very low  
14 income households plus one manager’s unit at a density ratio of up to one dwelling unit for each  
15 approximately 295 square feet of lot area are permitted.

16           (2) Usable Open Space. There shall be a minimum of approximately 69 square feet of  
17 usable common space for each dwelling unit with a minimum horizontal dimension of 11 feet.

18           (3) Dimensions of Usable Open Space. One dimension in each of the proposed open  
19 spaces may be a minimum horizontal of 11 feet.

20           (4) Obstructions in Required Rear Yard. One fence/gate system no more than 11 feet in  
21 height may be permitted as an obstruction in the required rear yard.

22           (5) Obstructions in Required Front Setback. One fence/gate system no more than 11  
23 feet in height may be permitted as an obstruction in the required front setback.

24           (6) Unit Exposure. The dwelling unit exposure requirement shall not apply to up to five  
25 units that face the north property line.

1                    (7) Removal of Existing Off-Street Parking. The removal of two existing off-street  
2 parking spaces shall be permitted.

3                    (e) Sunset Provision. This Section 249.47 shall expire five years after its initial effective date  
4 unless the development authorized by this Section has received a building permit or, in the case of a  
5 site permit, an addendum that authorizes construction of the development, or the Board of Supervisors  
6 extends or re-enacts this Section 249.47 before its expiration date. Upon expiration of this Section  
7 249.47, the City Attorney shall cause it to be removed from the Planning Code.

8  
9                    Section 3. The Zoning Map of the City and County of San Francisco is hereby  
10 amended by amending Sectional Map SU06, as follows:

<u>Description of Property</u>	<u>Special Use District Hereby Superseded</u>	<u>Special Use District Hereby Approved</u>
Assessor's Block 1223, Lot 004	1500 Page Street Residential Care SUD	1500 Page Street Affordable Housing SUD

15                    Section 4. The Zoning Map of the City and County of San Francisco is hereby  
16 amended by amending Sectional Map HT06, as follows:

<u>Description of Property</u>	<u>Height and Bulk District Hereby Superseded</u>	<u>Height and Bulk District Hereby Approved</u>
Assessor's Block 1223, Lot 004	55-X	40-X

21                    Section 5. The Planning Code is hereby amended by deleting Sections 249.41A and  
22 263.22A, as follows:

23 ~~**SEC. 249.41A. 1500 PAGE STREET RESIDENTIAL CARE SPECIAL USE DISTRICT.**~~

24                    ~~*In order to facilitate the rehabilitation, expansion and continued use of the building at 1500*~~  
25 ~~*Page Street for residential care, there shall be established the 1500 Page Street Residential Care*~~

1 ~~Special Use District, located at 1500 Page Street at the northwest corner of Page Street and Masonic~~  
2 ~~Avenue, applicable to Assessor's Block 1223, Lot 004, as designated on Sectional Map 6SU of the~~  
3 ~~Zoning Maps of the City and County of San Francisco. The following provisions shall apply within the~~  
4 ~~Special Use District:~~

5 ~~(a) Purposes. To provide for the rehabilitation and expansion of a building used for residential~~  
6 ~~care to provide permanent and supportive housing up to 55 formerly homeless people between the ages~~  
7 ~~of 18 and 88 on a 24-hour basis who meet the definition of "Lower income households" and/or "Very~~  
8 ~~low income households" as defined by this section.~~

9 ~~(b) For purposes of this Section, the following definitions shall apply:~~

10 ~~(1) "Lower income households" is defined in Section 50079.5 of the Health and Safety~~  
11 ~~Code.~~

12 ~~(2) "Very low income households" is defined in Section 50105 of the Health and Safety~~  
13 ~~Code.~~

14 ~~(c) In this special use district, all applicable provisions of the Planning Code shall continue to~~  
15 ~~apply, except as otherwise provided in this section 249.41.~~

16 ~~(d) In this special use district, a modification to or exception from otherwise applicable~~  
17 ~~requirements of this Code may be appropriate in order to further the goal of maintaining and creating~~  
18 ~~new permanent supportive housing for lower and very low income households and residents with~~  
19 ~~special needs. A conditional use approval shall be required for any development subject to this Section~~  
20 ~~249.41 and such conditional use may modify or grant the following exceptions from or modifications to~~  
21 ~~the requirements of this Code, if the facts presented establish that the modification or exception~~  
22 ~~satisfies the criteria of Subsections 303(e)(1) through 303(e)(3) of this Code. The following~~  
23 ~~modifications to or exceptions from the requirements of this Code are appropriate in order to further~~  
24 ~~the goal of preserving and enhancing a residential care use for lower and very low income households,~~  
25 ~~and those with special needs.~~

1                   ~~(1) A modification of or exception to Section 209.3(e) to permit the expansion of a use~~  
2 ~~which is permitted only through conditional use authorization;~~

3                   ~~(2) A modification or exception to Section 124 to allow the maximum floor area ratio to~~  
4 ~~be 2.89:1;~~

5                   ~~(3) A modification or exception to the provisions of Sections 188 and 134 to allow the~~  
6 ~~construction of a required exterior stairway located within the rear yard setback parallel to the west~~  
7 ~~property line;~~

8                   ~~(e) In evaluating a conditional use application to grant the exceptions or modifications to the~~  
9 ~~Planning Code pursuant to this section, the Planning Commission shall consider the extent to which~~  
10 ~~occupying the residential care use would be affordable to the facility occupants and program~~  
11 ~~participants, in addition to the considerations and findings required by Planning Code Section 303.~~

12                   ~~(f) In the event that the residential care facility described in subsection (a) has not received a~~  
13 ~~certificate of final completion or certificate of final occupancy by December 31, 2011, the authorization~~  
14 ~~and right vested by this ordinance shall be deemed void and cancelled, and this section 249.37 shall~~  
15 ~~expire on January 1, 2012.~~

16 **~~SEC. 263.22A. HEIGHT LIMITS: PERMITTED BUILDING HEIGHT IN THE 1500 PAGE~~**  
17 **~~STREET RESIDENTIAL CARE SPECIAL USE DISTRICT.~~**

18                   ~~(a) General. In the 1500 Page Street Residential Care Special Use District, located on Lot 004~~  
19 ~~in Assessor's Block 1223, as designated on Section Map 6H of the Zoning Map, located within the~~  
20 ~~boundaries of the 40-X Height and Bulk District, exception to the 40-X limit up to a maximum of 55-X~~  
21 ~~limit may be approved in accordance with the conditional use procedures and criteria provided in~~  
22 ~~Section 303 of this Code, and the criteria and conditions set forth below.~~



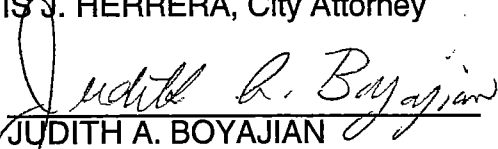
1           ~~(b) Homeless Use and Affordability. In determining whether to allow exceptions under this~~  
2 ~~Section, the Planning Commission shall, in addition to the criteria set forth in Section 303(e) of this~~  
3 ~~Code, consider the extent to which the project seeking the exception would be available to the homeless~~  
4 ~~and low and very low income levels, as defined in Sections 50079.5 and 50105 of the Health and Safety~~  
5 ~~Code.~~

6  
7           Section 6. Effective Date. This ordinance shall become effective 30 days after  
8 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
9 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
10 of Supervisors overrides the Mayor's veto of the ordinance.

11  
12           Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
13 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
14 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
15 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
16 additions, and Board amendment deletions in accordance with the "Note" that appears under  
17 the official title of the ordinance.

18  
19 APPROVED AS TO FORM:  
20 DENNIS J. HERRERA, City Attorney

21 By:

  
22 JUDITH A. BOYAJIAN  
Deputy City Attorney

23 n:\vegana\as2013\1400180\00895375.doc

**REVISED LEGISLATIVE DIGEST**  
(01/14/14, Substituted)

[Planning Code, Zoning Map - 1500 Page Street Affordable Housing Special Use District]

**Ordinance amending the Planning Code, to establish the 1500 Page Street Affordable Housing Special Use District (SUD) for the property located at 1500 Page Street (Assessor's Block No. 1223, Lot No. 004); amend the Zoning Map to add the Affordable Housing SUD and modify the height and bulk limits for the lot, and repeal the provisions establishing the 1500 Page Street Residential Care SUD and the permitted building height for the Residential Care SUD; affirming the Planning Department's California Environmental Quality Act findings; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

Existing Law

Article 2 of the Planning Code includes a number of Special Use Districts (SUDs) that establish special zoning controls for defined areas or properties. These SUDs are mapped on the San Francisco Zoning Map. Many of the property-specific SUDs contain a provision that sunsets the SUD if the authorized project does not go forward within a specified period of time.

Planning Code Section 249.41A established the 1500 Page Street Residential Care SUD for the property located at 1500 Page Street (Assessor's Block 1223, Lot 004), which was designated on Sectional Map 6SU of the Zoning Map. The purpose of the SUD was to facilitate the rehabilitation and expansion of a building used for residential care in order to provide permanent and supportive housing for up to 55 formerly homeless low-income people between the ages of 18 and 88. The SUD and all rights under it expired on January 1, 2012 because the authorized residential care facility did not receive a certificate of final completion or certificate of final occupancy by December 31, 2011 as Section 249.41A required. Section 263.22A authorized the project to obtain a special exception for height and bulk up to a maximum of 55-X, which was mapped on Sectional Map HT-06 of the Zoning Map.

Amendments to Current Law

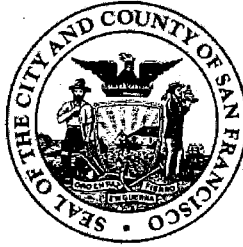
A new project is being proposed for the property located at 1500 Page Street. The proposed project would provide up to 16 residential dwelling units for persons who qualify as "lower income households" or "very low income households" and one manager's unit. Sections 249.41A and 263.22A for the original project are being repealed and the Zoning Map amended to reflect the change.

Background Information

The building was constructed in 1903. It has been used for institutional, residential and tourist occupancies since then but has been vacant for approximately 10 years. For a number of years, the Mayor's Office of Housing has been actively engaged in working with non-profit housing developers to create affordable housing opportunities for low and very low income persons on the site. In 2009 the Board of Supervisors enacted legislation for a previous affordable housing project that required legislative amendments to address density, building height, and other Planning Code requirements. The former project was never constructed. The proposed amendments would support a number of General Plan objectives and policies to increase the number of affordable housing units in San Francisco.

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BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

December 5, 2013

Planning Commission and  
Attn: Jonas Ionin  
1660 Mission Street, 5<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Commissioners:

On November 5, 2013, Supervisor Breed introduced the following legislation:

**File No. 131086**

**Ordinance amending the Planning Code to establish the 1500 Page Street Affordable Housing Special Use District (SUD) for the property located at 1500 Page Street (Assessor's Block No. 1223, Lot No. 004) and repeal the provisions establishing the 1500 Page Street Residential Care SUD; amending the Zoning Map to add the 1500 Page Street Affordable Housing SUD, delete the 1500 Page Street Residential Care SUD, and modify the height and bulk limit for the lot; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Land Use & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Committee Clerk  
Land Use & Economic Development Committee

c: John Rahaim, Director of Planning  
Scott Sanchez, Zoning Administrator  
Sarah Jones, Chief, Major Environmental Analysis  
AnMarie Rodgers, Legislative Affairs  
Monica Pereira, Environmental Planning  
Nannie Turrell, Environmental Planning

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

December 5, 2013

File No. 131086

Sarah Jones  
Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Ms. Jones:

On November 5, 2013, Supervisor Breed introduced the following legislation:

**File No. 131086**

**Ordinance amending the Planning Code to establish the 1500 Page Street Affordable Housing Special Use District (SUD) for the property located at 1500 Page Street (Assessor's Block No. 1223, Lot No. 004) and repeal the provisions establishing the 1500 Page Street Residential Care SUD; amending the Zoning Map to add the 1500 Page Street Affordable Housing SUD, delete the 1500 Page Street Residential Care SUD, and modify the height and bulk limit for the lot; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Committee Clerk  
Land Use & Economic Development Committee

Attachment

c: Monica Pereira, Environmental Planning  
Nannie Turrell, Environmental Planning

*Exempt from environmental review per CEQA Guidelines Section 15061(b)(3). See attached General Rule Exclusion dated 12/18/2013.  
Nannie Turrell 12/18/13*



# SAN FRANCISCO PLANNING DEPARTMENT

January 7, 2013

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

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Re: **Transmittal of Planning Department Case Number 2012.0258ETZC:  
Establish the 1500 Page Street Affordable Housing Special Use District  
Board File No. 131086  
Planning Commission Recommendation: Approval with Modifications**

Dear Ms. Calvillo and Supervisor Breed,

On December 19, 2013, the Planning Commission conducted a duly noticed public hearing at regularly scheduled meetings to consider the proposed Ordinance that would establish the 1500 Page Street Affordable Housing Special Use District introduced by Supervisor London Breed on November 5, 2013. At the hearing, the Planning Commission recommended approval with modifications as identified in the attached Exhibit B of the Planning Commission case packet.

On December 6, 2013, the Department determined that the proposed ordinance would result in no physical impact on the environment. The Project was determined to be exempt from environmental review under the General Rule Exclusion (Section 15061(b)(3) of the CEQA Guidelines) as described in the determination contained in the Planning Department files for this Project.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commissions.

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

Sincerely,

A handwritten signature in black ink, appearing to read "AnMarie Rodgers", with a horizontal line extending to the right.

AnMarie Rodgers  
Manager of Legislative Affairs

**Transmittal Materials**

**CASE NO. 2012.0258ETZC**  
**Establish the 1500 Page Street Affordable Housing Special Use District**

cc:

Judith A Boyajain, Deputy City Attorney  
Connor Johnston, Aide to Supervisor Breed  
Alisa Miller, Office of the Clerk of the Board

Attachments

Planning Commission Resolution  
Planning Department Executive Summary  
Exhibit B



# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Resolution No. 19054

HEARING DATE DECEMBER 19, 2013

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* December 12, 2013  
*Case No.:* 2012.0258ETZC  
*Project Address:* 1500 Page Street  
*Zoning:* RM-1 (Residential, Mixed, Low-Density)  
55-X Height and Bulk District  
*Block/Lot:* 1223/004  
*Project Sponsor:* Tim Dunn  
Mercy Housing of California  
1360 Mission Street, Suite 300  
San Francisco, CA 94103  
*Staff Contact:* Sara Vellve – (415) 558 - 6263  
[sara.vellve@sfgov.org](mailto:sara.vellve@sfgov.org)

*Recommendation:* Recommend that the Board of Supervisors Approve the Proposed Ordinance as Revised

**RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND THE PLANNING CODE AND ZONING MAP BY (1) ADDING SECTION 249.47 CREATING THE 1500 PAGE STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT; (2) CHANGE SECTIONAL SHEET SU06 TO INCLUDE THE 1500 PAGE STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT; (3) CHANGE ZONING MAP SHEET HT06 FROM 55-X TO 40; (4) TO RESCIND SECTION 249.41A FOR THE 1500 PAGE STREET RESIDENTIAL CARE SPECIAL USE DISTRICT; (5) RESCIND SECTION 263.22A THE PERMITTED BUILDING HEIGHT IN THE 1500 PAGE STREET RESIDENTIAL CARE SPECIAL USE DISTRICT, BEING ALL OF LOT 004 IN ASSESSOR'S BLOCK 1223, RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY); 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, on November 5, 2013, Supervisor Breed introduced an Ordinance under Board of Supervisors (hereinafter "Board") File Number 131086 for text changes and map amendments to create the 1500 Page Street Affordable Housing Special Use District, which would 1) create a new Planning Code Section 249.47 establishing the 1500 Page Street Affordable Housing Special Use District, 2) amend the Special Use District Map Sheet SU06, 3) amend Sectional Map HT06 from 55-X to 40-X; 4) rescind Section 249.41A, the 1500 Page Street Residential Care Special Use District; 5) rescind Section 263.22A Permitted Building Height in the 1500 Page Street Residential Care Special Use District of the City and County of San Francisco.

The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2012.0258TZ on December 19, 2013; and,



The Commission adopted the resolution on December 19, 2013, to approve the text change and map amendment creating the 1500 Page Street Affordable Housing Special Use District, and rescinding the 1500 Page Street Residential Care Special Use District, and rescinding the Permitted Building Height in the 1500 Page Street Residential Care Special Use District; and,

December 6, 2013, finding that the Project is exempt from environmental review under the General Rule Exclusion (Section 15061(b)(3) of the CEQA Guidelines) as described in the determination contained in the Planning Department files for this Project; and

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

The Project Site consists of one Assessor's parcel (Lot 004) of approximately 5,400 square feet in area on Assessor's Block 1223. The parcel is at the northwest corner of Page Street and Masonic Avenue, and currently contains a vacant four-story building; and

The proposed map change and text amendment has been found to be consistent with the following relevant Objectives and Policies of the General Plan:

**HOUSING ELEMENT**

**OBJECTIVE 1:**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

**Policy 1.1:**

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

**Policy 1.3:**

Work proactively to identify and secure opportunity sites for permanently affordable housing.

**Policy 1.10:**

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

*The proposed development would create up to 16 permanently affordable units and one manager's unit in an area within close proximity to a number of public transit choices (MUNI 6, 7, 21, 33, 37, 43, 66, 71, 71L) and amenities along Haight Street. No fewer than four bicycle storage spaces will be provided.*

**Objective 2:**

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

**Policy 2.3:**

Prevent the removal or reduction of housing for parking.

*The proposed affordable housing development would remove two off-street parking spaces to create open space for residents. The existing vacant building will be rehabilitated to current Building Code standards*

*and will be affordable to lower and very low income households. The existing curb cuts will be filled and on-street parking will be restored.*

**Objective 4:**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

**Policy 4.4:**

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

**Policy 4.5:**

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

*With the exception of the manager's unit, all units would be available for rent to residents who qualify as lower or very low income per the proposed SUD. The development is located in a diverse and mixed residential and neighborhood commercial district.*

**Objective 7**

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

**POLICY 7.5**

Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

**POLICY 7.6**

Acquire and rehabilitate existing housing to maximize effective use of affordable housing resources.

*Support of the proposed Special Use District and conversion of the SRO encourage the production of permanently affordable housing for income-restricted occupants in an existing building that will be upgraded to contemporary Building Code and living standards at a density that is compatible with the neighborhood.*

**URBAN DESIGN ELEMENT**

**OBJECTIVE 4:**

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

**Policy 3:**

Provide adequate lighting in public areas.

**Policy 15:**

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

*The Project will enhance the pedestrian environment and increase personal safety, comfort, pride and opportunity by increasing foot traffic. The Project will upgrade and improve a historic resource through aesthetic improvements. The Project will activate a prominent corner property that has been underutilized for many years.*

#### **TRANSPORTATION ELEMENT**

##### **OBJECTIVE 11:**

ESTABLISH 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.

##### **Policy 11.3:**

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

*Due to the Project Site's close proximity to numerous transit lines (MUNI 6, 7, 21, 33, 37, 43, 66, 71, 71L), it is anticipated that most of the employees and residents will not require vehicles but will walk or use public transit, thereby advancing the City's Transit First Policy.*

#### **COMMERCE AND INDUSTRY ELEMENT**

**OBJECTIVE 6:** MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

**POLICY 1:** Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

**POLICY 7:** Promote high quality urban design on commercial streets.

*Increasing the number of residents in this neighborhood will provide local merchants with an expanded market for goods and services.*

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 Project would rehabilitate the existing residential structure to create permanently affordable housing. Residents, visitors, employees and guests of the development are likely to patronize area retailers as the site is approximately one block from the Haight Street Neighborhood Commercial District. There are no existing commercial uses on the site.*

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

*The Project would not affect existing housing or neighborhood character. The Project will preserve and rehabilitate the existing building, and improve the neighborhood through its renovation. The project will result in an increased amount of housing for income-restricted occupants. The proposed density is compatible with the neighborhood.*

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

*The proposal would remove approximately 38 SRO "units" and the building would be rehabilitated to contain 16 units of affordable housing and one manager's unit. While the SRO housing could be considered affordable, the building has been vacant for a number of years, thus removing it from the rental market. As approval of the subject proposal is tied to the Special Use District, should the subject project be abandoned, the building would retain its SRO status.*

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

*The Project will not impede Municipal Railway transit service or overburden our streets or neighborhood parking. The Project will remain residential in nature and does not require off-street parking. The Project is ideally located close to many public transit services including MUNI 6, 7, 21, 33, 37, 43, 66, 71 and 71L lines.*

- 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 Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. The building has historically been used for residential uses.*

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

*The Project is designed and will be rehabilitated to comply with Building Code standards as articulated in the San Francisco Building Code.*

- G. That landmarks and historic buildings be preserved.

*The building is identified on the Planning Department's UMB Survey and was constructed in approximately 1903. A Historic Resources Evaluation Response (HRER) dated March 17, 2008 determined that the subject property is a historic resource. All original materials, detailing and openings would be retained. The Planning Department has found that the proposed project is consistent with the relevant Secretary of the Interior's Standards and CEQA.*

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

*The project will have no negative effect on existing parks and open spaces. The project does not involve a vertical expansion that would require review under Section 295 of the Planning Code.*

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board APPROVE the proposed Ordinance as described in this Resolution No. 19054 to create the 1500 Page Street Affordable Housing Special Use District (SUD), amend the Zoning Map to include the SUD, amend the Zoning Map to reflect the change in the Height and Bulk District, rescind the 1500 Page Street Residential Care Special Use District and to rescind the Permitted Building Height in the 1500 Page Street Residential Care Special Use District

The Planning Commission made this recommendation with a condition that the development proposal associated with the 1500 Page Street Affordable Housing Special Use District shall be granted Conditional Use Authorization.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 19, 2013.

Jonas P. Ionin  
Commission Secretary

AYES: Antonini, Borden, Fong, Hillis, Moore Sugaya, Wu

NOES: None

ABSENT: None

ADOPTED: December 19, 2013



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Planning Code Text and Zoning Map Changes Conditional Use

HEARING DATE: DECEMBER 19, 2013

*Date:* December 12, 2013  
*Case No.:* **2012.0258ETZC**  
*Project Address:* **1500 Page Street**  
*Zoning:* RM-1 (Residential, Mixed, Low-Density)  
55-X Height and Bulk District  
*Block/Lot:* 1223/004  
*Project Sponsor:* Tim Dunn  
Mercy Housing of California  
1360 Mission Street, Suite 300  
San Francisco, CA 94103  
*Staff Contact:* Sara Vellve – (415) 558 - 6263  
[sara.vellve@sfgov.org](mailto:sara.vellve@sfgov.org)  
*Recommendation:* **Approval with Conditions**  
**Approve a Resolution to recommend that the Board of Supervisors approve the proposed Ordinance with modifications**

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### PROJECT DESCRIPTION

The applicant proposes to convert a long-vacant SRO to 16 units of affordable housing and one manager's unit. Residents of the building are will be developmentally disabled adults who quality as "Lower income households" as defined in Section 50079.5 of the California Health and Safety Code or "Very low income households" as defined in Section 50105 of the California Health and Safety Code.

The building would be modified to provide up to 17 dwelling units (16 studios and one 1-bedroom apartment) on floors 2-4. One unit will be hearing and visually impaired accessible, one unit will be wheelchair accessible meeting UFAS standards, and the remainder of the units will be adaptable. The ground floor would contain a lobby/dining/kitchen area with access to common open space, two management offices, a laundry, bicycle storage, and trash and maintenance rooms. An entry court would be located along the Masonic Avenue frontage, parallel to the north (side) property line, and would provide common open space. A second open space area would be located at the rear of the building parallel to the west (rear) property line. Exterior modifications are minimal and include reestablishing windows that were filled in along Masonic Avenue and the north building elevation. A small mechanical building located in the rear yard and not visible from the street would be demolished. The proposal does not involve an increase in the building's volume.

The proposed use will be an independent living situation for building residents. Some programming and social services will be provided on-site and it is anticipated that up to three staff members will be available as described below.

- Property manager, probably on-site about 10 hours per week
- Maintenance/Janitor, probably on-site about 10 hours per week
- Supportive services, probably on-site about 20 hours per week.

In 2009 a previous proposal to provide permanent affordable housing and counseling services for up to 55 formerly homeless adults was approved by the Planning Commission through Conditional Use authorization and Board of Supervisors through a special use district and a height and bulk change. The project was abandoned and the authorizations have expired.

To implement the subject proposal, modifications to the Planning Code are required. On November 5, 2013, Supervisor London Breed introduced an Ordinance to establish the 1500 Page Street Affordable Housing Special Use District (SUD) to modify the dwelling unit density, area of useable open space, open space dimensional requirements, obstructions in the front and rear setbacks, dwelling unit exposure and removal of off-street parking, and to reclassify the Height and Bulk District from 55-X to 40-X. The Ordinance includes language to rescind the former special use district and special use height district for the abandoned proposal approved in 2009.

## **SITE DESCRIPTION AND PRESENT USE**

The 5,390 square foot project site is located in the Haight Ashbury neighborhood at the northwest corner of Page Street and Masonic Avenue. The existing 4-story building was constructed in approximately 1903 and is a historic resource. Approximately 90 percent of the lot is covered by the building. There is a side setback of approximately 12 feet wide and 70' deep along the north property line, and a rear setback of approximately 11 feet at the west property line. Based on City records and information submitted by the sponsor, the building is currently classified as a 38-room SRO. The building has been vacant for a number of years.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

Saint Agnes Church occupies a large portion of the land surrounding the project site to the north and west. The Urban School is located at 1563 Page Street, west of the subject property. The subject block is split-zoned between RM-1 (Residential, Mixed, Low Density) and RH-3 (Residential, House, Three Family) with the subject and church properties within an RM-1 District. A large portion of the neighborhood's surrounding residential properties are zoned RM-1 with the RH-3 lots clustered at the corner of Page and Ashbury Streets, west of the subject property. The Haight Street Neighborhood Commercial District is located one block south of the property and Golden Gate Park's Panhandle is located one block north of the property.

## **ENVIRONMENTAL REVIEW**

December 6, 2013, finding that the Project is exempt from environmental review under the General Rule Exclusion (Section 15061(b)(3) of the CEQA Guidelines) as described in the determination contained in the Planning Department files for this Project.

### HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 28, 2013	November 27, 2013	21 days
Posted Notice	20 days	November 28, 2013	November 28, 2013	20 days
Mailed Notice	20 days	November 28, 2013	November 28, 2013	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

### PUBLIC COMMENT

To date the Department has not received any public comment regarding the proposal.

### ISSUES AND OTHER CONSIDERATIONS

- On February 19, 2009 the Planning Commission approved a request for Conditional Use authorization to establish a residential care facility at the subject site through Case No. 2007.1259C. At that hearing the Planning Commission recommended that the Board of Supervisors approve an ordinance to establish the 1500 Page Street Residential Care SUD and the Permitted Building Height in the 1500 Page Street Residential Care SUD. On December 3, 2009 the Board of Supervisors approved an ordinance establishing the two SUDs and changing the height limit from 40-X to 55-X through Ordinance 248-09. The residential care facility project associated with these entitlements was abandoned and the Conditional Use authorization and SUDs have expired. The 55-X Height and Bulk District remains in place.
- The subject proposal requires entitlements and zoning changes similar to the 2009 project.
  - *Conditional Use authorization* to implement the proposed 1500 Page Street Affordable Housing SUD, and to address the replacement of SRO rooms with dwelling units at a ratio of less than 1:1 under Chapter 41 of the Administrative Code.
  - *Adoption of a Resolution of Intent* to create the proposed SUD, map the SUD, change the Height/Bulk District from 55-X to 40-X, and to rescind the previous SUDs and zoning map changes.
- The proposed 1500 Page Street Affordable Housing Special Use District will address the following Planning Code requirements that the project does not comply with.
  - Dwelling Unit Density
  - Usable Open Space
  - Open Space Dimensional Requirement
  - Obstructions in the Front and Rear Setbacks
  - Dwelling Unit Exposure
  - Removal of Existing Off-Street Parking
- The Department of Building Inspection considers the building to contain a 38-room SRO. The building has been vacant for a number of years. Chapter 41 of the Administrative Code requires



Conditional Use authorization to convert the building from an SRO to a residential use at a density of less than 1:1.

- In support of the project, District 5 Supervisor London Breed introduced the proposed ordinance to the Board of Supervisors on November 5, 2013.
  
- To clearly articulate the proposed Ordinance (Exhibit A) and include all necessary Planning Code modifications, the Planning Department recommends changes to the Ordinance as shown in Exhibit B. Some changes are minor and some are more substantive. The more substantive changes are listed below.
  - Specify purpose of SUD and required actions in the introductory paragraph
  - At the sponsor's request, reduce the number of affordable units from 17 to 16
  - Add a Planning Code modification for the dimensional requirement of open space
  - Add a modification to allow removal of existing off-street parking

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, two actions must be taken.

- The Commission must approve Conditional Use authorization to:
  - implement the proposed SUD;
  - allow conversion of an SRO to dwelling units at a ratio of less than 1:1.
- The Commission must adopt a Resolution of Intent to:
  - establish the 1500 Page Street Affordable Housing SUD and change the Height and Bulk District of the property from 55-X to 40-X;
  - rescind 1500 Page Street Residential Care Special Use District and the Permitted Building Height in the 1500 Page Street Residential Care SUD;
  - Make minor changes to the proposed Ordinance as shown in Exhibit B.

### **BASIS FOR RECOMMENDATION**

- The project promotes the development of 16 units of affordable housing.
- The project promotes the rehabilitation of a historic resource in a manner consistent with the Secretary of the Interior's Standards.
- The project is compatible with the residential density of the existing neighborhood.
- The project meets all applicable requirements of the Planning Code and General Plan

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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#### **Attachments**

Draft Motion	Height and Bulk Map
Draft Resolution	Special Use District Map
CEQA Certificate of Determination	Aerial Photo
Ordinance initiated by Supervisor Breed (Exhibit A)	Project Sponsor Submittal including: plans and
Ordinance with Recommended Changes (Exhibit B)	letters of support
Sanborn Map	Block Book Map

## Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>   |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>  |
| <input checked="" type="checkbox"/> Height & Bulk Map   | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map          | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input type="checkbox"/> Residential Pipeline  |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

**Case No.:** 2012.0258E  
**Project Title:** 1500 Page Street  
**Zoning:** RM-1 (Residential, Mixed, Low Density) Use District  
40-X Height and Bulk District  
**Block/Lot:** 1223/0041  
**Lot Size:** 5,397 square feet  
**Project Sponsor:** Supervisor London Breed, District 5  
**Staff Contact:** Jeanie Poling – (415) 575-9072  
jeanie.poling@sfgov.org

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### PROJECT DESCRIPTION:

The project site is located on the northwest corner of Page Street and Masonic Avenue in the Haight-Ashbury neighborhood. The project site contains a vacant 42-foot-tall, 15,782-square-foot, four-story building constructed in 1903, and two off-street parking spaces. The project site was previously used for group housing. The proposed project involves structural, interior, and façade improvements, a change of use to create 16 low-income dwelling units and one manager's dwelling unit. The subject building would not be expanded. The project would require conditional use authorization and creation of a special use district (SUD). [Continued on next page.]

### EXEMPT STATUS:

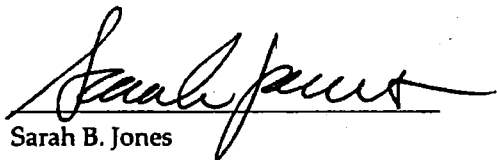
General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3)).

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

  
Sarah B. Jones  
Environmental Review Officer

December 18, 2013  
Date

cc: Sara Vellve, Current Planner  
Supervisor London Breed, District 5  
Shelley Caltagirone, Preservation Planner

Virna Byrd, M.D.F  
Distribution List  
Historic Preservation Distribution List

**PROJECT DESCRIPTION (continued):**

The existing building would be rehabilitated for residential use. The work would include construction of a new elevator in the existing elevator shaft and bulkhead; modification of window and door openings at the secondary north façade; removal of the existing fire escape at the north façade; and installation of a new entry within an existing opening on the north-facing wall of the courtyard area to the north of the building. The proposed project would remove the two existing off-street parking spaces and add two bicycle spaces.

The building would be seismically strengthened with new concrete shear walls and steel braced frame elements founded on a combination of new and existing foundations, including 4-foot-wide footings to a depth of 3 feet within the existing building perimeter.<sup>1</sup>

The future residents in 1500 Page are anticipated to be developmentally disabled adults. Three employees are expected to work on site: a property manager (approximately 10 hours per week), a maintenance/janitor (approximately 10 hours per week), and a supportive services employee (approximately 20 hours per week). One of the three employees would also live on site in the manager's residential unit.

The proposed SUD would modify Planning Code requirements with which the project does not comply: dwelling unit density, dwelling unit exposure, removal of two off-street parking spaces, usable open space, the open space dimensional requirements, and obstructions (fences) within the front and rear setbacks. A Zoning Map change would modify San Francisco's Zoning Map to include the SUD and change the lot's height/bulk from 55-X to 40-X. Conditional use authorization is required to implement the SUD and to address Section 41.13 of the Administrative Code to convert the building from a residential hotel/SRO to affordable dwelling units at a ratio of less than 1:1. Supervisor London Breed introduced an ordinance to create the SUD during a hearing on November 5, 2013. The Planning Commission's conditional use authorization for this project would be contingent on this ordinance being enacted. Conditional use authorization is the Approval Action for this project.

The building has been vacant for approximately 10 years. In 2009, the 1500 Page Street Residential Care SUD was created to allow for 38 single-room-occupancy residences at the project site (Planning Case No. 2007.1259). Because the project never moved forward, the SUD was abandoned. The currently proposed legislative amendment would repeal the 1500 Page Street Residential Care SUD from the Planning Code and add the 1500 Page Street Affordable Housing SUD to the Planning Code.

In 2012, the Mayor's Office of Housing acquired the project site and leased it to Mercy Housing for management during the predevelopment phase of the currently proposed affordable housing project.<sup>2</sup>

<sup>1</sup> Treadwell & Rollo, *Geotechnical Investigation, 1500 Page Street, San Francisco, California*, June 18, 2013. This report is available for review at 1650 Mission Street, 4<sup>th</sup> Floor, as part of Case No. 2012.0258E.

<sup>2</sup> San Francisco Planning Department, General Plan Referral, 1500 Page St. Acquisition and Lease of Property, Case No. 2013.0352R. This file is available for review at 1650 Mission Street, 4<sup>th</sup> Floor.

**REMARKS:**

California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. This exemption applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**Historic Architectural Resources:** Planning Department preservation staff prepared an historic resource evaluation response for the proposed project,<sup>3</sup> which is summarized herein. The building at 1500 Page Street is a three-story-over-basement, wood-frame, Classical Revival-style institutional structure. Originally constructed as Scobie Hospital, the building appears to be eligible for the California Register of Historical Resources under Criterion 1 (events) and 3 (architecture) as a contributor to an eligible historic district, the North Buena Vista Historic District. The district, roughly bound by McAllister and Haight Streets to the north and south, and Lyon and Masonic Streets to the east and west, is potentially significant as representing the first wave of residential development to follow the construction of the Haight Street cable car and the western extension of the city grid in the 1880s. The district also contains a group of highly intact buildings representing the prominent architectural styles of the late 19th and early 20th centuries, including Shingle/First Bay, Queen Anne, and Edwardian style buildings. The construction date of the subject building, 1903, falls within the period of significance identified for this district. Moreover, as an early institutional building located at a prominent corner site, the former hospital is a significant anchor building, both socially and architecturally, within the eligible historic district. Thus, the building is considered a "Category A" property (Known Historic Resource) for the purposes of the Planning Department's CEQA review procedures. The character-defining features of the subject building are its rectangular massing, flat roof, projecting cornice, yellow brick cladding, wood-framed double-hung windows, wood ornamentation, and metal stair railing. The building retains all of its character-defining features and does not appear to have been altered during its lifetime.

The proposed project was evaluated to determine whether it would meet the Secretary of the Interior's Standards concerning the Rehabilitation of Historic Properties (the Standards). Planning Department staff found that the project meets the Standards for the following reasons:

- The proposed affordable housing use is in keeping with the nature of the original hospital use and would require minimal changes to the historic fabric.
- The proposal would not cause the removal of any significant architectural features of the primary or secondary facades and would not significantly alter the characteristic massing or scale of the building. The openings to be altered at the ground-floor level of the north façade are not significant architectural features of the façade or building due to their utilitarian and irregular character.
- The distinctive elements that characterize the property, such as the yellow brick cladding, the decorative wood trim, columns and cornice, the iron stair railing, and the wood-framed, double-hung windows, would not be removed.

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<sup>3</sup> San Francisco Planning Department, *Historic Resource Evaluation Response, 1500 Page Street*, December 13, 2013. This document is attached.

- The one-story mechanical shed at the northwest corner of the subject property that is proposed for removal is not a historically significant character-defining feature.
- The new entry within the courtyard at the north side of the property would relate well to the proportions of the historic façade and would be adequately differentiated from the historic building through the use of contemporary materials and design.
- The side setback area does not appear to have had a historically significant use; therefore, the new use of the setback as a courtyard and entrance space would not alter a character-defining feature of the site.
- All proposed alterations may be removed in the future without any damage to the essential form and integrity of the historic building.

For the above reasons, the proposed project would not have a significant impact on historical resources.

**Noise:** A noise assessment was prepared for the proposed project by an independent noise consultant.<sup>4</sup> The study evaluated existing and future exterior noise exposure levels at the side yard on the north side of the building 75 feet from the centerline of Masonic Avenue under current conditions and future traffic conditions, respectively. The noise levels of the proposed rehabilitated building were found to be within the limit of the San Francisco Environmental Protection Element and Title 24 standards. Interior noise exposures in the most noise-impacted living spaces closest to Masonic Avenue would be up to 48 dB DNL<sup>5</sup> under existing and future traffic conditions. These noise exposures are up to 3 dB in excess of Title 24 standards. Inspection of the building revealed that the windows facing Masonic Avenue are in disrepair and do not seal tightly; these conditions cause noise leakage. The noise report recommends to achieve compliance with the 45 dB DNL limit of Title 24 that windows of living spaces within 85 feet of the centerline of Masonic Avenue and those with a direct or side view of the road remain closed at all times. The proposed project includes repair/replacement of the impacted windows with tight seals and a mechanical ventilation system to assure a habitable environment. In conclusion, the noise study demonstrates that with the rehabilitation and replacement of the windows (as recommended in the noise report and which are part of the proposed project), the proposed project would result in acceptable interior noise levels consistent with those in the Title 24 standards.

**Parking:** The proposed project would remove two existing on-site parking spaces from the project site. The future residents at 1500 Page Street would be developmentally disabled adults who would not own or drive vehicles. The three employees would be encouraged to use public transportation and would have access to the two on-site bicycle parking. San Francisco does not consider parking supply as part of the permanent physical environment and therefore does not consider changes in parking conditions to be environmental impacts as defined by CEQA. Furthermore, the loss of two parking spaces would not

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<sup>4</sup> Edward L. Pack Associates, Inc., *Noise Assessment Study For the Planned Developmentally Disabled Housing Project, 1500 Page Street, San Francisco*, April 12, 2013. This document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2012.0258E.

<sup>5</sup> Day-night average sound level (DNL) is an average of daytime and nighttime noise levels with an adjustment that takes into consideration the greater need for quiet at night.

create hazardous conditions or significant delays affecting traffic, transit, bicycles, or pedestrians, and characteristics of the project and the site would not render use of other modes infeasible.

**Other Topics:** The project would not expand the building envelope; thus there would be no impacts related to biological resources, wind, or shadow. The project would not intensify use on the project site to the extent that it would result in impacts related to population and housing, transportation and circulation, or public services. The project site is not in an area with poor air quality and therefore would not expose sensitive receptors to substantial levels of air pollution.<sup>6</sup> As there would be no excavation beyond a depth of 3 feet for footings, there would be no impacts related to geotechnical issues or archeological resources. Furthermore, the project site has no recognized environmental conditions related to soil or groundwater contamination.<sup>7</sup> In conclusion, the proposed project would not have a significant impact on the environment involving these resource topics.

**Neighborhood Concerns:** A "Notification of Project Receiving Environmental Review" was mailed on August 6, 2013, to community organizations, potentially interested parties, tenants of properties adjacent to the subject property, and those persons who own property within 300 feet of the subject property. The notice requested comments concerning the potential environmental effects of this project. One commenter expressed support for the project, and another commenter expressed concerns regarding on-street parking by the project site's future residents and staff. Parking is addressed in the analysis above.

**Conclusion:** CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As discussed above, the project would not result in significant environmental effects. Thus, the proposed project is appropriately exempt from environmental review under the General Rule Exclusion.

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<sup>6</sup> June M. Weintraub, San Francisco Department of Public Health, letter to Tim Dunn, Mercy Housing, regarding 1500 Page Street, June 25, 2013. This letter is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2012.0258E.

<sup>7</sup> AEI Consultants, *Phase I Environmental Site Assessment, 1500 Page Street, San Francisco, California*, June 22, 2011. This report is available for review at 1650 Mission Street, 4<sup>th</sup> Floor, as part of Case No. 2012.0258E.



# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date:* December 11, 2013  
*Case No.:* 2012.0258E  
*Project Address:* 1500 Page Street  
*Zoning:* RM-1 (Residential, Mixed, Low Density) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 1223/004  
*Staff Contact:* Shelley Caltagirone, Preservation Planner  
(415) 558-6625  
[shelley.caltagirone@sfgov.org](mailto:shelley.caltagirone@sfgov.org)  
*Date Reviewed:* December 12, 2013

1650 Mission St.  
Suite 400  
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CA 94103-2479

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### PART I: HISTORIC RESOURCE EVALUATION

#### Building and Property Description

The subject building is a three-story-over-basement, wood-frame, Classical Revival-style institutional structure. The building is clad with cast stone at the raised basement level and yellow brick at the floors above. At the first floor, the brick is laid in a rusticated pattern and delineated by a molded string course. The building retains its original one-over-one, double-hung wood-framed windows, which are crowned by bracketed lintels at the second floor. The building is capped by a denticulated wood cornice. The corner-lot building has two primary facades with an open corner entry framed by engaged brick pilasters and a single wood column with Ionic capitals. The entrance steps land on Page Street and are marked by an ornate wrought iron railing. At the Page Street façade (south) the regular rhythm of the bays is interrupted by a two-story height, arched window spanning the second and third floor levels.

A photograph from the journal, Architect and Engineer, dated May 1908 identifies the building as the Scobie Hospital, designed by architect T. Paterson Ross and engineer A. W. Burgren. Ross was a well-known local architect practicing in the Bay Area from 1890-1922, so designed many residences in the Pacific Heights neighborhood. Later, the 1913-15 Sanborn map identifies the building as "Trinity Hospital." By 1950, the Sanborn's indicate that the hospital building had been renamed the "Park Sanitarium." In 1964, the building permit application indicates that the building was converted to a boarding house, and by 1990 the building was in use as a residential care facility.

#### Pre-Existing Historic Rating / Survey

The subject property is listed on the Buena Vista survey; the City 1976 Architectural Survey with a rating of "0"; and the Un-reinforced Masonry Building Survey of 1990 with a rated of "1" High Priority. The property is not included on the National or California Registers. It is not listed on any other local, state or national registries. The property was evaluated by the Planning Department in 2008 (Case No. 2007.1259E) and found to be eligible for the California Register under Criterion 1 and 3 as a contributor to a potential historic district in North Buena Vista. The building is considered a "Category A" property (Known Historic Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the past evaluation.



**Neighborhood Context and Description**

The parcel is located at the southwest corner of the intersection of Oak Street and Masonic Avenue. The area is characterized by small-scale homes and flats, most of which were constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are predominately Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. The area represents the first westward expansion of the city grid in the 1880s spurred by the development of the Haight Street cable car. In 1989, the time of the Buena Vista survey, it was estimated that 95% of the buildings constructed between 1880 and 1899 were extant. Furthermore, the neighborhood contains many building that are listed in Here Today and in the 1976 Citywide Architectural Survey, indicating the presence of a potential historic district.

**CEQA Historical Resource(s) Evaluation**

**Step A: Significance**

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance:	Period of Significance: 1880-1910 <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

The building at 1500 Page, originally constructed as Scobie Hospital, appears to be eligible for the California Register under Criterion 1 and 3 as a contributor to a historic district located in the North Buena Vista neighborhood. The district, roughly bound by McAllister and Haight Street to the north and south, and Lyon and Masonic Streets to the east and west, is significant as representing the first wave a residential development to follow the construction of the Haight Street cable car and the western extension of the city grid in the 1880s. The district also contains a group of highly intact buildings representing the prominent architectural styles of the late 19th and early 20th centuries. This district consists of Shingle/First Bay, Queen Anne, and Edwardian style buildings. The buildings in the area display a consistent pattern of styles, forms, footprints, and fenestration. The construction date of the subject building, 1903, falls within the period of significance identified for this district. Moreover, as an early institutional building located at a prominent corner site, the former hospital is a significant anchor building, both socially and architecturally, within the potential historic district.

**Step B: Integrity**

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The subject property retains all of its character-defining features and does not appear to have been altered during its lifetime.

**Step C: Character Defining Features**

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject building are the following:

- rectangular massing
- flat roof
- projecting cornice
- yellow brick cladding
- wood-framed, double-hung windows
- wood ornamentation
- metal stair railing

**CEQA Historic Resource Determination**

- Historical Resource Present
- Individually-eligible Resource
  - Contributor to an eligible Historic District
  - Non-contributor to an eligible Historic District
- No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature: Smara

Date: Dec. 13, 2013

Tina Tam, Senior Preservation Planner

## PART II: PROJECT EVALUATION

Proposed Project  Demolition  Alteration

Per Drawings Dated: October 30, 2013

### Project Description

The proposed project is to rehabilitate the existing masonry building for residential use. The work includes; modifying window and door openings at the secondary north façade; removing the existing fire escape at the north façade; installing a new entry within an existing opening on the north wall of the courtyard area to the north of the building; and removing a one-story mechanical shed from the northwest corner of the project site.

### Project Evaluation

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

#### Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

#### California Register-eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project meets the Secretary of the Interior Standards and, therefore, will not cause a significant adverse impact to the subject building or the North Buena Vista Historic District. Specifically, the project meets the Secretary of the Interior's Standards (Standards) concerning the Rehabilitation of Historic Properties. The relevant Standards are listed below:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed supportive housing use is in keeping with the nature of the original hospital use and will require minimal changes to the historic fabric.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposal will not cause the removal of any significant architectural features of the primary or secondary facades and will not significantly alter the characteristic massing or scale of the building. The openings to be altered at the ground floor level of the north façade are not significant architectural features of the façade or building due to their utilitarian and irregular character. The one-story mechanical shed at the northwest corner of the subject property is not a historically significant character-defining feature.

*5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The distinctive elements that characterize the property, such as the yellow brick cladding, the decorative wood trim, columns and cornice, the iron stair railing, and the wood-framed, double-hung windows will not be removed.

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Regarding the introduction of a new entry within the courtyard at the north side of the property, the entry will relate well to the proportions of the historic façade and will be adequately differentiated from the historic building through the use of contemporary materials and design. Also, the side setback area does not appear to have had a historically significant use; therefore, the new use of the setback as a courtyard and entrance space will not alter a character-defining feature of the site.

*10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

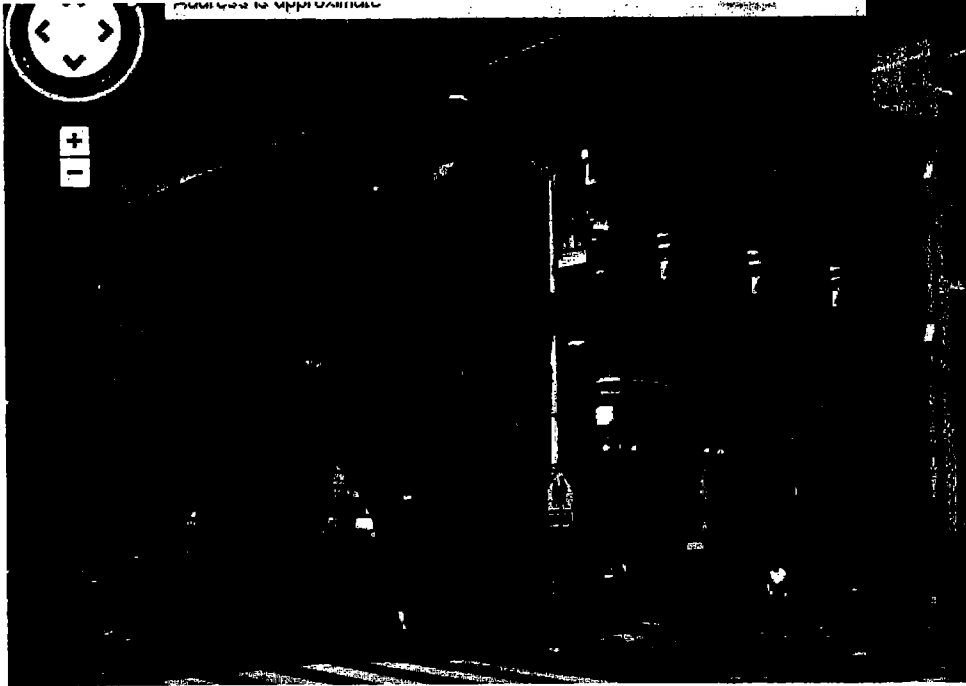
All proposed alterations may be removed in the future without any damage to the essential form and integrity of the historic building.

## PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:   
Tina Tam, Senior Preservation Planner

Date: 12-13-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



**1500 Page Street**

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: Delene Wolf, Executive Director, Rent Board  
Olson Lee, Director, Mayor's Office of Housing

FROM: Andrea Ausberry, Clerk, Land Use and Economic Development  
Committee Board of Supervisors

DATE: December 5, 2013

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Land Use and Economic Development Committee has received the following legislation, introduced by Supervisor Breed on November 5, 2013:

**File No. 131086**

Ordinance amending the Planning Code to establish the 1500 Page Street Affordable Housing Special Use District (SUD) for the property located at 1500 Page Street (Assessor's Block 1223, Lot 004) and repeal the provisions establishing the 1500 Page Street Residential Care SUD; amending the Zoning Map to add the 1500 Page Street Affordable Housing SUD, delete the 1500 Page Street Residential Care SUD, and modify the height and bulk limit for the lot; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Eugene Flannery, Secretary, Mayor's Office of Housing

BOARD of SUPERVISORS



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## NOTICE OF PUBLIC HEARING

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

**Date:** Monday, January 27, 2014

**Time:** 1:30 p.m.

**Location:** Committee Room 263, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**Subject:** File No. 131086. Ordinance amending the Planning Code, to establish the 1500 Page Street Affordable Housing Special Use District (SUD) for the property located at 1500 Page Street (Assessor's Block No. 1223, Lot No. 004); amend the Zoning Map to add the Affordable Housing SUD and modify the height and bulk limits for the lot, and repeal the provisions establishing the 1500 Page Street Residential Care SUD and the permitted building height for the Residential Care SUD; affirming the Planning Department's California Environmental Quality Act findings; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with San Francisco Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, January 24, 2014.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

DATED: January 15, 2014  
PUBLISHED/POSTED: January 17, 2014

Print Form

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee.  
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [ ] inquires"
- 5. City Attorney request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative**

**Sponsor(s):**

Breed

**Subject:**

Planning Code - 1500 Page Street Affordable Housing Special Use District

**The text is listed below or attached:**

Ordinance amending the Planning Code to establish the 1500 Page Street Affordable Housing Special Use District (SUD) for the property located at 1500 Page Street (Assessor's Block 1223, Lot 004) and repeal the provisions establishing the 1500 Page Street Residential Care SUD; amending the Zoning Map to add the 1500 Page Street Affordable Housing SUD, delete the 1500 Page Street Residential Care SUD, and modify the height and bulk limit for the lot; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

131086