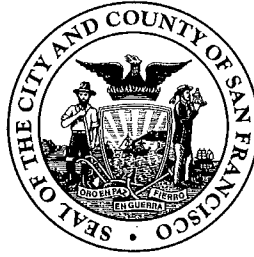


BOARD of SUPERVISORS




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

LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Malia Cohen, Chair
Land Use and Transportation Committee

FROM:  Alisa Somera, Assistant Clerk

DATE: October 20, 2015

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, October 20, 2015

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, October 20, 2015. This item was acted upon at the Committee Meeting on Monday, October 19, 2015, at 1:30 p.m., by the votes indicated.

Item No. 23 File No. 150846

Ordinance amending the Planning Code and Zoning Map to create the Jewish Home of San Francisco Special Use District located at 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; to allow an increase in height within portions of the Special Use District; and adopting findings, including environmental findings about the negative declaration and mitigation monitoring and reporting plan, Planning Code, Section 302, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

RECOMMENDED AS A COMMITTEE REPORT:

Vote: Supervisor Malia Cohen - Aye
Supervisor Scott Wiener - Aye
Supervisor Jane Kim - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Jon Givner, Deputy City Attorney

File No. 150846

Committee Item No. 5

Board Item No. 23

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date October 19, 2015

Board of Supervisors Meeting

Date October 20, 2015

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	Memorandum of Understanding (MOU)
<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
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Form 700
<input type="checkbox"/>	<input type="checkbox"/>	Vacancy Notice
<input type="checkbox"/>	<input type="checkbox"/>	Information Sheet
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER (Use back side if additional space is needed)

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Planning Presentation, dtd 10/19/15
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Planning Motion 19435
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Planning Resolution 19437
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Notice of Public Hearing
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
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<input type="checkbox"/>	<input type="checkbox"/>	

Completed by: Alisa Somera Date October 16, 2015

Completed by: Alisa Somera Date October 20, 2015

[Planning Code, Zoning Map - Creating the Jewish Home of San Francisco Special Use District, 302 Silver Avenue]

Ordinance amending the Planning Code and Zoning Map to create the Jewish Home of San Francisco Special Use District located at 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; to allow an increase in height within portions of the Special Use District; and adopting findings, including environmental findings about the negative declaration and mitigation monitoring and reporting plan, Planning Code, Section 302, findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

NOTE: Unchanged Code text and uncodified text are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in strikethrough italics Times New Roman font.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in strikethrough Arial font.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

(a) On May 27, 2015, the Planning Department's Environmental Review Officer finalized the Mitigated Negative Declaration ("MND") for the Jewish Home of San Francisco for this General Plan Amendment, Planning Code and Zoning Map Amendments and determined that the MND was adequate, accurate and complete and reflected the independent judgment of the Planning Department. An appeal was filed on June 17, 2015, and on August 13, 2015 the Planning Commission conducted a duly noticed public hearing and reviewed and considered the MND and the appeal thereon. The Planning Commission found that, based on the whole record, there was no substantial evidence to support a fair

1 argument that the proposed project could have a significant effect on the environment and
2 that the MND was adequate, accurate and complete and reflected the Planning Department's
3 independent judgment and analysis in Motion No. 19435. A copy of the MND and this Motion
4 is on file with the Clerk of the Board of Supervisors in File No. 150845 and is incorporated
5 herein by reference. At the same hearing, the Planning Commission adopted the MND and a
6 Mitigation Monitoring and Reporting Program in its Resolution No. 19436 and Motion No.
7 19435. In accordance with the actions contemplated herein, this Board has reviewed the
8 MND and the record as a whole, and adopts and incorporates by reference, as though fully
9 set forth herein, the findings, including the Mitigation Monitoring and Reporting Program,
10 pursuant to the California Environmental Quality Act (California Public Resources Code
11 Section 21000 et seq.), adopted by the Planning Commission on August 13, 2015, in
12 Resolution No. 19436 and Motion No. 19435. Copies of Resolution No. 19436 and Motion
13 No. 19435 are on file with the Clerk of the Board of Supervisors in File No. 150845. The
14 Planning Department, Jonas Ionin, is the custodian of records, located in Planning
15 Department File No.2011.1323E, at 1650 Mission Street, 4th Floor, San Francisco, California.

16 (b) On August 13, 2015, the Planning Commission, in Resolution No. 19437, adopted
17 findings that the actions contemplated in this ordinance are consistent, on balance, with the
18 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
19 adopts and incorporates by reference, as though fully set forth herein, the findings adopted by
20 Planning Commission Resolution No. 19437. Copies of Resolution No. 19437 and Motion No.
21 19435 are on file with the Clerk of the Board of Supervisors in File No. 150846.

22 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
23 amendments will serve the public necessity, convenience, and welfare for the reasons set
24 forth in Planning Commission Resolution No. 19437 and the Board incorporates such reasons
25

1 herein by reference, as though fully set forth herein. A copy of Planning Commission
2 Resolution No. 19437 is on file with the Clerk of the Board of Supervisors in File No. 150846.

3
4 Section 2. The Planning Code is hereby amended by adding Section 249.73 thereto,
5 to read as follows:

6 **SEC. 249.73. Jewish Home of San Francisco Special Use District.** A Special Use District
7 entitled the Jewish Home of San Francisco Special Use District ("District"), the boundaries of which
8 are shown on Special Use District Map SU011 of the Zoning Map of the City and County of San
9 Francisco, is hereby established for the purposes set out below.

10 (a) Purpose. The purpose of the District is to facilitate the provision of a Residential Care
11 Facility for the elderly, accomplished by augmenting existing residential care facilities with additional
12 residential care facility and supportive uses, beyond those typically permitted within a Residential Care
13 Facility, as defined in Planning Code Section 102, that will provide a comprehensive array of
14 programs, services, and levels of housing and care to reach a broader spectrum of the senior
15 population, including both resident and non-resident seniors. The District will facilitate an institutional
16 development pattern appropriate for a Residential Care Facility for the elderly, while also respecting
17 the surrounding neighborhood context. To achieve this purpose, this District will:

18 (1) Provide skilled nursing facilities and licensed residential care facilities for the
19 elderly, and

20 (2) Provide a range of uses and services to residents, visitors, employees, and the
21 general public. Such uses may be accessory to the Residential Care Facility, or may be principal uses,
22 when permitted. These uses may include Health Service Uses (including but not limited to medical
23 office, laboratories and outpatient clinics); acute care psychiatric hospital uses; other Institutional
24 Uses (including but not limited to religious facilities, adult day care, assembly and social services);
25 Personal Services; administrative office space; and Retail Uses.

1 **(b) Controls.** Applicable provisions of the Planning Code shall apply except as otherwise
2 provided in this Section 249.73. In the event of a conflict between other provisions of the Planning
3 Code and this District, this Section 249.73 shall control.

4 **(1) Accessory Uses.** In this District, exceptions from otherwise applicable requirements
5 of the Planning Code may be appropriate to further the goals set forth in Section 249.73. Accessory
6 uses within this District shall be governed by Planning Code Section 703.2(b)(1)(C). Outpatient
7 services, acute care psychiatric hospital uses, and all other uses listed in Section 249.73(a)(2) shall be
8 permitted as accessory uses and may be made available to non-resident seniors.

9 **(2) Non-Residential Uses.** In this District, exceptions from otherwise applicable
10 requirements of the Planning Code may be appropriate to further the goals set forth in this Section
11 249.73 to provide care for the elderly. In addition to the uses that are otherwise permitted as principal
12 or conditional uses in the RH-2 Zoning District, Non-Residential uses permitted within the Excelsior
13 Outer Mission Street Neighborhood Commercial District shall also be permitted as a Planned Unit
14 Development modification pursuant to Planning Code Section 304(d)(5), provided, however, that such
15 uses shall not be limited to serving only residents of the immediate vicinity.

16 **(3) Floor Area Ratio.** The permitted floor area ratio for any individual lot within the
17 District shall not exceed 2.1:1; provided, however, the cumulative floor area ratio for the entire
18 District shall not exceed 1.8:1.

19 **(4) Rear Yards.** The rear yard requirements of Planning Code Section 134 shall not
20 apply to any Non-Residential use within this District.

21 **(5) Off-Street Automobile Parking.** No more than a total of 224 off-street accessory
22 parking spaces may be permitted within this Special Use District, provided that any parking proposed
23 above the 224 parking space maximum shall not be considered accessory parking but as a principal
24 use that shall require conditional use authorization. In considering an application for a conditional
25

1 use for any such parking, the Planning Commission shall consider the criteria set forth in Section 157
2 of this Code.

3 (6) Signs. Signage shall be regulated as provided in Section 607.1 of this Code for an
4 NC-3 District, except that up to four identifying signs within the District shall be permitted, and the
5 height of wall signs shall not exceed 30 feet on the wall to which the sign is attached.

6
7 Section 3. The Planning Code is hereby amended by revising Sectional Map SU011 of
8 the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Zoning Designation to be</u> <u>Superseded</u>	<u>Zoning Designation Hereby</u> <u>Approved</u>
Block 5952, Lot 002	RH-2	Jewish Home of San Francisco Special Use District

14
15 Section 4. The Planning Code is hereby amended by revising Sectional Map HT011 of
16 the Zoning Map of the City and County of San Francisco, as follows:

<u>Description of Property</u>	<u>Zoning Designation to be</u> <u>Superseded</u>	<u>Zoning Designation Hereby</u> <u>Approved</u>
Block 5952, Lot 002	50-X	50/65/80-X

21
22 Section 5. Effective Date and Operative Date.

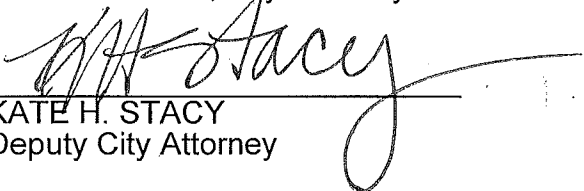
23 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
24 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
25

1 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
2 Mayor's veto of the ordinance.

3 (b) This ordinance shall become operative upon its effective date or upon the effective
4 date of the related General Plan Amendment contained in Board of Supervisors File No.
5 150845, whichever occurs later. If the effective date of the related General Plan Amendment
6 does not occur within 90 days of the effective date of this ordinance, this ordinance shall
7 expire by operation of law.

8
9
10 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

11
12 By:


KATE H. STACY
Deputy City Attorney

13
14 n:\legan\as2015\1500798\01036302.doc

LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Create Jewish Home of San Francisco Special Use District, 302 Silver Avenue]

Ordinance amending the Planning Code and Zoning Map to create the Jewish Home of San Francisco Special Use District located at 302 Silver Avenue (Assessor's Block 5952, Lot 002) and to allow an increase in height within portions of the Special Use District; and adopting findings, including environmental findings about the negative declaration and mitigation monitoring and reporting plan, Planning Code Section 302 findings, and findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Existing Law

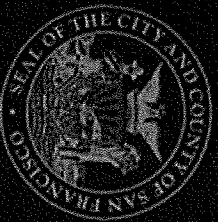
The site at 302 Silver Avenue is currently located in an RH-2 zoning district and is within the Fringe Financial Special Service restricted use district.

Amendments to Current Law

The legislation would change the zoning designation from RH-2 to Jewish Home of San Francisco Special Use District ("SUD"). The SUD would allow a limited number of non-residential uses including health service uses, acute care psychiatric hospital uses and other institutional uses, personal service uses, retail space and administrative office uses. The amendment would allow a floor area ratio of up to 2.1:1 for any individual lot within the area as long as the floor area ratio of the entire district does not exceed 1.8:1. The amendment would allow up to 224 off-street parking spaces within the SUD to be considered accessory parking; any additional parking would require conditional use authorization. Specific signage restrictions would apply within the SUD. The amendment would allow an increase in height in portions of the SUD to no more than 80 feet.

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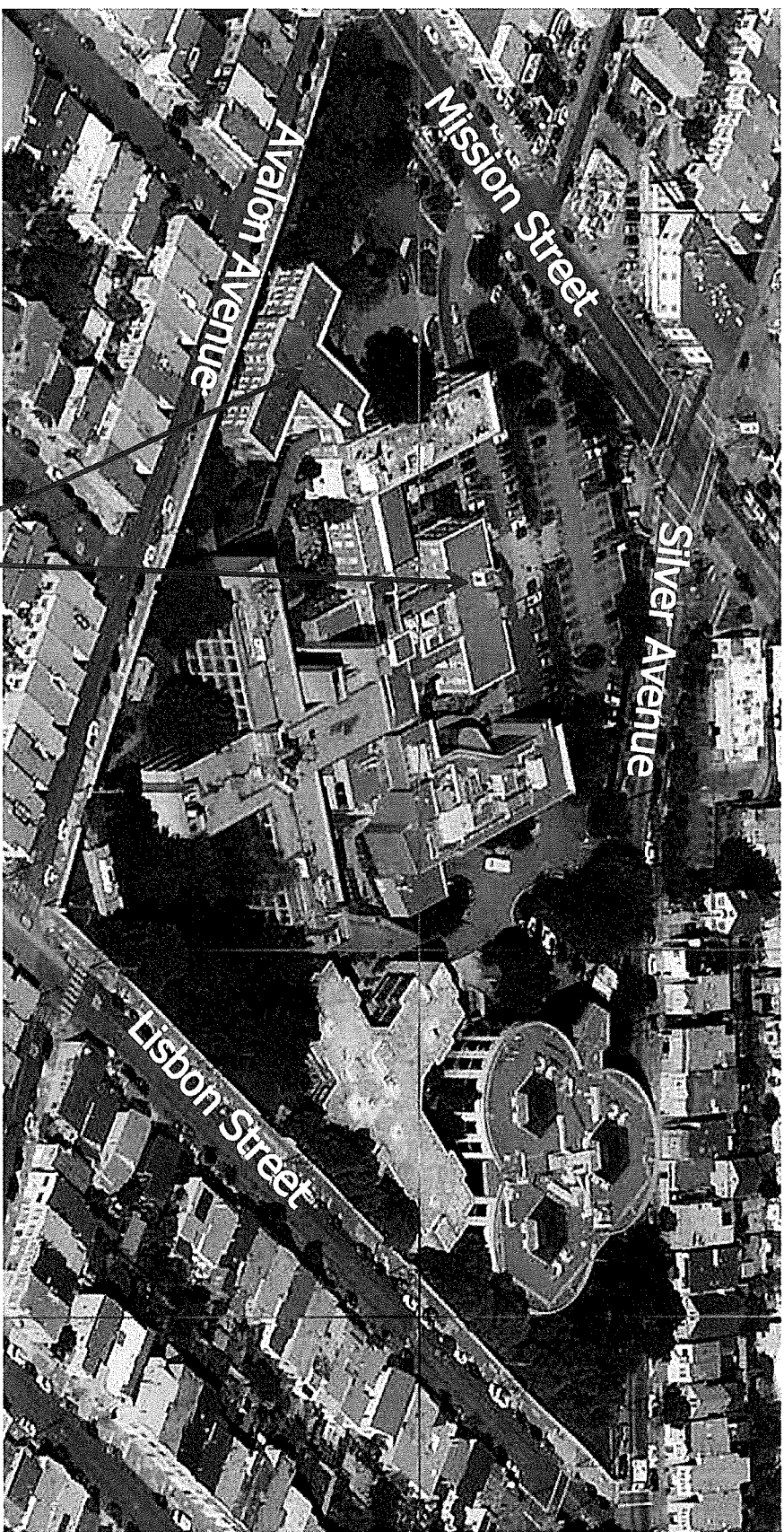
San Francisco Planning Department Jewish Home SUD



SAN FRANCISCO
PLANNING DEPARTMENT

Board of Supervisors – Land Use Committee
10.19.15

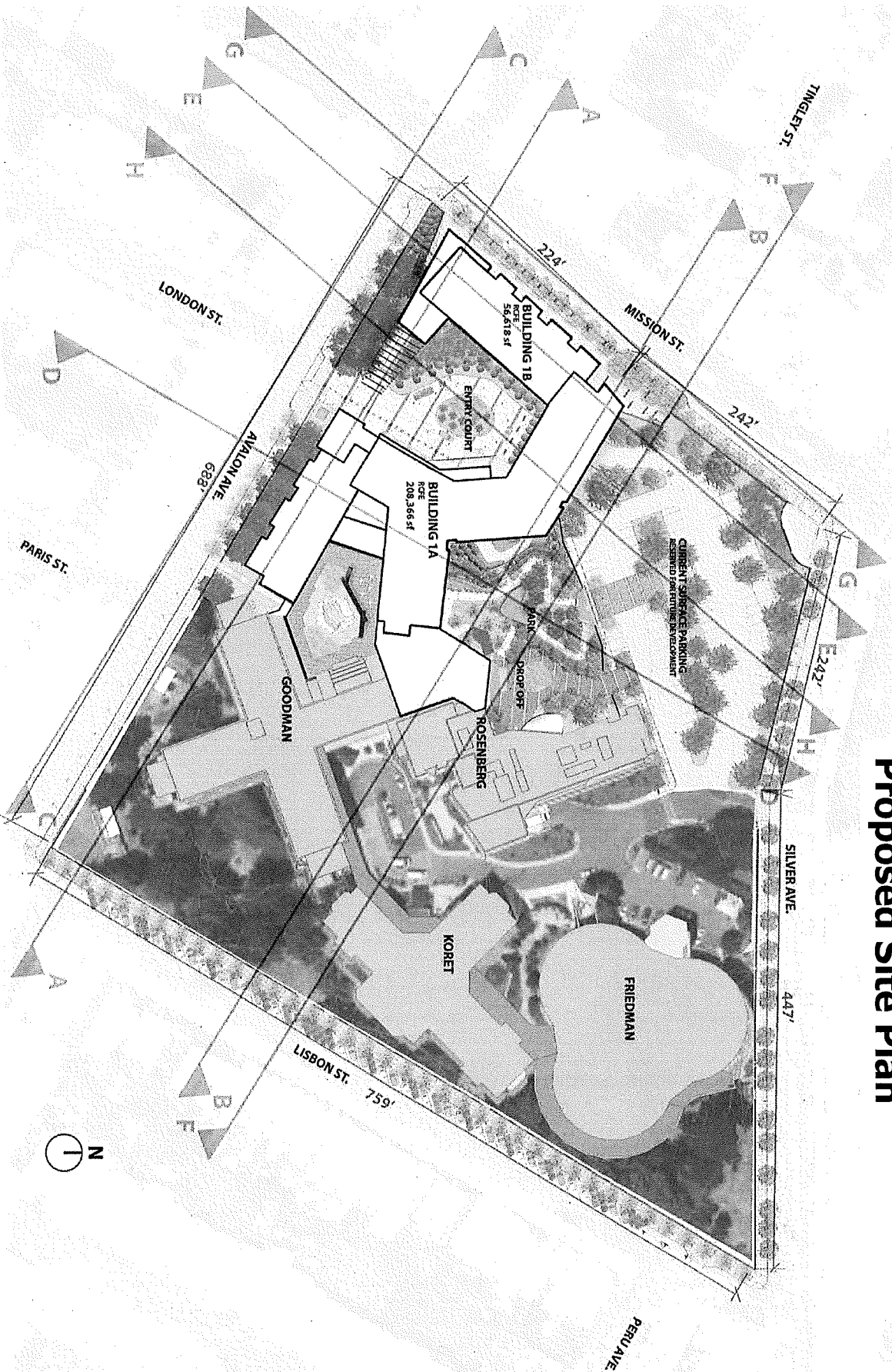
Jewish Home Site – Aerial Facing South



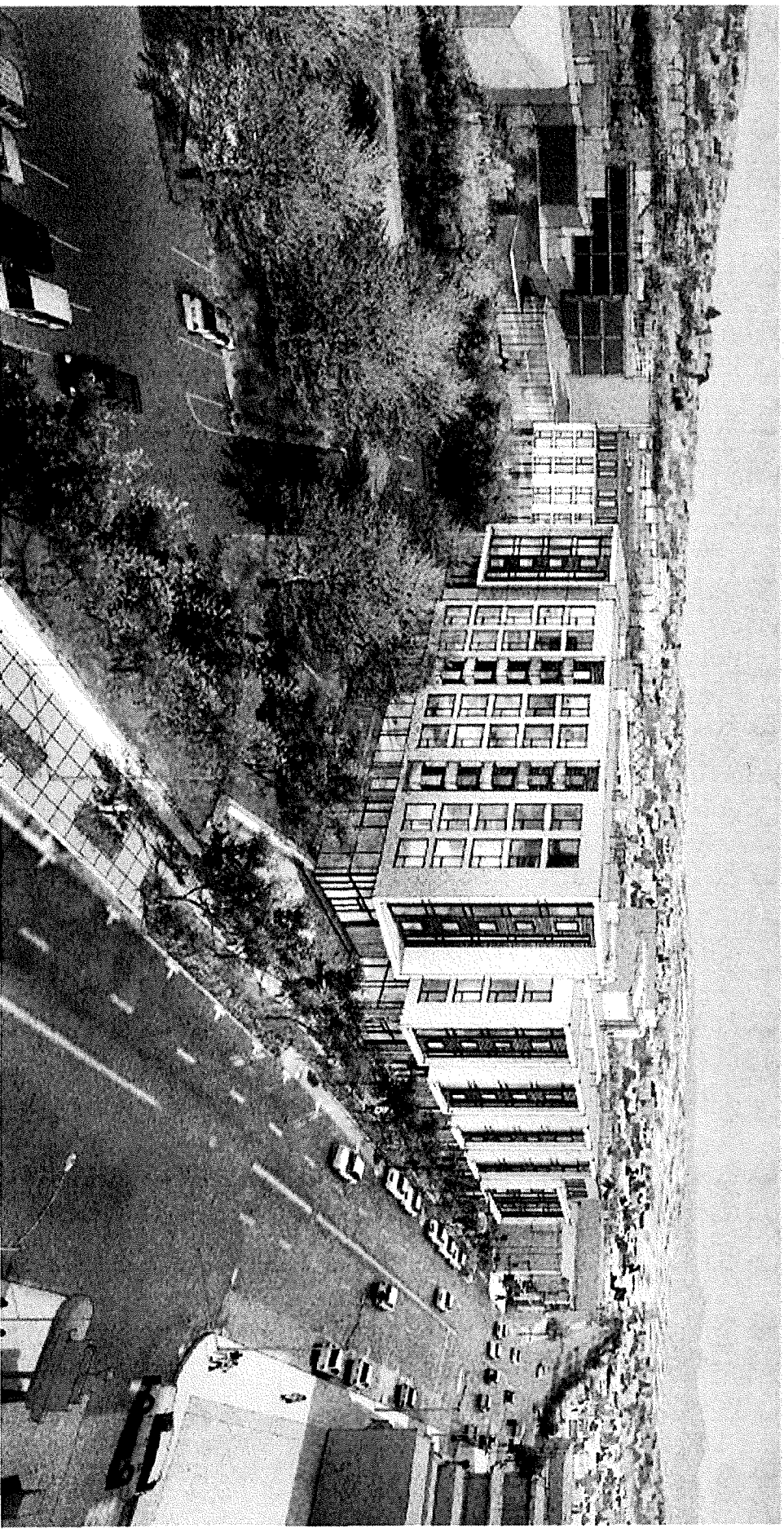
Building to be Demolished



Proposed Site Plan



Jewish Home, Mission Street Perspective



General Plan, Urban Design Map 5

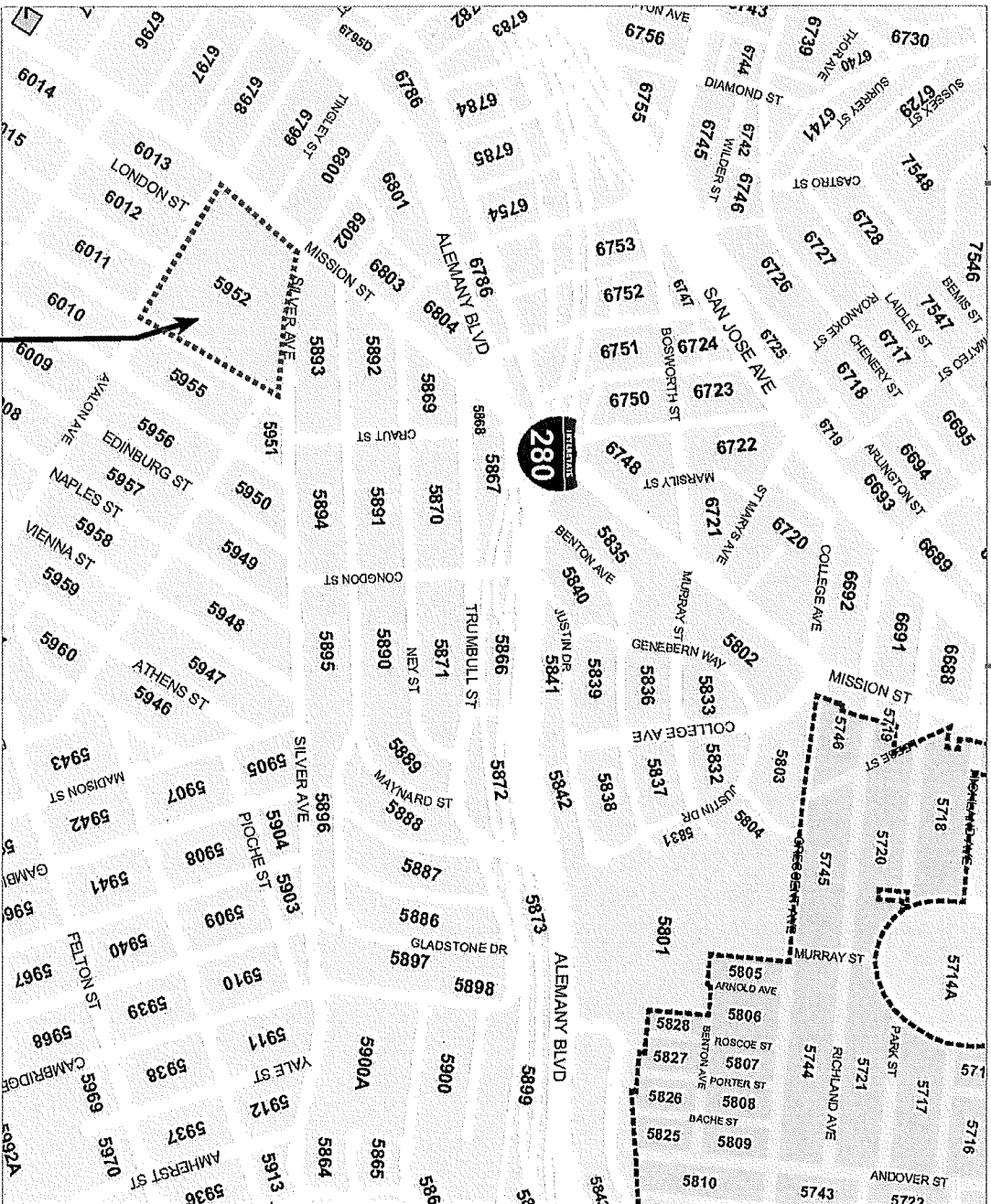


URBAN DESIGN GUIDELINES FOR BULK OF BUILDINGS

Subject Property

Limited to Height of 40', Maximum Plan Dimension of 110', and Maximum Diagonal Dimension of 125'



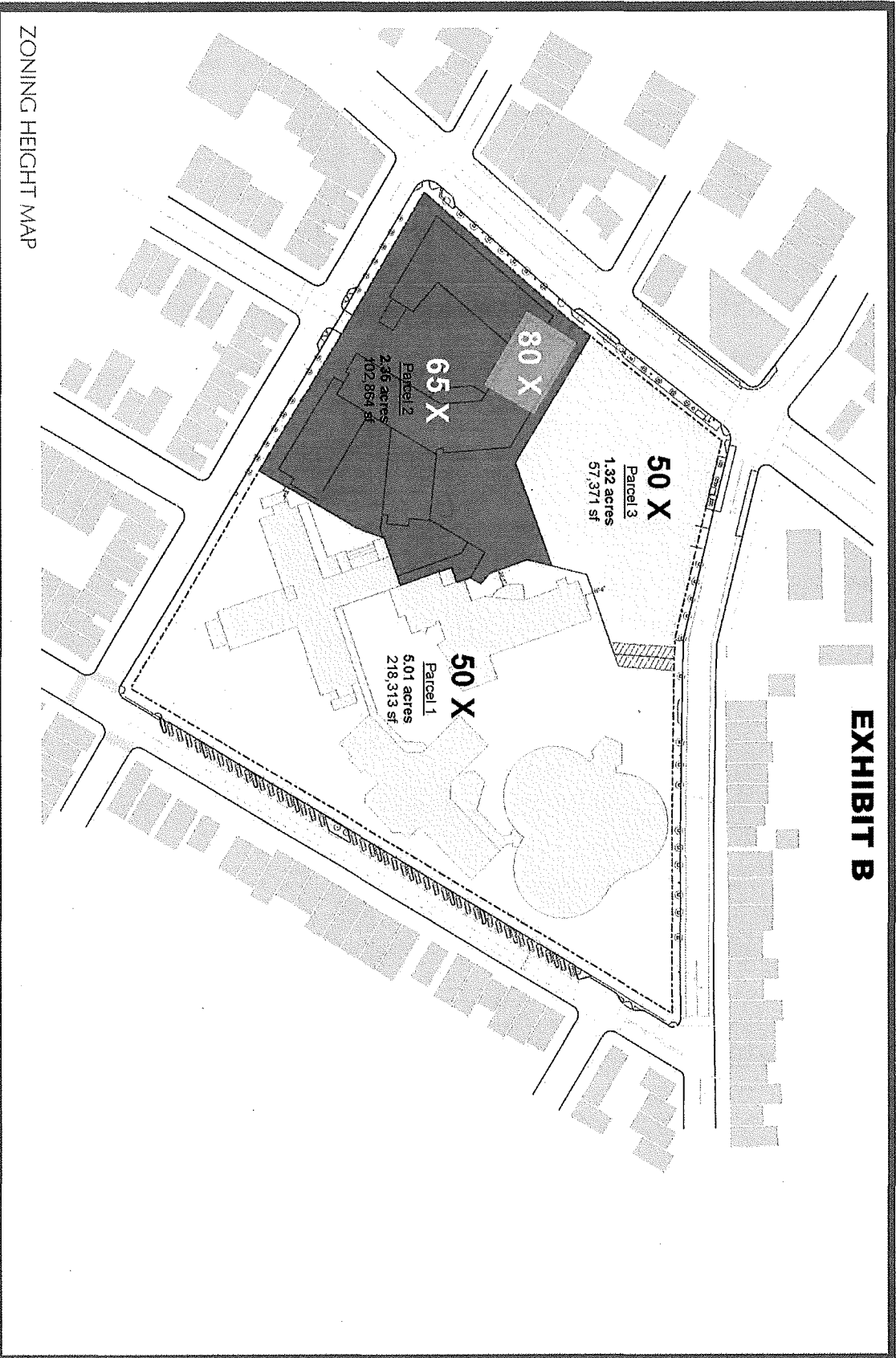


Proposed Special Use District Boundary



Proposed Height and Bulk Map

EXHIBIT B



ZONING HEIGHT MAP

Jewish Home – Existing Height and Bulk Map



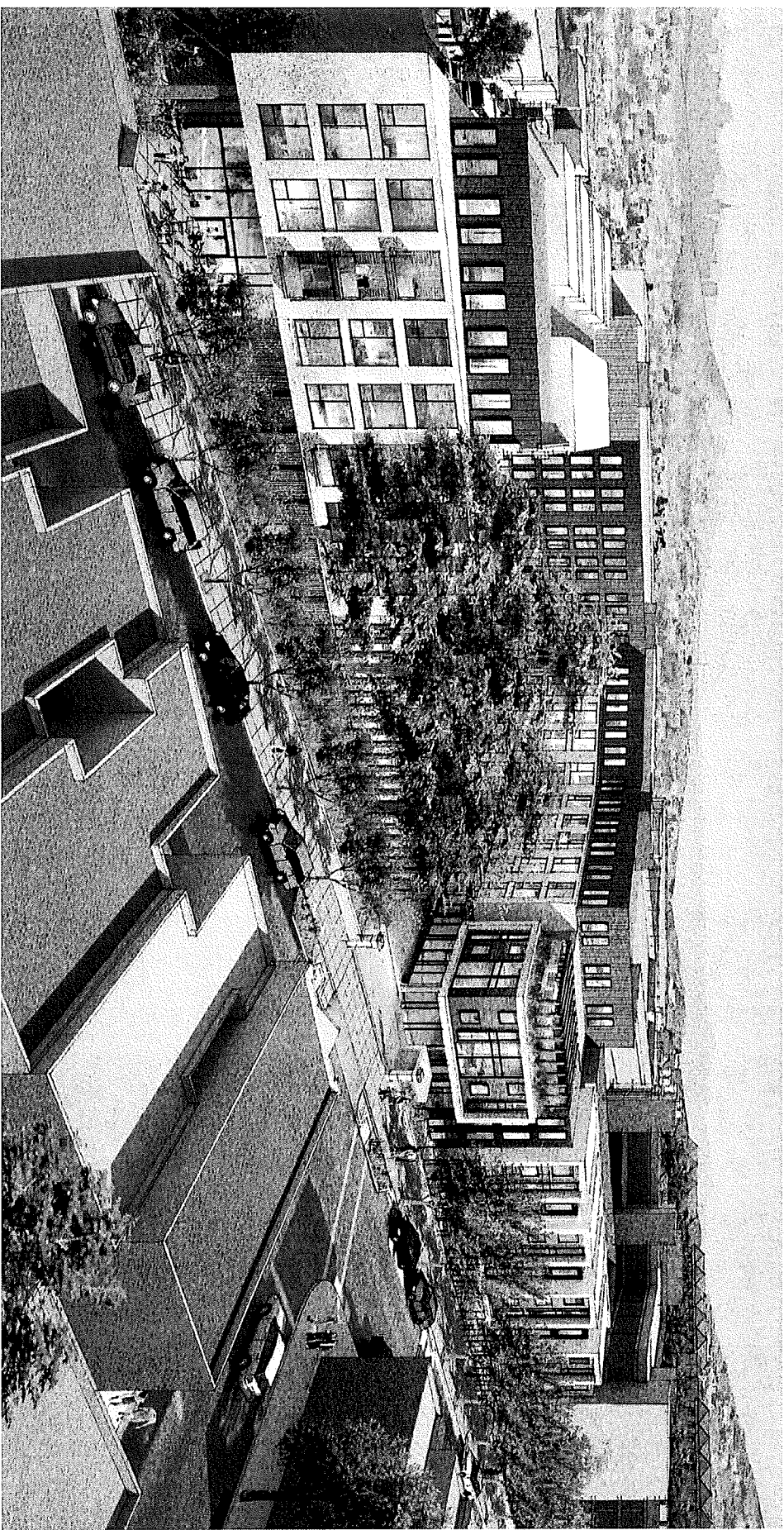
Subject Property



Mission Street Elevation



Avalon Street Elevation





SAN FRANCISCO PLANNING DEPARTMENT

August 20, 2015

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

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number 2011.1323EMTZCUA:
Jewish Home of San Francisco Special Use District

BOS File No: 150846 (pending)
Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On May 21, 2015 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of the proposed General Plan Amendment and Planning Code Text and Zoning Map Amendment Ordinances;

On August 13, 2015 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances;

The proposed Ordinances initiated by the Planning Commission would 1.) create Section 249.73 to establish the Jewish Home of San Francisco Special Use District, and 2.) amend Map 5 of the Urban Design Element within the General Plan, changing the bulk designation shown on the map by eliminating Assessor's Block 5953, Lot 002, the subject property, from shadings that limit the parcel's height to 40-feet, and the maximum plan and diagonal dimensions of a structure to 110-feet and 125-feet, respectively. The purpose of the Jewish Home of San Francisco Special Use District is to facilitate the provision of Residential Care Facility for the elderly, accomplished by augmenting existing residential care facilities with additional residential care facility and supportive uses. To accomplish the goals, the SUD would:

- permit a Planned Unit Development modification to allow a limited number of non-residential uses included but not limited to Health Service uses (i.e. medical office, laboratories and outpatient clinics); acute care psychiatric hospital uses; other Institutional Uses (i.e. religious facilities, adult day care, assembly and social services); Personal Service uses (i.e. fitness centers, salons); administrative office space; and Retail Uses. Such uses would not be required to serve only residents in the immediate vicinity;
- allow a floor area ratio of up to 2.1:1 for any individual lot within the SUD, though the floor area ratio of the entire district could not exceed 1.8:1;

- allow up to 224 off-street parking spaces to be considered accessory parking and anything above to require conditional use authorization pursuant to Planning Code Section 157;
- require that the SUD comply with Article 6 provisions as they apply to NC-3 Zoning Districts, except that up to four identifying signs may be provided and that the height of wall signs shall not exceed 30 feet on the wall to which the sign is attached; and
- amend Special Use District Map No. 11 (SU11) and Height and Bulk District Map No. 11 (HT11) to allow an increase in height within portions of the SUD to no more than 80-feet. The Special Use District Map would be amended to show the boundaries of the Jewish Home of San Francisco Special Use District.

The Planning Commission found that the proposed Project could not have a significant effect on the environment as shown in the analysis of the Mitigated Negative Declaration and affirmed the decision to issue a Mitigated Negative Declaration, as prepared by the San Francisco Planning Department.

At the August 13, 2015 hearing, the Commission voted to recommend **approval** of the proposed General Plan and Planning Code and Zoning Map Amendment Ordinances. Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



AnMarie Rodgers
Senior Policy Advisor

cc:

Mayor's Office, Nicole Wheaton
Supervisor John Avalos
City Attorney, Kate Stacy

Attachments (one copy of the following):

Planning Commission Resolution No. 19435, upholding the Mitigated Negative Declaration
Planning Commission Resolution No. 19436, adopting approval recommendation for the General Plan Amendment
Planning Commission Resolution No. 19437, adopting approval recommendation for the Jewish Home of San Francisco Special Use District (Planning Code and Zoning Map Amendment)
Draft General Plan Amendment Ordinance (original sent via interoffice mail)
Draft Planning Code and Zoning Map Amendment Ordinance (original sent via interoffice mail)



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion 19435

HEARING DATE: August 13, 2015

Hearing Date: August 13, 2015
Case No.: 2011.1323E
Project Address: Jewish Home of San Francisco
302 Silver Avenue
Zoning: Residential – House, Two Family (RH-2)
50-X Height and Bulk District (50-X)
Block/Lot: 5952/002
Project Sponsor: Jan Reicher, Director of Strategic Planning
415-562-2505 – jreicher@jewishseniorlivinggroup.org
Staff Contact: Michael Jacinto – (415) 575-9033
michael.jacinto@sfgov.org

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

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Planning
Information:
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ADOPTING FINDINGS RELATED TO THE APPEAL OF THE PRELIMINARY MITIGATED NEGATIVE DECLARATION, FILE NUMBER 2011.1323E FOR THE PROPOSED DEVELOPMENT ("PROJECT") AT THE JEWISH HOME OF SAN FRANCISCO, 302 SILVER AVENUE.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby AFFIRMS the decision to issue a Mitigated Negative Declaration, based on the following findings:

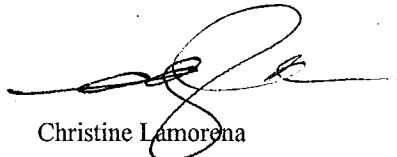
1. On June 18, 2014, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department ("Department") received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.
2. On May 27, 2015, the Department determined that the Project, as proposed, could not have a significant effect on the environment.
3. On May 27, 2015, a notice of determination that a Mitigated Negative Declaration would be issued for the Project was duly published in a newspaper of general circulation in the City, and the Mitigated Negative Declaration posted in the Department offices, and distributed all in accordance with law.
4. On June 12, 2015, an appeal of the decision to issue a Mitigated Negative Declaration was timely filed by five individuals (Trevor Hamden, Hon Tran, Richard Cowie, Shannon Noonan and Grace D'Anca), collectively "appellants."
5. A staff memorandum, dated August 6, 2015, addresses and responds to all points raised by the appellant in the appeal letter and by the commenter in the submitted comments. That

memorandum is attached as Exhibit A and staff's findings as to those points are incorporated by reference herein as the Commission's own findings. Copies of that memorandum have been delivered to the City Planning Commission, and a copy of that memorandum is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

6. On August 13, 2015, the Commission held a duly noticed and advertised public hearing on the appeal of the Preliminary Mitigated Negative Declaration, at which testimony on the merits of the appeal, both in favor of and in opposition to, was received.
7. All points raised in the appeal of the Preliminary Mitigated Negative Declaration at the August 13, 2015 City Planning Commission hearing have been responded to either in the Memorandum or orally at the public hearing.
8. After consideration of the points raised by appellant, both in writing and at the August 13, 2015 hearing, the San Francisco Planning Department reaffirms its conclusion that the proposed project could not have a significant effect upon the environment.
9. In reviewing the Preliminary Mitigated Negative Declaration issued for the Project, the Planning Commission has had available for its review and consideration all information pertaining to the Project in the Planning Department's case file.
10. The Planning Commission finds that Planning Department's determination on the Mitigated Negative Declaration reflects the Department's independent judgment and analysis.

The City Planning Commission HEREBY DOES FIND that the proposed Project, could not have a significant effect on the environment, as shown in the analysis of the Mitigated Negative Declaration, and HEREBY DOES AFFIRM the decision to issue a Mitigated Negative Declaration, as prepared by the San Francisco Planning Department.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission on August 13, 2015.



Christine Lamorena
Commission Secretary

AYES: Antonini, Hillis, Johnson, Moore, Richards, Wu
NOES: none
ABSENT: Fong
ADOPTED: August 13, 2015



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution 19437

Planning Code Text Amendment Zoning Map Amendment

HEARING DATE: AUGUST 13, 2015

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

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Planning
Information:
415.558.6377

Date: August 3, 2015
Case Number: 2011.1323MTZCUA
Zoning: RH-2 (Residential-House, Two Family)
50-X
Proposed Zoning: Jewish Home of San Francisco Special Use District
50/65/80-X
Project Sponsor: Jan Reicher - 415.334.2500
Jewish Home of San Francisco
302 Silver Avenue
San Francisco, CA 94112
jreicher@seniorlivinggroup.org
Staff Contact: Tina Chang - 415-575-9197
tina.chang@sfgov.org
Recommendation: **Recommend Approval and Adopt CEQA Findings**

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT FINDINGS RELATING TO THE PLANNING CODE, INCLUDING 1) AMENDMENT OF PLANNING CODE TEXT TO ADD SECTION 249.73 TO ESTABLISH THE JEWISH HOME OF SAN FRANCISCO SPECIAL USE DISTRICT, TO ALLOW ADDITIONAL USES, PERMITTED BY PLANNED UNIT DEVELOPMENT, AND TO INCLUDE PROVISIONS REGARDING FLOOR AREA RATIO, OFF-STREET AUTOMOBILE PARKING AND SIGNAGE; AND 2) AMENDMENTS TO SPECIAL USE DISTRICT MAP SU11 AND HEIGHT AND BULK DISTRICT MAP HT11 TO REFLECT THE CREATION OF THE SPECIAL USE DISTRICT AND ALLOW AN INCREASE IN HEIGHT WITHIN PORTIONS OF THE SPECIAL USE DISTRICT FROM 50'-0" TO UP TO 80'-0"; AND (3) MAKE AND ADOPT FINDINGS, INCLUDING FINDINGS UNDER PLANNING CODE SECTION 302, ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

On March 19, 2012, Daniel Ruth, on behalf of the Jewish Home of San Francisco (hereinafter referred to variously as "Jewish Home" and "Project Sponsor"), submitted an Environmental Evaluation Application (EEA) with the Planning Department (hereinafter "Department"), Case No. 2011.1323E for the proposed redevelopment of the Jewish Home site ("Project").

Hearing Date: August 13, 2015

On December 20, 2012, the Project Sponsor submitted a request to amend (1) Map 5, "Urban Design Guidelines for Bulk of Buildings" of the General Plan Urban Design Element, to change the bulk designation shown on the Map for Assessor's Block 5952, Lot 002 and adding a note to Map 5 (Case No. 2011.1323M), (2) Planning Code Text to create the Jewish Home Special Use District, and (3) Height Map HT11 of the Planning Code to change the height and bulk district of the subject property from 50-X to 50/65/80-X; and (4) Special Use Map SU11 of the Planning Code to delineate the boundaries of the Jewish Home Special Use District.

On January 23, 2015, the Department determined that the Project, as proposed, could not have a significant effect on the environment, and duly published, posted and distributed, all in accordance with law, a notice of determination that a Mitigated Negative Declaration would be issued for the Project.

On February 19, 2015, the Project Sponsor filed an application with the Department for Conditional Use authorization, and to amend the existing Planned Unit Development (hereinafter "PUD") for the Jewish Home to authorize the proposed new residential care for the elderly ("RCFE") facility and supportive uses, including the parking associated therewith, and to allow buildings over 40'-0" in an RH-2 District.

On May 21, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. 19379, initiating the requested General Plan Amendment.

On May 21, 2015, the Commission conducted a regularly scheduled meeting and adopted Motion 19380, initiating the requested Planning Code Text and Zoning Map Amendments.

On May 27, 2015, The Planning Department's Environmental Review Officer finalized the Mitigated Negative Declaration ("MND") for the Jewish Home of San Francisco for this project and the Planning Code and Zoning Map Amendments and General Plan Amendments and determined that the MND was adequate, accurate and complete and reflected the independent judgment of the Planning Department. The PMND was available for public comment until June 17, 2015. Two comment letters were received as of June 12, 2015. An appeal was filed on June 17, 2015. On June 25, 2015, the Commission continued its consideration of the matter to August 13, 2015. The Planning Department, Jonas Ionin, is the custodian of records, located in File No. 2011.1323E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action. The Commission adopts the MMRP as a condition of approval of the Conditional Use Authorization for the Project.

On August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the PMND appeal. Based on testimony and evidence, the record before the Commission, the Commission adopted Motion No. 19435, affirming the PMND and finding that the project could not have a significant effect on the environment.

Having continued from June 25, 2015, on August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the requested General Plan amendment,

Hearing Date: August 13, 2015

adopted the Mitigated Negative Declaration ("MND") and MMRP, and recommended that the Board of Supervisors approve such General Plan amendment.

Also on August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the requested Planning Code Text and Zoning Map Amendments. The Commission heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and the record as a whole.

The Commission has reviewed the proposed Planning Code Text and Zoning Map Amendments Ordinance; and

MOVED, that the Planning Commission hereby adopts the MMRP attached as Exhibit C of Motion No. 19438, based on the findings as stated below.

FURTHER MOVED, that the Commission hereby recommends that the Board of Supervisors approve the proposed Planning Code and Zoning Map Amendment Ordinances, and adopt the attached Resolution to that effect.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments and the record as a whole, including all information pertaining to the Project in the Planning Department's case files, this Commission finds, concludes, and determines as follows:

1. The MND is adequate, accurate and complete, and reflects the independent judgment and analysis of the Planning Department. The Project, as shown in the analysis of the MND, could not have a significant effect on the environment. The Planning Commission adopted the MND in Resolution No. 19435.
2. The Commission finds the Jewish Home to be a beneficial development to the City that could not be accommodated without the actions requested.
3. The Jewish Home is a residential care facility, established in 1871, that specializes in programs, services and care for older adults. The Jewish Home is operated by a 501(c)(3) non-profit corporation, and its mission is to enhance the quality of life for seniors. The Jewish Home is dedicated to providing access to many different populations with multiple and unique care and service needs and at various income levels. The Jewish Home has historically relied on substantial philanthropy to support its operations and will continue to do so with the Project.
4. According to the Project Sponsor, among the most pressing issues in long-term care is the inconsistent and unreliable approach to Medi-Cal reimbursement based on the financial condition of the State of California. This state of affairs has resulted in fluctuating and major operating deficits for the Jewish Home, which undermines the long term sustainability of the

organization. The Home, along with other residential care facilities and senior care service providers, faces changes as more "Baby Boomers" reach retirement age, bringing new demands, expectations, and concerns about the rest of their lives. This trend presents the following challenges:

- Thanks to modern medicine, people are living longer—but often with multiple chronic illnesses, including dementia and Alzheimer's, which can take a toll on individual lives, families, and communities.
- Many adults are ill-prepared financially for retirement and wonder how they will afford the longer lives medicine makes possible.
- Older adults today prefer independence to the traditional institutional living approaches of the past, but remaining at home can lead to isolation, premature illness, depression, and poor access to life-enhancing resources. Often, couples must separate when one's need for care outpaces the other's need. Seniors fortunate enough to have a support system risk draining the financial, emotional, and physical resources of their caregivers.
- Public resources for residential care facilities are dwindling, and recent state funding cuts to Medi-Cal reimbursement created substantial liabilities for facilities like the Jewish Home. Many residential care facilities, including the Jewish Home, are aging and outdated, and it will be a major undertaking at a substantial cost to renovate and rebuild the facilities to contemporary residential care, life safety and seismic standards.

5. To address the above challenges, the Project would:

- Develop a modern residential care facility that serves a broader spectrum of the senior population in a diversity of settings. The Project would construct facilities to allow people to age in place as long as possible, with the ability to vary the types and level of care that residents receive over time. The Project allows the Jewish Home to create a contemporary continuum of high quality, innovative and compassionate care that will be accessible and attractive to a broad cross-section of older adults.
- Shift the existing Jewish Home from predominantly skilled nursing facility ("SNF") to a combination SNF and RCFE model, serving a range from more able seniors, to frail elderly, to those with memory care needs. RCFE facilities and services are licensed and monitored by the State of California. In RCFE facilities, there is a substantial "care" component--and the "residential" and "care" components are inseparable. The licensing triggers a panoply of special requirements related to the physical space and service requirements. Among other things, RCFE facilities must be built to a special construction typology, designed to standards for occupants with reduced mobility, and inspected by the Department of Social Services (DSS) for compliance with safety and sanitary regulations. The licensing also mandates a baseline level of services, including personal assistance and care; regular observation of physical, mental, emotional and social functioning; supervision; planned activities; food service; and arrangements for obtaining incidental medical and dental care.

Hearing Date: August 13, 2015

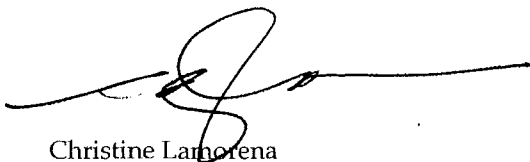
- Enhance the Home's existing services for residents, and make many of them available to other, non-resident seniors as part of the RCFE through the Square, an innovative venue with senior-oriented services to support seniors who reside in their own homes, as well as their caregivers. Senior visitors who are members of the facility will be able to use residential care facility support services such as clinics, a beauty salon, wellness services, education and entertainment, site-serving pharmacy, among others. The Home may also provide adult day programs, which may consist of memory care programs, and are specialized services for seniors who are not independent and who need a day program where they receive specialized attention and care. Studies show that the second largest cause of death in the elderly population is depression due to isolation. The Square is designed to offer preventative care and help older adults thrive.
 - This diverse mix of uses would contribute to an improved overall fiscal health of the Jewish Home, and the Jewish Home would not be forced to rely extensively on unstable and diminishing public funding to honor its mission and its ongoing community commitments to the frail and vulnerable elderly.
 - The facility would also allow the Jewish Home to continue its track record of community involvement and associated community benefits such as delivering exceptional care to frail, vulnerable seniors, including charitable support, providing employment opportunities ranging from skilled labor to executive-level positions, promoting and protecting the community's health by advancing and sharing knowledge, collaborating in educational opportunities for adults, engaging in ongoing research to develop new therapies for disorders of aging, diseases of the elderly, and prevention of age-associated diseases, partnering with local high schools, colleges and universities on service learning programs and internships, serving as a worksite for vulnerable populations, sponsoring the Excelsior Street Festival, and partnering with the Mission Bay Community Church to host a weekly food pantry.
6. The Project would generate many new full and part time permanent positions as well as construction jobs.
7. The Project would include improvement of the street and sidewalk scape along the Mission Street frontage, the corner of Mission Street and Silver Avenue, and the corner of Mission Street and Avalon Avenue. The improvements will include the addition of new street trees and the widening of the sidewalk to include small plaza areas. The sidewalk improvements along Mission Street would include significant greening and new hardscape, incorporating three public spaces that would be extended from the existing curb onto the Home's property at the Silver/Mission plaza area, across from the Tingley Street intersection, and a small plaza space at the corner of Avalon Avenue and Mission Street.
8. As further set forth in the findings for the Conditional Use Approval (Motion No. 19438), which are incorporated by reference as though fully set forth herein, the Project supports various goals of the General Plan, particularly related to providing housing options for a wide range of the population (here seniors, including frail and memory-impaired elderly) at a variety of income

Hearing Date: August 13, 2015

levels. By Resolution No.14-17, the San Francisco Health Commission found that the Project is both consistent with the Health Care Services Master Plan ("HCSMP") and eligible for incentives based on its strong alignment with the HCSMP.

9. As further set forth above and in the findings for the Conditional Use Approval (Motion No. 19438), which are incorporated by reference as though fully set forth herein, , the Project is necessary and desirable, is compatible with the surrounding neighborhoods, and would not be detrimental to persons or adjacent properties in the vicinity;
10. The Planning Code and Zoning Map Amendments are necessary in order to approve the Project;
11. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the General Plan, for the reasons set forth in the findings for the Conditional Use Approval (Motion No. 19438, which are incorporated by reference as though fully set forth herein.
12. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies, for the reasons set forth in the Conditional Use Approval (Motion No. 19438), which are incorporated by reference as though fully set forth herein.
13. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) for the reasons set forth in the Conditional Use Approval (Motion No. 19438), which are incorporated by reference as though fully set forth herein, and also in that, as designed, the Project would contribute to the community by offering its extensive senior services to a broader range of San Francisco seniors through the addition of new RCFE units and through the Square, which will offer services to non-resident seniors; extending services through the Square, providing substantial economic benefits to the City during both the construction and operational phases, and by including a design and use that is compatible with the character and stability of the neighborhood, thereby constituting a beneficial development.
14. Based on the foregoing, the public necessity, convenience and general welfare require the proposed Planning Code and Zoning Map amendments.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on August 13, 2015.



Christine Lamorena
Acting Commission Secretary

Resolution No. 19437

Hearing Date: August 13, 2015

Case No.'s: 2011.1323MTZCUA

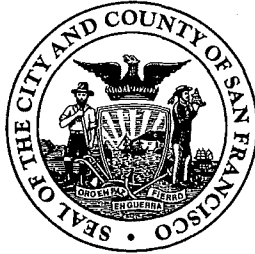
AYES: Moore, Richards, Antonini, Johnson, Wu, Hillis

NOES: N/A

ABSENT: Fong

ADOPTED: August 13, 2015

BOARD of SUPERVISORS



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

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

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

Date: Monday, October 19, 2015

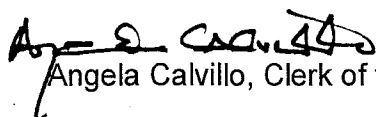
Time: 1:30 p.m.

Location: Legislative Chamber, City Hall, Room 250
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 150845.** Ordinance amending the General Plan by revising Map 5 of the Urban Design Element to change the bulk designation shown on the Map for 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; adopting and making findings regarding the Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

File No. 150846. Ordinance amending the Planning Code and Zoning Map to create the Jewish Home of San Francisco Special Use District located at 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; to allow an increase in height within portions of the Special Use District; and adopting findings, including environmental findings about the negative declaration and mitigation monitoring and reporting plan, Planning Code, Section 302, findings, and 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 hearings on these matters 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 these matters, 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 these matters is available in the Office of the Clerk of the Board. Agenda information relating to these matters will be available for public review on October 15, 2015.


Angela Calvillo, Clerk of the Board

DATED: October 5, 2015
PUBLISHED/POSTED/MAILED: October 9, 2015



NOTIFICACIÓN DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO

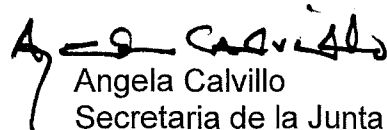
Fecha: Lunes, 19 de octubre, 2015

Hora: 1:30 p.m.

Lugar: Cámara Legislativa, Alcaldía Salón 250,
1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102

Asunto: **Expediente N° 150845.** Ordenanza que modifica el Plan General mediante la revisión del Mapa 5 del Elemento de Diseño Urbano (*conocido como Urban Design Element, en inglés*) para cambiar la designación mayor (*conocido como bulk designation, en inglés*) que se puede ver en el Mapa para la [dirección] 302 de la Avenida Silver, Bloque Tasador No. 5952, Lote No. 002; adoptando y haciendo hallazgos con respecto a la Declaración Negativa Mitigada [y] preparada en cumplimiento con la Ley de Calidad Medioambiental de California; y haciendo hallazgos congruentes con el Plan General, y con las ocho políticas de prioridad del Código de Planificación, sección 101.1.

Expediente N° 150846. Ordenanza que modifica el Código de Planificación y Mapa de Zonificación para crear el Hogar Judío de San Francisco Distrito Especial de Uso ubicado en la 302 de Avenida Silver, Bloque Tasador No. 5952, Lote No. 002; para permitir un aumento en la altura dentro de [unas] porciones del Distrito Especial de Uso; y adoptando hallazgos, incluyendo los hallazgos medioambientales sobre el plan de monitoreo y de reportes e informes de la Declaración Negativa Mitigada, Código de Planificación, Sección 302, hallazgos y hallazgos congruentes con el Plan General, y con las ocho políticas de prioridad del Código de Planificación, sección 101.1.


Angela Calvillo
Secretaria de la Junta

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No 554-5184
Fax No. 554-5163
TTD/TTY No. 5545227

公聽會通知

三藩市市及縣市參事委員會

土地使用與交通運輸委員會

- 日期: 2015 年 10 月 19 日星期一
- 時間: 下午 1 時 30 分
- 地點: 市政廳, 立法會議廳 250 室, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- 議題: **檔案號碼 150845。** 條例修訂總體計劃, 通過修改都市設計要素圖5 變更大量地圖上對Silver街302號, 評估街區號碼5952, 地段號碼002所作出的指定; 通過及作出符合「加州環境質量法」(California Environmental Quality Act) 規定的擬備減少負面影響聲明書的相關裁斷; 以及作出與總體計劃及規劃法規第101.1條的八項優先政策相一致的裁斷。
- 檔案號碼 150846。** 條例修訂規劃法規及區域劃分圖, 旨在於三藩市特別使用區創建猶太裔家園, 地址: Silver街302號, 評估街區號碼5952, 地段號碼 002; 容許在部分特別使用區內的高度增加; 並通過裁斷, 包括有關負面影響聲明及減少監管與報告計劃的環境裁斷、規劃法規第302條裁斷, 以及做出與總體計劃及規劃法規第101.1條的八項優先政策相一致的裁斷。


Angela Calvillo
市參事委員會書記

日期: October 5, 2015
公佈/張貼/郵寄: October 9, 2015

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COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description: DKE - LU - 150845 & 150846

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EXM 2803836

NOTICE OF PUBLIC
HEARING BOARD OF
SUPERVISORS OF THE
CITY AND COUNTY OF
SAN FRANCISCO LAND
USE AND TRANSPORTA-
TION COMMITTEE -
MONDAY, OCTOBER 19,
2015 - 1:30 PM - LEGISLA-
TIVE CHAMBER, CITY
HALL, ROOM 250, 1 DR.
CARLTON B. GOODLETT
PLACE, SAN FRANCISCO,
CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold public hearings to consider the following proposals and said public hearings will be held as follows, at which time all interested parties may attend and be heard: File No. 150845. Ordinance amending the General Plan by revising Map 5 of the Urban Design Element to change the bulk designation shown on the Map for 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; adopting and making findings regarding the Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. File No. 150846. Ordinance amending the Planning Code and Zoning Map to create the Jewish Home of San Francisco Special Use District located at 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; to allow an increase in height within portions of the Special Use District; and adopting findings, including environmental findings about the negative declaration and mitigation monitoring and reporting plan, Planning Code, Section 302, findings, and 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 hearings on these matters 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 these matters, 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 these matters is available in the Office of the Clerk of the Board. Agenda information relating to these matters will be available for public review on October 15, 2015.



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CALTRAIN PUBLIC HEARING & MEETINGS NOTICE

Proposed Changes to Codified Tariff

The Board will hold a public hearing and take public comment on its Codified Tariff, which sets fare policy. The effective date would be July 1, 2016 for parking permits.

include:

Adult fare by 50 cents. Day Pass, 8-ride Ticket, Monthly Pass and Joint would increase based on the cash fare. Eligible Discount fares would be 50 percent of the adult fares, and Clipper discount would be 50 percent. The fee from \$5.00 to \$5.50 and monthly parking permit fee from \$10.00 to \$11.00.

Thursday, Nov. 5, 2015 at 10 a.m.
Caltrain Administrative Office
1250 San Carlos Ave., San Carlos
For more information, visit the Caltrain Administrative Office or online at caltrain.com

Comments may be sent by mail, e-mail or phone to:
Caltrain Joint Powers Board, JPB Secretary
1250 San Carlos Ave., San Carlos, CA 94070-1306
Caltrain.com T 1.800.660.4287 (TTY 650.508.6448)

Meetings to present the proposal and receive comments. The

11 a.m.
71 Hanna St., Gilroy

1 p.m.
San Carlos Auditorium, 1250 San Carlos Ave., San Carlos

2 p.m.
City Hall, under the clock, 700 Fourth St., San Francisco

3 p.m.
Conference Room, 500 Castro St., Mountain View

For more information, call Caltrain at 1.800.660.4287 three days

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CNS#2799148



PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the San Carlos Planning Commission will hold a public hearing pursuant to San Carlos Municipal Code Chapter 18.35 in the Council Chambers, City Hall, 600 Elm Street, San Carlos, on Monday evening, October 19, 2015 at 7:00 p.m., for the purpose of hearing and considering all comments of all persons interested in or concerned with consideration by the Planning Commission of a recommendation to the City Council regarding amendments to the San Carlos Municipal Code Chapter 18.22, Signs, consisting of corrections, clarifications, and minor improvements.

The code amendment is exempt from California Environmental Quality Act (CEQA) Guidelines per Section 15305 which permits minor alterations in land use limitations.

The project planner is Lisa Porras: (650) 802-4264, e-mail at lparras@cityofsan-carlos.org. Staff reports will be available for viewing at www.epackets.net, the San Carlos Library, 610 Elm Street, San Carlos or the Planning Department, 600 Elm Street San Carlos beginning October 15, 2015 and all documents will be available for purchase at .25 per page up to the day of the meeting.

All persons interested in the above are hereby invited to attend this public meeting and hearing and be heard. If you challenge this proposal in court, you may be limited to raising only those issues you or someone else raised at the public meeting and hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public meeting and hearing.

Lisa Porras
Principal Planner

CNS#2802988

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE - MONDAY, OCTOBER 19, 2015 - 1:30 PM - LEGISLATIVE CHAMBER, CITY HALL, ROOM 250, 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation 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: **File No. 150972.** Urgency Ordinance approving an extension of the interim prohibition on commercial storefront mergers of greater than 799 gross square feet in the proposed Calle 24 Special Use District, which generally includes all lots bounded by 22nd Street, Potrero Avenue, Cesar Chavez Street, Capp Street, and both sides of 24th Street from Capp Street to

Bartlett Street, as well as certain additional adjacent lots, for 10 months and 15 days in accordance with California Government Code, Sections 65858, et seq.; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. In accordance with 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 as 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, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102. Information relating to these matters will be available for public review on Friday, October 16, 2015.

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE - MONDAY, OCTOBER 19, 2015 - 1:30 PM - LEGISLATIVE CHAMBER, CITY HALL, ROOM 250, 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold public hearings to consider the following proposals and said public hearings will be held as follows, at which time all interested parties may attend and be heard: **File No. 150845.** Ordinance amending the General Plan by revising Map 5 of the Urban Design Element to change the bulk designation shown on the Map for 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; adopting and making findings regarding the Mitigated Negative Declaration prepared in compliance with the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1. **File No. 150846.** Ordinance amending the Planning Code and Zoning Map to create the Jewish Home of San Francisco Special Use District located at 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; to allow an increase in height within portions of the Special Use District; and adopting findings, including environmental findings about the negative declaration and mitigation monitoring and reporting plan, Planning Code, Section 302, findings, and 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 hearings on these matters 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 these matters, 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 these matters is available in the Office of the Clerk of the Board. Agenda information relating to these matters will be available for public review on October 15, 2015.

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation 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:** October 19, 2015 **Time:** 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall - 1 Dr. Carlton B. Goodlett Place, San Francisco, CA
Subject: File No. 150790. Ordinance amending the Planning Code by establishing a new citywide Transportation Sustainability Fee and suspending application of the existing Transit Impact Development Fee, with some exceptions, as long as the Transportation Sustainability Fee remains operative; amending Section 401 to add definitions reflecting these changes; amending Section 406 to clarify affordable housing and homeless shelter exemptions from the Transportation Sustainability Fee; making conforming amendments to the Area Plan fees in Planning Code, Article 4; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including general findings, findings of public necessity, convenience, and welfare, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If the legislation passes, a new Citywide transportation impact fee, the Transportation Sustainability Fee (TSF), will be charged to certain development projects and shall be calculated per gross square foot (gsf) of the development project, multiplied by the appropriate rate for each use:

- Residential Uses, 21-99 units: \$7.74;
- Residential Uses, any units above 99 units: \$8.74;
- Non-Residential Uses, 800-99,999 (gsf): \$18.04;
- Non-Residential Uses, any gsf above 99,999: \$19.04; and
- Production, Distribution and Repair (PDR) Uses: \$7.61.

The TSF will be charged to both residential and non-residential developments that result in:

- more than 20 new dwelling units;
- new group housing facilities, or additions of 800 gsf or more to an existing group housing facility;
- new construction of non-residential use in excess of 800 gsf, or addition of 800 square feet or more to an existing non-residential use;
- new construction of a PDR use in excess of 1,500 gsf, or additions of 1,500 gsf or more to an existing PDR use; or
- change or replacement of use of a lower fee category to a higher fee category, regardless of whether the existing use previously paid the TSF or the Transportation Impact Development Fee (TIDF).

City projects, state or federal projects, affordable housing projects, small businesses, and certain non-profit projects would be exempt from the TSF. Hospitals would not be exempt from the TSF. In addition, the Ordinance provides that projects that have an application on file, but have not been approved, shall pay reduced rates. Projects that filed an application after July 21, 2015, shall pay the full residential TSF rate, and a reduced rate for non-residential uses. Funds collected shall be held in

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BOARD of SUPERVISORS



City Hall
1 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: Trent Rhorer, Executive Director, Human Services Agency
Olson Lee, Director, Mayor's Office of Housing and Community Development
John Rahaim, Director, Planning Department

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee Board of Supervisors

DATE: September 16, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Avalos on September 8, 2015:

File No. 150846

Ordinance amending the Planning Code and Zoning Map to create the Jewish Home of San Francisco Special Use District located at 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; to allow an increase in height within portions of the Special Use District; and adopting findings, including environmental findings about the negative declaration and mitigation monitoring and reporting plan, Planning Code, Section 302, 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:

Louise Rainey, Human Services Agency
Eugene Flannery, Mayor's Office of Housing and Community Development
Sophie Hayward, Mayor's Office of Housing and Community Development
Scott Sanchez, Planning Department
Sarah Jones, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department

Major, Erica (BOS)

From: Major, Erica (BOS)
Sent: Wednesday, September 16, 2015 11:43 AM
To: Rhorer, Trent (HSA) (DSS); Lee, Olson (MYR); Rahaim, John (CPC)
Cc: Ausberry, Andrea; Rainey, Louise (HSA) (DSS); Flannery, Eugene (MYR); Hayward, Sophie (MYR); Sanchez, Scott (CPC); Jones, Sarah (CPC); Rodgers, AnMarie (CPC); Starr, Aaron (CPC)
Subject: REFERRAL FYI (150846) Planning Code, Zoning Map - Creating the Jewish Home of San Francisco Special Use District, 302 Silver Avenue
Attachments: 150846 FYI.doc

Greetings:

This matter is being forwarded to your department for informational purposes. If you have any comments or reports to be included with the file, please forward them to Andrea Ausberry (Andrea.Ausberry@sfgov.org) at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

Thank You.

Sent on behalf of Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee.

Erica Major
Assistant Committee Clerk
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102
Phone: (415) 554-4441 | Fax: (415) 554-5163
Erica.Major@sfgov.org | www.sfbos.org



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BOARD of SUPERVISORS



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

September 16, 2015

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On September 8, 2015, Supervisor Avalos introduced the following legislation:

File No. 150846

Ordinance amending the Planning Code and Zoning Map to create the Jewish Home of San Francisco Special Use District located at 302 Silver Avenue, Assessor's Block No. 5952, Lot No. 002; to allow an increase in height within portions of the Special Use District; and adopting findings, including environmental findings about the negative declaration and mitigation monitoring and reporting plan, Planning Code, Section 302, 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 and Transportation 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 and Transportation Committee

- c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Sarah Jones, Chief, Major Environmental Analysis
AnMarie Rodgers, Legislative Affairs
Jeanie Poling, Environmental Planning
Nannie Turrell, Environmental Planning
Joy Navarrete, Environmental Planning

Major, Erica (BOS)

From: Major, Erica (BOS)
Sent: Wednesday, September 16, 2015 11:50 AM
To: Ionin, Jonas (CPC)
Cc: Rahaim, John (CPC); Starr, Aaron (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Rodgers, AnMarie (CPC); Poling, Jeanie (CPC); Turrell, Nannie (CPC); Navarrete, Joy (CPC); Ausberry, Andrea
Subject: REFERRAL PC (150846) Planning Code, Zoning Map - Creating the Jewish Home of San Francisco Special Use District, 302 Silver Avenue
Attachments: 150846 PC.doc

Good Afternoon,

Attached is a referral for BOS File No. 150846, which is being referred to the Planning Commission for public hearing and recommendation. Please forward the Commission's response as soon as it is available.

Thank You.

Sent on behalf of Andrea.Ausberry@sfgov.org, Assistant Clerk, Land Use and Transportation Committee.

Erica Major

Assistant Committee Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244

San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org



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