



SAN FRANCISCO PLANNING DEPARTMENT

Conditional Use Authorization Appeal 450-474 O'Farrell Street/532 Jones Street Project

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DATE: November 5, 2018
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FROM: John Rahaim, Planning Director – Planning Department (415) 558-6411
Aaron Starr, Manager of Legislative Affairs – Planning Department (415) 558-6362
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RE: File No. 180997, Planning Case No. 2013.1535CUA –
Appeal of the approval of Conditional Use Authorization (CUA) for
450-474 O'Farrell Street, 532-540 Jones Street
HEARING DATE: November 13, 2018
ATTACHMENTS:
A. Planning Commission CUA Final Motion No. 20281
B. Planning Commission CEQA Findings Final Motion No. 20280
C. Planning Commission Packet for CUA and CEQA Findings
D. CUA Appeal Letter (October 15, 2018)

PROJECT SPONSOR: Fifth Church of Christ, Scientist
450 O'Farrell Partners, LLC
39 Forrest Street, Suite 201
Mill Valley, CA 94941
Attn: Stephanie Hill
APPELLANT: Mike Buhler, San Francisco Heritage, 2007 Franklin, San Francisco, CA 94109

INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the "Board") regarding the Planning Commission's ("Commission") approval of the application for Conditional Use Authorization under Planning Code Section 303 for: i) Planned Unit Development pursuant to Section 304, with modifications to the Planning Code for rear yard (Section 134(g)), dwelling unit exposure (Section 140); off-street loading (Section 152) and permitted obstructions (Section 136(c)); ii) for Demolition of five existing dwelling units (Section 317); iii) Height greater than 50 feet with street frontage greater than 50 feet in RC zoning district (Section 253); iv) Height greater than 80 feet in North of Market Residential Special Use District Subarea No. 1 (Section 249.5/263.7); v) Bulk exceedance (Section 271); and vi) Establishment of new Religious Institution Use (Section 303).

The proposal includes demolition of three buildings, merger of the three lots, and new construction of a 13-story (up to 130 foot), mixed-use residential over ground floor commercial building with a new church facility and 176 residential units, located in an RC-4 (Residential-Commercial, High Density) Zoning District and a 80-130-T Height and Bulk District ("the Project").

This response addresses the Conditional Use Authorization appeal ("CUA Appeal Letter") to the Board filed on October 15, 2018 by Mike Buhler, on behalf of San Francisco Heritage. The CUA Appeal Letter references the proposed project in Case No. 2013.1535CUA. The appellant also filed an appeal to the Certification of the Environmental Impact Report ("EIR") prepared for the Project under the California Environmental Quality Act ("CEQA", Pub. Res. Code §§ 21000 et seq.) (Planning Department Case No. 2013.1535ENV), BOS File No. 180993.

The decision before the Board in this Appeal is whether to uphold or overturn the Planning Commission's approval of Conditional Use Authorization to allow construction of a new 13-story mixed use residential over ground floor building, as described in this response letter.

SITE DESCRIPTION & PRESENT USE

The project site is currently occupied by the three-story, 26,904-square-foot Fifth Church of Christ, Scientist, including a 1,400-square-foot parking lot with four parking spaces at 450 O'Farrell Street; a one-story, 4,415-square-foot vacant retail building at 474 O'Farrell Street; and a one-story, 1,012-square-foot restaurant and residential building with five units at 532 Jones Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The RC-4 zoning district is defined by its compact, walkable, transit-oriented and mixed-use nature, within the Downtown/ Civic Center neighborhood. The immediate context is primarily residential with neighborhood-serving commercial uses, and the vicinity includes buildings ranging from five to 12 stories, and within a two-block radius up to 16-stories (including at the end of the subject site block). Within ¼-mile radius east of the site is the dense commercial retail area surrounding Union Square and the western boundary of the Financial District, and within ¼-mile south of the site is the City's major ceremonial and transit corridor Market Street. The project site is located within the boundaries of the Uptown Tenderloin Historic District, which is listed in the National Register. Other zoning districts in the vicinity of the project site include: C-3-G (Downtown General), C-3-R (Downtown Retail), and P (Public), all of which exhibit a range of height and bulk districts: 80-T, 80-A, 80-130-F, and 225-S.

PROJECT DESCRIPTION

The project proposes demolition of three buildings: 450 O'Farrell Street (currently occupied by the Fifth Church of Christ, Scientist); 474 O'Farrell Street (one-story, vacant retail building); and 532 Jones Street (one-story restaurant use, with five existing residential units). The proposal is to merge these three lots, and construct a new mixed-use building rising up to 130-foot-tall (13-story), with up to 176 dwelling units, restaurant and/or retail space on the ground floors, and a replacement church (proposed religious institution) incorporated into a portion of the ground and two upper levels, with up to 46 below grade parking spaces, private and common open space and Class 1 and 2 bicycle parking spaces.

BACKGROUND

Project Approvals by Planning Commission

The 450 O'Farrell Street building is an individual historic resource under CEQA and the site is located within the boundaries of an historic district listed in the National Register, therefore the approval of the Project required analysis through an EIR, focused on historical resources. The Planning Commission certified the Final EIR, which discusses the Project and impacts on historical resources, including mitigation

measures, at a regularly scheduled public hearing on September 13, 2018. At the same hearing, the Commission adopted CEQA Findings for the Project, including a Statement of Overriding Considerations, and approved the Conditional Use Authorization for the Project.

At this September 13, 2018, hearing, Planning staff and the Planning Commission made several amendments to the Draft Motion for Conditional Use Authorization to authorize a design change to the Project, for implementation after site permit issuance. The design change removes the exterior element of the 450 O'Farrell Street building from the proposal. In addition, at this hearing, San Francisco Heritage proposed entering into a private agreement with the Project Sponsor to divert the cost savings of the removal of the 450 O'Farrell façade into funds for the community.

At this September 13, 2018, hearing, the following actions occurred:

1. Staff read into the record an additional Condition of Approval, which was accepted by the Commission:
Façade and Colonnade. Prior to issuance of the site permit architectural addendum, the Project Sponsor shall work with the Planning Department to redesign the lower levels of the southeast corner of the Project to eliminate the existing 450 O'Farrell Street façade and colonnade and replace it with a contemporary but compatible design that maintains the project's references to the character-defining features of the surrounding district, including the ground-floor storefront height, tripartite façade composition, organization of building into vertical masses, punched window openings, and material uses, ensuring the project's compatibility with the Uptown Tenderloin National Register Historic District in terms of size and scale, composition and materials.
2. The Commission amended the Findings to note that the Project Sponsor and San Francisco Heritage (community organization) were to continue working together.
3. The Commission added one Condition of Approval to schedule the item for a future informational hearing to present the revised design to Commission.

Final Motion for CUA

Edits to the Final Motion should have reflected the Commission's final Project approval, which was reflected as noted above in the Condition of Approval allowing the Project Sponsor to remove the 450 O'Farrell building façade and colonnade. The Planning Department's response to this CUA Appeal includes modifications to the Final Motion No. 20281 for consistency in Findings and approvals for the Project, as follows:

Preamble:

On September 13, 2018, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2013.1535ENVCUA. 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 on behalf of the applicant, the Planning Department staff, and other interested parties. At this hearing, the Planning Commission discussed and approved a design modification for this project to remove the existing 450 O'Farrell building façade and colonnade through incorporation of an additional Condition of Approval to allow a revised contemporary design at the architectural addendum stage. The

Commission also added a Condition of Approval to require the Project Sponsor to return before the Commission with the revised design at a later date.

Section J – Additional Findings pursuant to Section 303(c) of the Planning Code:

- h. whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The Planning Commission directed the removal of the existing 450 O'Farrell Street building façade and colonnade. Although this action will no longer preserve a unique urban design feature of this building, as a key orientation element for the block and neighborhood, the Commission adopted a Condition of Approval at the September 13, 2018 hearing for a revised contemporary but compatible design that maintains the project's references to the character-defining features of the surrounding district, including the ground-floor storefront height, tripartite façade composition, organization of building into vertical masses, punched window openings, and material uses, ensuring the project's compatibility with the Uptown Tenderloin National Register Historic District in terms of size and scale, composition and materials.

- n. whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The Project will no longer retain the 450 O'Farrell building façade and colonnade to preserve a unique urban design feature of this building. However, at the September 13, 2018 hearing the Planning Commission adopted the Project an amended Condition of Approval, , directing the Project Sponsor to develop, in collaboration with the Planning Department, a revised contemporary but compatible design that maintains the project's references to the character-defining features of the surrounding district. This would include the ground-floor storefront height, tripartite façade composition, organization of building into vertical masses, punched window openings, and material uses, ensuring the project's compatibility with the Uptown Tenderloin National Register Historic District in terms of size and scale, composition and materials.

Section J - Part 4: Additional Findings pursuant to Section 271(c) of the Planning Code:

Although the Project will no longer retain the 450 O'Farrell building front façade and colonnade, the proposed revised design will retain compatible design features that maintains the project's references to the character-defining features of the surrounding district, including the ground-floor storefront height, tripartite façade composition, organization of building into vertical masses, punched window openings, and material uses, ensuring the project's compatibility with the Uptown Tenderloin National Register Historic District in terms of size and scale, composition and materials. This design direction was adopted per the amended Condition of Approval the Planning Commission adopted at the September 13, 2018 hearing, directing the Project Sponsor to develop a revised design to that removes the existing 450 O'Farrell building façade and colonnade, in collaboration with the Planning Department.

Section K – General Plan Compliance:

Although the project will no longer will retain the existing 450 O'Farrell building façade and colonnade, the revised design has been directed to maintain a sense of scale on the block and other compatible features of the surrounding district, including the ground-floor storefront height, tripartite façade composition, organization of building into vertical masses, punched window openings, and material uses, ensuring the project's compatibility with the Uptown Tenderloin National Register Historic District in terms of size and scale, composition and materials. This design direction was adopted per the amended Condition of Approval the Planning Commission adopted at the September 13, 2018 hearing, directing the Project Sponsor to develop a revised design that removes the existing 450 O'Farrell building façade and colonnade, in collaboration with the Planning Department.

Hearing Background

These items were originally noticed to be heard by the Planning Commission on June 28, 2018. The Commission heard the items that day, and a motion to certify the EIR failed 3-3. A second motion to continue the items until September 13, 2018 was unanimous, with direction for additional feasibility study on the preservation alternatives to be provided at the continued hearing.

Conditional Use Authorization Project Approvals Overview

In order to move forward, the project approvals required multiple Conditional Use Authorizations, as outlined below:

Planned Unit Development. In cases of projects on sites ½-acre or greater that exhibit outstanding overall design and are complementary to the design and values of the surrounding area, such projects may merit modification of certain Code requirements as established in Section 304 of the Planning Code, over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. The proposal includes merger of three lots and new construction of one new mixed-use building. Through the PUD process, the Planning Commission granted exceptions to the Planning Code: for rear yard modification (Section 134(g)); dwelling unit exposure for 21 of 176 units (Section 140); off-street loading of one space (Section 152); and permitted exception for 4 inches of balcony projections (Section 136(c)).

Demolition of Residential Units. Demolition of residential units requires Conditional Use Authorization in this zoning district (Section 317 of the Planning Code). At the 532 Jones property, there is evidence of five residential units at the rear of the restaurant use. The project proposes to entirely demolish this building and units, and to replace these five residential units in the new project as affordable on-site rental units in addition to the 23 required on-site affordable rental units pursuant to its inclusionary affordable housing requirements (Section 415 of the Planning Code).

Heights in RC zoning districts. For projects with proposed building heights greater than 50 feet and that have street frontage greater than 50 linear feet, Conditional Use Authorization is required in a RC zoning district (Section 253 of the Planning Code). The proposed building height extends to 130 feet, the maximum height allowable in the district, with street frontage exceeding 50 feet on O'Farrell Street.

North of Market Residential Special Use District Subarea No. 1. For heights greater than 80 feet in this SUD, Conditional Use Authorization is required (Sections 249.5 and 263.7 of the Planning Code). The proposed building height extends to 130 feet, the maximum height allowable in the district. The requirements are such that the project is required to make a payment equivalent to the value added to the new development resulting from the granting of a height exception. The amount is calculated from the gross floor area created between the height of 80 feet and 130 feet and the fee established for the Fund; the fund's purpose is stabilizing, rehabilitating, and retaining existing affordable units in the area of the SUD.

Bulk exceedance. In this height and bulk district, a streetwall height must be established. Above this streetwall height, the Code outlines maximum dimensions for building volume in plan and diagonal, established at 110 feet (plan length) and 125 feet (diagonal), respectively. The proposed volume exceeds the maximum bulk in plan (115 feet) and diagonal (165 feet 6 inches). (Section 271 of the Planning Code).

Establishment of new Religious Institution Use. A church facility currently exists at the 450 O'Farrell building site. In the project, this building and the use are proposed to be demolished, and a new facility is proposed on a portion of the ground, second and third levels of the new project. To establish this new use in this zoning district requires Conditional Use Authorization (Section 303 of the Planning Code).

CONDITIONAL USE AUTHORIZATION REQUIREMENTS

If a proposed Project meets the criteria outlined in Section 303, including additional findings for this Project for planned unit development, demolition of residential units, height greater than 50 feet in RC zoning district, height greater than 80 feet in North of Market Residential Special Use District, bulk exceedance and establishment of a religious institution, then the Commission may grant Conditional Use Authorization to allow the project as proposed.

Standard Conditional Use Findings

Section 303 states that the following criteria must be met in order for the Commission to grant approval of an application for Conditional Use Authorization:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166.
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

There were additional criteria to those outlined above pursuant to Section 303 for the Planning Commission to consider for Conditional Use Authorization Project approvals:

Additional Findings pursuant to *Section 304 of the Planning Code* to establish Planned Unit Development:

- i. Affirmatively promotes applicable objectives and policies of the General Plan;
- j. Provides off-street parking adequate for the occupancy proposed;
- k. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;
- l. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;
- m. In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section 231 of this Code;
- n. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

- o. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;
- p. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code;
- q. In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.
- r. Provide street trees as per the requirements of Section 138.1 of the Code.
- s. Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

Additional Findings pursuant to *Section 317 of the Planning Code* to Demolish residential building(s):

- a. whether the property is free of a history of serious, continuing Code violations;
- b. whether the housing has been maintained in a decent, safe, and sanitary condition;
- c. whether the property is an "historical resource" under CEQA;
- d. whether the removal of the resource will have a substantial adverse impact under CEQA;
- e. whether the project converts rental housing to other forms of tenure or occupancy;
- f. whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;
- g. whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;
- h. whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
- i. whether the project protects the relative affordability of existing housing;
- j. whether the project increases the number of permanently affordable units as governed by Section 415;
- k. whether the project locates in-fill housing on appropriate sites in established neighborhoods;
- l. whether the project increases the number of family-sized units on-site;
- m. whether the project creates new supportive housing;
- n. whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;
- o. whether the project increases the number of on-site Dwelling Units;
- p. whether the project increases the number of on-site bedrooms;
- q. whether or not the replacement project would maximize density on the subject lot;

- r. if replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

Additional Findings pursuant to *Section 253 of the Planning Code* building heights greater than 50 feet and that have street frontage greater than 50 linear feet in RC zoning districts:

- a. Consider the expressed purposes of this Code, of the RH, RM, or RC Districts, and of the height and bulk districts, set forth in Sections 101, 209.1, 209.2, 209.3, and 251 hereof, as well as the criteria stated in Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and may permit a height of such building or structure up to but not exceeding the height limit prescribed by the height and bulk district in which the property is located.

Additional Findings pursuant to *Section 249.5 and 263.7 of the Planning Code* building heights greater than 80 feet in the North of Market Residential Special Use District:

- a. protect and enhance important housing resources in an area near downtown;
- b. conserve and upgrade existing low and moderate income housing stock;
- c. preserve buildings of architectural and historic importance and preserve the existing scale of development;
- d. maintain sunlight in public spaces;
- e. encourage new infill housing at a compatible density;
- f. limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area;
- g. limit the number of commercial establishments which are not intended primarily for customers who are residents of the area.

Additional Findings pursuant to *Section 271 of the Planning Code* for Bulk exceptions:

- a. The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:
 - 1. Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;
 - 2. Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;
 - 3. Differences in materials, colors or scales of the facades that produce separate major elements;
 - 4. Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and

5. In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.
- b. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:
 1. A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;
 2. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;
 3. Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and
 4. Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

The concerns raised in the Appeal Letter are cited in a summary below and are followed by the Department's response:

Issue 1: The Appellant contends that the proposed project is incompatible with the Uptown Tenderloin Historic District.

Response 1: The Commission found the project was, on balance, consistent with objectives and policies of the General Plan and Planning Code Section 101.1 Priority Policies. The Commission found that the proposed new construction would produce high-quality architectural design that is compatible with the surrounding neighborhood and with the Uptown Tenderloin National Register Historic District, in which the site is located. The new building will reflect the characteristic pattern which gives to the City and its neighborhood an image, sense of purpose, and a means of orientation; and, moderating major new development to complement the City pattern, by providing a new, mixed-use development consistent with neighboring 6- to 19-story development in close proximity to the site. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Project will activate O'Farrell Street with the re-located church site and retail use, Shannon Street with the residential lobby, and Jones Street with additional retail use. Lastly, the project proposes 171 new residential units, 23 of which are proposed as on-site affordable units, and five replacement units proposed as on-site affordable units.

In addition, the EIR prepared by the Department and certified by the Commission for the Project, found that the new construction was determined to be compatible with the Uptown Tenderloin National Register

Historic District and with the character of the surrounding neighborhood, specifically the scale and size, composition, materials, and architectural details.

Further, the Commission found the Project consistent with the eight priority-planning policies, and as designed, determined that the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

Issue 2: The Appellant contends that the project adversely effects the General Plan, and outlines three key areas: 1) the proposed demolition of three historic resources is inherently incompatible with the goals and character of the Uptown Tenderloin Historic District; 2) demolition of three historic resources violates the General Plan; and 3) the project's market-rate units will not be accessible to most Tenderloin residents.

Response 2: The Commission found that the project, on balance, promotes the policies and objectives of the General Plan by locating a high-density residential development at a mixed-use infill development site, with on-site affordable units for rent, neighborhood-serving commercial, where households can easily rely on public transportation, walking and bicycling for a majority of daily trips, in the Downtown/ Civic Center neighborhood area. This is all consistent with the Housing Element, Urban Design Element and the Commerce and Industry Element of the General Plan, and the Planning Code Section 101.1 Priority Policies.

In addition, the Project generally promotes the purpose of the North of Market Residential Special Use District through the provision of infill housing at compatible density. The project introduces 171 new residential units with 23 on-site affordable rental units near downtown, provides five new replacement residential affordable rental units on-site, proposes less than 4,000 square feet of ground floor commercial which can support existing and new residents, and does not shade public open spaces. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Commission determined that the Project will activate O'Farrell Street with the re-located church site and retail use, Shannon Street with the residential lobby, and Jones Street with additional retail use. Further, street improvements such as street trees and bicycle parking will further enhance the public realm, consistent with the better street plan policies in the General Plan.

Further, the Commission found that the project complies with the eight priority-planning policies pursuant to Section 101.1 of the Planning Code. The project proposes demolishing the existing restaurant and retail spaces, and replacing those with new retail spaces that are consistent in size and intensity with the rest of the block. The overall retail space proposed is less than 4,000 square feet, thereby creating opportunities for residents while not diminishing the residential nature of the mixed-use block. Therefore, existing neighborhood-serving uses are preserved and enhanced, while providing future opportunities for residents. The project introduces 23 new on-site affordable rental units near downtown, and provides five new replacement residential units as on-site affordable rental units, thereby preserving and enhancing the City's supply of affordable housing. Part of the project includes demolition of a building (450 O'Farrell Street) determined individually eligible for the California Register of Historic Resources. In certifying the Project's EIR, the Planning Commission adopted Motion No. 20280 finding that the impacts of demolition

of the individual historic architectural resource are outweighed by the benefits of the Project. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings, including the Uptown Tenderloin National Register Historic District, in which the site is located. The new building will reflect the characteristic pattern which gives to the City and its neighborhood an image, sense of purpose, and a means of orientation; and, moderating major new development to complement the City pattern, by providing a new, mixed-use development consistent with neighboring 6- to 19-story existing buildings in close proximity to the site.

The Project Site is well-served by multimodal transportation opportunities. The site is very accessible by public transit, with multiple public transit alternatives within close walking distance. Additionally, the location is directly adjacent to O'Farrell and Jones Streets, both major thoroughfares which provide ready access to those driving. Parking is available either along surrounding neighborhood streets or within the proposed below grade parking garage. This garage has up to 46 parking spaces, of which 10 parking spaces will be dedicated to churchgoers, and one car share space, in addition to 125 Class 1 and Class 2 bicycle spaces. Given the accessibility of the project site, and the limited retail uses proposed, the project will not create community traffic that impedes MUNI service or overburdens the streets or neighborhood parking.

The Project does not include commercial office development. Although the Project would remove a small existing service sector use, the Project does provide new housing, which is a top priority for the City and proposes replacement of ground floor commercial retail space on site, with opportunities for future and existing residents. The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. Lastly, a shadow analysis prepared for the Project determined that the Project would not cast any net new shadow on nearby open spaces or spaces under the jurisdiction of the Recreation and Parks Department.

Issue 3: The Appellant contends that the project is not necessary or desirable.

Response 3: The Commission found the Project does meet the criteria of Section 303, and additional Conditional Use authorization criteria, specifically that it was necessary and desirable. The Commission found the following findings that the Project is necessary and desirable:

The project site is located in the Downtown/ Civic Center neighborhood, which contains a mix of residential, commercial and institutional uses, including religious facilities. The proposed mixed-use building will be compatible with that neighborhood mix of uses. The project will provide rental housing, ground floor retail space, and a new Christian Science church and Reading Room to replace the existing church site, a vacant commercial building adjacent to the church, and a one-story restaurant building containing five existing residential units that will be replaced on-site. Specifically, this mixed-use infill project includes 176 newly constructed dwelling units (with 28 on-site affordable units including the five replacement units), supporting a priority need in the City, a new church facility, and neighborhood-serving retail space.

The Commission determined that the Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) – the eight priority-planning policies - in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development. Further, the Commission found that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

In light of all of these Findings made by the Planning Commission, the Appellant has not explained why these findings are inadequate, or why the project is not necessary or desirable.

Issue 4: The Appellant contends that the project proposes inadequate mitigation measures and conditions of approval.

Response 4: The Commission found that Mitigation measures described in the Mitigation Monitoring and Reporting Program (MMRP), as attached in Exhibit C to the Conditional Use Authorization Motion, were necessary to avoid potential significant effects of the proposed project. The MMRP was agreed to by the project sponsor, and this MMRP was adopted as a condition of project approval by the Commission.

The MMRP is developed during the EIR process. Additional mitigation measures would be analyzed during further review of the project's impacts as discussed in the EIR, not as a component of the CUA analysis.

The Planning Commission adopted standard Conditions of Approval for development projects which the City has determined feasible and reasonable, with several amendments as noted above specific to this Project.

CONCLUSION

For the reasons stated above, the Planning Department recommends that the Board uphold the Planning Commission's decision in approving the Conditional Use Authorization for the 450-474 O'Farrell Street and 532 Jones Street project and deny the appeal.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20281

HEARING DATE: SEPTEMBER 13, 2018

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Case No.: **2013.1535ENV/CUA**
Project Address: **450-474 O'FARRELL STREET/ 532 JONES STREET**
Zoning: **RC-4 (Residential-Commercial, High Density) District**
80-T-130-T Height and Bulk District
North of Market Special Use District No. 1
Block/Lot: **0317/007, 009, 011**
Project Sponsor: **Fifth Church of Christ, Scientist**
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303 FOR: I) PLANNED UNIT DEVELOPMENT PURSUANT TO SECTION 304, WITH MODIFICATIONS FOR REAR YARD (SECTION 134(G)), DWELLING UNIT EXPOSURE (SECTION 140); OFF-STREET LOADING (SECTION 152) AND PERMITTED OBSTRUCTIONS (SECTION 136(C)); II) FOR DEMOLITION OF FIVE EXISTING DWELLING UNITS (SECTION 317); III) EXCEEDING HEIGHT OF 50 FEET WITH STREET FRONTAGE GREATER THAN 50 FEET (SECTION 253); IV) HEIGHT GREATER THAN 80 FEET IN NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT NO. 1 (SECTION 249.5/263.7); V) BULK EXCEEDANCE (SECTION 270); VI) ESTABLISHMENT OF NEW RELIGIOUS INSTITUTION USE (SECTION 303). THE PROJECT, LOCATED AT 450-474 O'FARRELL STREET AND 532 JONES STREET, TO DEMOLISH THE EXISTING COMMERCIAL BUILDING (474 O'FARRELL STREET), EXISTING COMMERCIAL AND RESIDENTIAL BUILDING (532 JONES STREET), AND EXISTING RELIGIOUS BUILDING (450 O'FARRELL STREET), AND CONSTRUCT A 13-STORY MIXED USE BUILDING CONTAINING UP TO 176 RESIDENTIAL UNITS, AND APPROXIMATELY 3,827 SQUARE FEET GROUND FLOOR RETAIL, 9,555 SQUARE FEET NEW RELIGIOUS (CHURCH) USE, AND BELOW-GRADE PARKING FOR UP TO 46 VEHICLES, LOCATED AT LOTS 007, 009 AND 011 IN ASSESSOR'S BLOCK 0317, WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY), NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT NO. 1, AND 80-T-130-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 8, 2015, Bruce Fairty of 450 O'Farrell Partners, LLC (hereinafter "Project Sponsor") filed a complete application with the Department for the project, as modified by subsequent submittals, with the San Francisco Planning Department (hereinafter "Department") for a Conditional Use Authorization request pursuant to Section 303 for Planned Unit Development under Section 304, with modifications to Section 132(c) (permitted obstructions), Section 134 (rear yard modification), Section 140 (dwelling unit exposure), and Section 152 (residential off-street loading), and additional Conditional Use Authorization to the Planning Code under Section 317(g)(5) for demolition of existing residential units; Section 253(b) for new construction over 40 feet in height and a street frontage greater than 50 feet; Section 263.7 for an exception to the 80-foot base height limit in North of Market Residential Special Use District No. 1; Section 271 for exceptions to Section 270, governing the bulk of the building; and Section 303 for the new religious institution (church) use. The project proposes demolition of three buildings: 450 O'Farrell Street (currently occupied by the Fifth Church of Christ, Scientist); 474 O'Farrell Street (one-story, vacant retail building); and 532 Jones Street (one-story restaurant use, with five existing residential units). The proposal is to merge these three lots, and construct a new mixed-use building rising up to 130-foot-tall (13-story), with up to 176 dwelling units, restaurant and/or retail space on the ground floors, and a replacement church (proposed religious institution) incorporated into the ground and two upper levels, with up to 46 below grade parking spaces, private and common open space and Class 1 and 2 bicycle parking spaces, (the "Project") on the subject property located on Lots 007, 009, 011 in Assessor's Block 0317.

On November 21, 2014, Project Sponsor had on file a complete environmental evaluation application with the Department for environmental review for the Project.

The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on February 22, 2017.

On October 25, 2017, the Department published a Draft EIR ("DEIR") for public review (Case No. 2013.1535ENV). The DEIR was available for public comment until December 11, 2017. On November 30, 2017, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On June 13, 2018, the Department published a Comments and Responses document, responding to comments made regarding the DEIR prepared for the Project.

On September 13, 2018, the Commission reviewed and considered the Final EIR ("FEIR") and found that the contents of said report and the procedures through which the FEIR was prepared and publicized in compliance with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found that the FEIR was adequate, accurate, and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the DEIR, and certified the FEIR by Motion No. 20279 for the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

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. These improvement and mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On September 13, 2018, the Commission adopted Motion No. 20280 adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the MMRP, which findings and adoption of the MMRP are hereby incorporated by reference as though fully set forth herein.

On March 2, 2016, the Project Sponsor submitted a request for review of development exceeding 40 feet (Case No. 2013.1535SHD), pursuant to Section 295, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (RPD). Department staff prepared a preliminary shadow fan analysis depicting the potential shadow cast by the development which indicated that the project could potentially cast shadow on Boedekker Park and Tenderloin Recreation Center, parks under the jurisdiction of RPD. A shadow study was prepared by CADP (dated January 21, 2016) that included more precise articulation of the envelope and accounted for shadows from existing buildings. Staff analyzed this study and concluded that the Project could not potentially cast shadow on properties under the jurisdiction. Therefore, the Project would have no impact to properties subject to Section 295.

The Planning Department, Office of the Commission Secretary, is the custodian of records for these actions, and such records are located at 1650 Mission Street, Fourth Floor, San Francisco, California.

On September 13, 2018, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2013.1535ENVCUA. 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 on behalf of the applicant, the Planning Department staff, and other interested parties.

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 on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2013.1535ENVCUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- A. The above recitals are accurate and constitute findings of this Commission.
- B. **Project Description.** The project proposes demolition of three buildings: 450 O'Farrell Street (currently occupied by the Fifth Church of Christ, Scientist); 474 O'Farrell Street (one-story, vacant retail building); and 532 Jones Street (one-story restaurant use, with five existing

residential units). The proposal is to merge these three lots, and construct a new mixed-use building rising up to 130-foot-tall (13-story), with up to 176 dwelling units, restaurant and/or retail space on the ground floors, and a replacement church (proposed religious institution) incorporated into the ground and two upper levels, below grade parking and mechanical spaces, private and common open space and 116 Class 1 and 9 Class 2 bicycle parking spaces. The project would construct a total of approximately 218,155 square feet ("sf") of development, including 182,668 sf of residential space, 3,827 sf of restaurant/retail space, 9,555 sf for religious institution use, 8,398 sf of residential open space (288 sf of private open space and 8,110 sf of common open space), and 21,105 sf of below-grade parking (up to 46 spaces). The project also proposes merger of three Lots 007, 009, and 011 in Assessor's Block 0317.

- C. **Site Description and Present Use.** The project site is currently occupied by the three-story, 26,904-square-foot Fifth Church of Christ, Scientist, including a 1,400-square-foot parking lot with four parking spaces at 450 O'Farrell Street; a one-story, 4,415-square-foot vacant retail building at 474 O'Farrell Street; and a one-story, 1,012-square-foot restaurant and residential building with five units at 532 Jones Street.
- D. **Surrounding Properties and Neighborhood.** The Project Site is located within the RC-4 zoning district, a District defined by its compact, walkable, transit-oriented and mixed-use nature, within the Downtown/ Civic Center neighborhood. The immediate context is primarily residential with neighborhood-serving commercial uses. The immediate vicinity includes buildings ranging from five to 12 stories, and within a two-block radius up to 16-stories (including at the end of the subject site block). Within ¼-mile radius east of the site is the dense commercial retail area surrounding Union Square and the western boundary of the Financial District, and within ¼-mile south of the site is the City's major ceremonial and transit corridor Market Street. The project site is located within the boundaries of the Uptown Tenderloin Historic District which is listed in the National Register. Other zoning districts in the vicinity of the project site include: C-3-G (Downtown General), C-3-R (Downtown Retail), and P (Public), which exhibit a range of height and bulk districts: 80-T, 80-A, 80-130-F, and 225-S.
- E. **Public Outreach and Comments.** The Department received public comment during the environmental review process, some focused outside of the scope of EIR and included concerns about increased traffic, excess noise, and gentrification. Since the notice period for this hearing, the Department has received one letter directly in support of the project's additional rental housing and the church project (attached). A letter of objection to the surrounding safety due to the project was received (attached). The sponsor team has submitted a detailed outreach report (attached), outlining the numbers and details of outreach conducted with local nonprofits, businesses and residents, over approximately two years. In addition, the sponsor has submitted over 60 letters of support (attached) from neighborhood businesses, residents and members of area churches in support of a project that provides an adequate size church, provides rental housing and retail space on this site.
- F. **Community Organization Outreach.** At the instruction of the Planning Commission, the Project Sponsor and San Francisco Heritage will continue working together towards a mutually agreeable solution.

G. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

1. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 15 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 15 points (residential). As currently proposed, the Project will achieve its required 15 points through the following TDM measures:

- Unbundled Parking
- Parking Supply
- On-Site Affordable Housing

2. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.6, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 21, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the proposed dwelling units as affordable. In addition, pursuant to Section 415.6(a)(9), the Commission shall require that the project sponsor replace the number of existing affordable units removed with units of a comparable number of bedrooms and sales prices or rents on the site, in addition to compliance with the requirements set forth in this Section.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on June 4, 2018. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 21, 2014; therefore, pursuant

to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the total proposed dwelling units as affordable. Twenty-three (23) units (5 studios, 9 one-bedrooms, 9 two-bedrooms) of the total 171 net new units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. In addition, the Project proposes demolition of five studio units currently existing at the site presumed to be subject to the Rent Stabilization and Arbitration Ordinance and these five will be replaced as on-site affordable units. Total number of on-site affordable units for the Project will be 28 of the 176 total dwelling units, or 16%.

H. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in Section 303(c) in that:

1. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Downtown/ Civic Center neighborhood contains a mix of residential, commercial and institutional uses, including religious facilities. This mixed-use building will be compatible with that neighborhood mix of uses. The project will provide rental housing, ground floor retail space, and a new Christian Science church and Reading Room (institutional use) to replace the existing church site (deemed obsolete and oversized), a vacant commercial building adjacent to the church, and a one-story restaurant building containing five existing residential units that will be replaced on-site. Specifically, this mixed-use project includes 176 newly constructed dwelling units (with 28 on-site affordable units including the five replacement units), supporting a need in the City, a new church facility, retail space, and below grade parking.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project's proposed building massing is consistent with the character and design of the neighborhood, and will not impede any development of surrounding properties. The project would be a contemporary, but compatible, design that references the character-defining features of the surrounding district and is compatible with size and scale, composition, materials and architectural details. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation. The elements include the retained church façade and colonnade, the new church structure, and two different architectural styles for floors seven and above. The façade of the main building is set back from the street, beyond the existing 450 O'Farrell building façade

and the new church building. The expression of the upper levels is compatible with the overall design and district, but read as secondary elevations. Finally, a vertical notch is proposed at the corner of O'Farrell Street and Shannon Alley, further reducing the building's massing impact. The building's design is well-articulated horizontally and vertically in order to reduce the apparent massing and includes retention of a unique urban design feature as a device to orient the community.

b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project site is located accessible by public transit, with multiple public transit alternatives (MUNI Bus lines 2-Clement, 3-Jackson, 27-Bryant, 31-Balboa, 38-Geary, 38R-Geary Rapid, and 45-Union/Stockton; Powell Street and Civic Center BART/MUNI) within close walking distance. Additionally, the Project site is directly adjacent to O'Farrell and Jones Streets, both major thoroughfares which provide ready access to those driving.

Parking is available either along surrounding neighborhood streets or within the proposed underground parking garage. The proposed below-grade garage proposes up to 46 parking spaces, of which 10 are to be dedicated to the church and one car share space. The vehicular entrance is located on Shannon Street, which will be less detrimental to the existing traffic pattern than would be a garage entrance on O'Farrell Street, which has a dedicated transit lane and one vehicular travel lane. The residential entrance, including entrance to the on-site bicycle parking, is located along Shannon Street, a feature designed to activate this elevation of the project site. Pedestrian entrances to the retail and church uses are on O'Farrell and additional retail use from Jones Streets, further activating those major streets. Given the small amount of retail space (less than 4,000 square feet) and limited loading needs as discussed in the project EIR, the project will seek an exception to off-street loading requirements by providing an on-street solution. The development will not be detrimental to the convenience of persons residing or working in the vicinity.

c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not emit any noxious odors or emissions. As a primarily residential and religious building, there will be limited generation of dusts or odors, and all activities are contained inside the building, which prevents noise pollution from emanating. The location of exhaust fans and louvers will comply with applicable regulations to prevent emissions from directly affecting surrounding residents and the public. The design does not contain large expanses of glazing or highly reflective glass that would create unwanted glare. During construction, appropriate measures will be taken to minimize the generation of and impacts from noise, dust and odor as required by the Building Code and any other applicable limitations.

d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

Street trees are proposed along O'Farrell and Jones Streets as appropriate to meet Better Streets requirements and introduce a greening element downtown. The project proposes common and private open space in the form of private decks, setbacks, and portions of the property at the upper levels behind the retained colonnade; and common open space through a lower level courtyard, and a roof deck. The common open space areas will include landscaping and screening. The project will be properly and minimally lit, with signage to in conformance with Code requirements to promote easy access to, from, and within the building. Parking is all located below grade, with the parking garage entrance screened per Code.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The Project generally complies with the applicable sections of the Code, with certain exceptions. The residential uses contemplated for the Project within the RC-4 are generally permitted, and the proposed commercial uses are permitted within the RC-4 zoning district. Some of the project massing, including the contemplated maximum height and bulk exceedance, require additional Conditional Use authorization. The Project seeks several modifications to the requirements of the Planning Code through the PUD process. The purpose of the PUD process is to allow a well-designed development on larger sites to request modifications from the strict requirements of the Planning Code, provided that the Project generally meets the intent of these Planning Code requirements and will not adversely affect the General Plan.

4. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The project site is located within the RC-4 zoning district and subarea No. 1 of the North of Market Residential Special Use District. This SUD has a stated purpose which includes protect and enhance important housing resources in an area near downtown, conserve and upgrade existing low and moderate income housing stock, preserve buildings of architectural and historic importance and preserve the existing scale of development, maintain sunlight in public spaces, encourage new infill housing at a compatible density, limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area, and limit the number of commercial establishments which are not intended primarily for customers who are residents of the area. Considered as a whole, although the project demolishes historic resources, the Project would add housing and commercial goods and services to add to and to support the residential-commercial District, in addition to a new church facility, into one mixed-use building. The Project site is well-served by transit and existing commercial services, with amenities accessible by foot, bike or transit. The Project includes a mix of unit types, including 45 studios, 69 one-bedroom units, 62 two-bedroom units, and provision of on-site affordable units. This mix of units can serve diverse housing sizes. On balance, the Project conforms with multiple goals and policies of the General Plan.

- I. **Planned Unit Development.** Section 304 establishes criteria and limitations for the authorization of Planned Unit Development (PUD)'s over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. In cases of projects on sites ½-acre or greater that exhibit outstanding overall design and are complementary to the design and

values of the surrounding area, such projects may merit modification of certain Code requirements.

1. Specifically the project seeks these modifications:

- a) *A modification of the rear yard requirements per Section 134(g) of the Planning Code, as a modification through the PUD process, to allow for open space in a configuration other than a rear yard. Although the building does propose full lot coverage, the L-shaped design combined with sculpting of the mass produce a configuration of lower floors adjacent to the northern neighbor's lightwell. The project proposes a compliant amount of residential open space, as follows: private open space in the form of private decks, setbacks; and common open space through a lower level courtyard, and a roof deck.*
- b) *An exception to dwelling unit exposure requirements per Section 140 of the Planning Code for 21 of the 176 units. Although these units do not look onto an area that meets the exact dimensional requirements for an inner court that expands five feet at each upper level the, buildings L-shape creates an open area that allows these units to face onto an area with access to light and air.*
- c) *An exception to the off-street loading requirements per Section 152 of the Planning Code, which requires one residential loading space for the project. Instead, the project proposes to convert one of the three existing general on-street metered parking spaces on O'Farrell Street adjacent to the project site to a metered commercial loading space, and would request from the San Francisco Municipal Transportation Agency (SFMTA) that the hours of operation of the existing two vehicle passenger loading/unloading zone adjacent to the project site be revised from only during church service to all day passenger loading/unloading, with an exception during the tow away peak periods.*
- d) *An exception to permitted obstructions. The balconies at upper residential levels project over Shannon Street 4 inches beyond what is permitted per technical dimensions at public rights of way when sidewalk is less than 9 feet, as outlined in Section 136(c) of the Planning Code. This exceedance will be minimally perceptible but allow additional habitable space at these balconies.*

2. On balance, the Project complies with said criteria of Section 304(d) in that it:

- a) Affirmatively promotes applicable objectives and policies of the General Plan;

See General Plan Compliance discussion under Item #J.

- b) Provides off-street parking adequate for the occupancy proposed;

Off-street parking is not required in the RC-4 zoning district. The project provides off-street parking for residential use at a ratio less than .25 in a below grade garage. Up to 46 spaces are proposed, with 10 dedicated to visitors to the religious institution and one car share space. Balanced with multiple transit lines within ¼-mile, options for walking, and over 125 bicycle parking spaces, both on-site and on the sidewalks, this off-street parking is adequate for the proposed uses, for this downtown location.

- c) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The open space provided by the project complies with the residential open space requirements under the Code. Private open space is provided in the form of decks and balconies to eight residential units; and common open space is provided for the balance of residential units through a lower level roof deck courtyard and at the roof deck.

- d) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

Pursuant to Section 249.5, in the North of Market Residential Special Use District No. 1 the density ratio for the site is one dwelling unit for each 125 square feet of lot area, allowing up to 176 units on this 22,106 square foot site. Accordingly, no increase in density is being sought.

- e) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section 231 of this Code;

The proposed retail use is properly scaled for the neighborhood and the project as a whole. The project proposes two retail spaces, totaling less than 4,000 square feet. This is in accord with other small, ground floor retail uses on the surrounding blocks, and appropriate for the overall size of the project.

- f) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

No exception to the 130-foot height limit is being sought. Please review discussion of Conditional Use Authorization in Items #(I)(2) and #(I)(3).

- g) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

The site is located within the RC-4 zoning district, therefore, this is not applicable.

- h) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code;

The site is located within the RC-4 zoning district, therefore, this is not applicable.

- i) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The site is located within the RC-4 zoning district, therefore, this is not applicable.

- j) Provide street trees as per the requirements of Section 138.1 of the Code.

The project will comply with all street tree requirements per requirements pursuant to the Public Works Code.

- k) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

The site is located within the RC-4 zoning district, therefore, this Code Section is not applicable to the Project.

J. Additional Findings to Section 303(c) for Conditional Use Authorization request. Each Planning Code Section may establish criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization.

- 1. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- a. whether the property is free of a history of serious, continuing Code violations;

The mixed use property has housed a restaurant and residential uses. Although some violations are on file for the property for both uses, these have been abated through the Department of Building Inspection (DBI) process. There are no pending Building Code complaints associated with the 532 Jones Street property.

- b. whether the housing has been maintained in a decent, safe, and sanitary condition;

Currently, per information provided by the Sponsor, two of the residential units are used as storage for non-residential uses, and one residential unit is vacant. The remaining two residential units are occupied by employees of the ground floor

restaurant in the building (d.b.a. Shalimar). There are no open complaints for the residential use.

- c. whether the property is an "historical resource" under CEQA;

The building is considered a contributor to the Uptown Tenderloin National Register Historic District, therefore is an historical resource under CEQA, however is not listed as individually significant in either the National Register or California Register.

- d. whether the removal of the resource will have a substantial adverse impact under CEQA;

The EIR for the project determined that demolition of the 532 Jones building would not have a significant adverse impact to historical resources (Uptown Tenderloin National Register Historic District) under CEQA. The replacement project will be compatible with the scale of the surrounding neighborhood.

- e. whether the project converts rental housing to other forms of tenure or occupancy;

The existing units are rental housing, and the project proposes to initially offer all dwelling units as rental units. Therefore, as proposed the project sponsor indicates that there is no conversion to other forms of tenure or occupancy.

- f. whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The existing five units are not deed-restricted, tax-credit funded affordable housing. Although Planning Staff does not have the authority to make a determination on the rent control status of a property, it is to be assumed that the units to be demolished are subject to the Residential Rent Stabilization and Arbitration Ordinance due to building construction date circa 1950. Only two of the five units are occupied, and the project sponsor will be working with MOH and other parties to ensure a relocation plan. The project includes five additional on-site affordable units in excess of its inclusionary housing requirement (13.5%, or 23 units) as new, on-site replacement units. The project proposes a total of 28 on-site affordable units pursuant to Section 415 of the Planning Code.

- g. whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the existing housing will not be conserved, the mixed-use project, which merges three lots, will replace the five existing units – only two of which are currently occupied – with 176 newly constructed units. The five replacement

residential units and 171 new residential units in the project meet the stated purpose of the North of Market Residential Special Use District and the City's priority policies to encouraging dense infill housing in close proximity to transit. By providing a varied unit mix and on-site affordable units (23 inclusionary units and 5 replacement inclusionary units), the surrounding neighborhood's cultural and economic diversity will be enhanced.

- h. whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The project conserves neighborhood character with a mixed-use project including 176 newly constructed dwelling units, including 16%, or 28 units, as on-site affordable, a church, retail space, and below grade parking, all while including features that are consistent with the character defining features of the Uptown Tenderloin National Register Historic District. Architectural elements from existing structures will be incorporated into the new building design to maintain its connection to the neighborhood's history. Additionally, retention of the existing 450 O'Farrell building facade and colonnade along O'Farrell Street will preserve a unique urban design feature of this building, as a key orientation element for the block and neighborhood. The new building design is compatible with the prevailing development pattern and neighborhood character on the project and surrounding blocks. The unit mix – studios, junior one bedrooms, one bedrooms, and two bedrooms – is balanced with compliant residential open space at various levels, and enables individuals and families to live in a building together. The minimal amount of ground floor retail supports the new and existing residential uses, and, overall, the project seeks to enhance the neighborhood's economic and cultural diversity.

- i. whether the project protects the relative affordability of existing housing;

None of the five units in the existing building are deed-restricted affordable housing, however, are presumed to be subject to the Rent Stabilization and Arbitration Ordinance. The project as a whole is required to comply with San Francisco's inclusionary housing program under Section 415 of the Planning Code. In addition, the five units to be demolished will be replaced as on-site inclusionary. As a result, 16% of the dwelling units provided on-site will be affordable (23 required inclusionary units and 5 replacement inclusionary units).

- j. whether the project increases the number of permanently affordable units as governed by Section 415;

By demolishing the five existing units, and replacing them with a project that will comply with Section 415 of the Planning Code, the number of affordable units will increase. The Project's required inclusionary is 13.5% or 23 affordable units and the replacement five affordable units, will produce a project with 28 on-site affordable

units, thereby increasing the supply of newly constructed affordable units within a market-rate project.

- k. whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The project locates in-fill housing in close proximity to transit, in the Downtown/ Civic Center neighborhood within the dense residential-commercial Uptown Tenderloin Historic District.

- l. whether the project increases the number of family-sized units on-site;

The five existing units are all studios, and therefore are not family-sized. The project currently proposes a diverse unit mix, with 45 studio units, 69 one-bedroom units, and 62 two-bedroom units proposed. Thus, the number of family-size units will increase as a result of the project.

- m. whether the project creates new supportive housing;

The project does not provide supportive housing.

- n. whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The project is of superb architectural and urban design quality and enhances existing neighborhood character. The EIR for the project, the new building has been determined compatible with the Uptown Tenderloin National Register Historic District. The project will be a contemporary, but compatible, design that references the character-defining features of the surrounding district, in terms of size and scale, composition, and materials. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation. Materials selection includes pre-cast concrete, with varying finishes, with deep recesses for glazing at the primary elevations fronting the street, and non-reflective metal panel systems with vertical oriented glazing and spandrel panel at the elevations setback from the street and secondary elevations.

The project retains the 450 O'Farrell building facade and colonnade along O'Farrell Street in order to preserve a unique urban design feature of this building, as a key orientation element for the block and neighborhood. Further, the design minimizes the building's mass with alternating setbacks, which seeks to minimize the appearance of bulk and minimize impacts to adjacent neighbors light and air, consistently applied design guidelines.

- o. whether the project increases the number of on-site Dwelling Units;

The existing 532 Jones Street building contains five dwelling units, while the project proposes 176 dwelling units – an increase of 171 total dwelling units.

- p. whether the project increases the number of on-site bedrooms;

The existing 532 Jones Street building contains five studio units, i.e. no bedrooms. The project currently proposes a total of 193 bedrooms, in addition to 45 studios, which includes the junior one-bedrooms.

- q. whether or not the replacement project would maximize density on the subject lot;

The project maximizes density by proposing to merge three lots - the 532 Jones Street, 474 O'Farrell Street and 450 O'Farrell Street lots - and developing one building to maximize the permitted density in the North of Market Residential Special Use District, subarea No. 1. The project will increase the dwelling units from 5 units by adding 171 units, for a total of 176 units. By merging three lots and building vertically to the permitted height limit for the site, the project is able to provide full use of the density available on the subject lot, as well as the adjacent two lots. Notably, the project sculpts the massing adjacent to the existing neighbors to preserve light and air. The maximum units in this project given the density allowed in this special use district is 176 units.

- r. if replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

Not applicable. The building to be replaced is assumed to be subject to the Residential Rent Stabilization and Arbitration Ordinance.

2. **Additional Findings pursuant to Section 253(b)(1)** establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications for a building exceeding a height of 40 feet in a RM or RC District where the street frontage is more than 50 feet. In reviewing any such proposal for a building or structure exceeding 40 feet in height in a RH District, 50 feet in height in a RM or RC District, or 40 feet in a RM or RC District where the street frontage of the building is more than 50 feet the Planning Commission shall consider the expressed purposes of this Code, of the RH, RM, or RC Districts, and of the height and bulk districts, set forth in Sections 101, 209.1, 209.2, 209.3, and 251 hereof, as well as the criteria stated in Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and may permit a height of such building or structure up to but not exceeding the height limit prescribed by the height and bulk district in which the property is located. On balance, the Project does comply with said criteria in that:

The height of the building varies from 55 feet to 130 feet, exceeding the 40 feet in height on a site with more than 50 feet of street frontage in an RC district, but in compliance with the 80-T-130-T height and bulk district applicable to this project site. As discussed at length in the Section 303(c) findings and further in the General Plan Compliance section, the project is on balance compatible with the criteria, objectives, and policies and principles of the RC-4 district, North of Market Residential Special Use District subarea No. 1, and the General Plan. Specifically, RC-4 districts call for a mixture of high-density dwellings with supporting commercial uses and open space. The project provides that 176 dwelling units in a diverse mix, with retail and religious institution uses on the lower levels.

3. **Additional Findings pursuant to Section 249.5(c)(1) for Section 263.7** establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications for a building exceeding a height of 80 feet in the North of Market Residential Special Use District. In the 80-120-T and 80-130-T Height and Bulk Districts located within the North of Market Residential Special Use District (NOMRSUD), heights higher than 80 feet would be appropriate in order to effect a transition from the higher downtown heights to the generally lower heights of the existing buildings in the NOMRSUD core area and the Civic Center area and to make more feasible the construction of new housing, provided that development of the site is also consistent with the general purposes of the NOMRSUD as set forth in Section 249.5(b). In making determinations on applications for Conditional Use authorizations required for uses located within the North of Market Residential Special Use District, the Planning Commission shall consider the purposes as set forth in Subsection 249.5(b) as delineated below. On balance, the Project does comply with said criteria in that:

- a) protect and enhance important housing resources in an area near downtown;

The project increases housing resources, with a varied unit mix, in the downtown area by a total of 171 units.

- b) conserve and upgrade existing low and moderate income housing stock;

The project replaces the existing five residential units with newly constructed replacement units. As such, the project provides a total of 28 on-site inclusionary affordable units.

- c) preserve buildings of architectural and historic importance and preserve the existing scale of development:

Although the project demolishes buildings of architectural and historic importance, the replacement project is compatible with the scale of development in the neighborhood.

- d) maintain sunlight in public spaces;

The project EIR determined that the project would not cause any shadow impacts on area parks and open spaces or any other significant shadow impacts. Further, analysis conducted pursuant to Section 295 of the Planning Code determined that no parks under the jurisdiction of Recreation and Parks Department would be impacted by the project.

- e) encourage new infill housing at a compatible density;

The project is an infill housing development in close proximity to various modes of transit, with additional options for walking and biking, at a density consistent with the special use district and compatible with the dense urban neighborhood

- f) limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area;

No tourist hotel is contemplated by the project.

- g) limit the number of commercial establishments which are not intended primarily for customers who are residents of the area.

The limited retail space proposed is compatible with other mixed-use projects in the area and of a scale that would be primarily intended to serve residents of the area.

4. **Additional Findings pursuant to Section 271(c)** establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications for a building's bulk limits to be exceeded. Section 270 of the Planning Code establishes the bulk districts and the maximum dimensions within each bulk district. Within the "T" bulk district, at a setback height established pursuant to Section 132.2, but no higher than 80 feet, the maximum plan dimension is established at 110 feet (plan length) and 125 feet (diagonal). The project exceeds these dimensions with a proposed diagonal of approximately 165 feet 6 inches and plan dimension of approximately 115 feet. Exceptions to the Section 270 bulk limits are permitted through Section 271. On balance, the Project does comply with said criteria in that:

- a. The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:
- i. Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;

- ii. Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;
 - iii. Differences in materials, colors or scales of the facades that produce separate major elements;
 - iv. Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and
 - v. In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.
- b. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:
- i. A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;
 - ii. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;
 - iii. Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and
 - iv. Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The project's O'Farrell Street elevation is articulated to break the massing down into several distinct sections. The front façade of the 450 O'Farrell building would be retained and incorporated into the proposed project as a unique urban design feature and create a distinct entry to the O'Farrell Street retail use. The 13-story massing would be setback from the street/retained façade. The building component to the west will rise to eight stories and will house the church on the street level and residences above. The rest of the structure will be set back from O'Farrell Street, helping to reduce the building's massing at the street.

The proposed O'Farrell Street elevation references the tripartite composition characteristic of the district. Specifically, the existing 450 O'Farrell Street façade and the proposed church façade will be the base, the apartments will be the middle, and the parapet will define the top. The proposed base at the new church and at the Jones Street elevation will be further articulated as a two-part vertical composition with a high ground floor, similar to the bases of the adjacent and surrounding district contributors.

The articulation of the proposed façade along on O'Farrell Street will divide the façade in vertical subzones and will reflect the verticality of the nearby buildings by breaking up the horizontal form. The projecting precast concrete sections (rendered in white) with punched rectangular windows accentuate the elongated form of the building. On the western half of the elevation, the orientation of the rectangular windows strengthens verticality while adding rhythm to the façade, through application of an alternate

materials palette: non-reflective metal, spandrel panel and glazing system. The secondary façades, including the western setback and the Shannon Street elevation, will be relatively flat, broken by lines and projecting balconies on Shannon Street.

Continuous street walls are typical of the district. Along O'Farrell Street, the existing 450 O'Farrell Street façade will be retained. The 8-story building component to the west, which will be clad in a textured pre-clad concrete and will house the new church, will extend to the property line. In addition, the Jones Street elevation will also extend to the property line, creating a continuous street wall. This urban design move preserves and enhances the pedestrian environment since the required use of transparency at these elevations provides an openness for pedestrians and users.

The building's design is well-articulated in order to reduce the apparent massing and includes retention of a unique urban design feature as a device to orient the community. The site is within the Uptown Tenderloin National Register Historic District, and the new building has been determined compatible with the District and the character of the surrounding neighborhood, specifically the scale and size, composition, materials, and architectural details.

- K. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

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 1.10

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

OBJECTIVE 2:

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

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

OBJECTIVE 4:

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

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6

Respect the character of older development nearby in the design of new buildings.

OBJECTIVE 3:

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

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.5

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.4

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The Project is a high-density residential development at an infill site, providing 176 new dwelling units in a mixed-use area. The Project includes 28 on-site affordable housing units for rent, which assist in meeting the City's affordable housing goals. The Project is also in close proximity to ample public transportation.

The Project generally promotes the purpose of the North of Market Residential Special Use District through infill housing at compatible density. The project introduces 171 new residential units with on-site affordable units near downtown, provides five new replacement residential units on-site, proposes less than 4,000 square feet of ground floor commercial which can support existing and new residents, and does not shade public open spaces. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Project will activate O'Farrell Street with the re-located church site and retail use, Shannon Street with the residential lobby, and Jones Street with additional retail use. Further, street improvements such as street trees and bicycle parking will further enhance the public realm, consistent with the better street plan policies in the General Plan.

The proposed new construction would produce high-quality architectural design that is compatible with the surrounding neighborhood and with the Uptown Tenderloin National Register Historic District, in which the site is located. The new building will reflect the characteristic pattern which gives to the City and its neighborhood an image, sense of purpose, and a means of orientation; and, moderating major new development to complement the City pattern, by providing a new, mixed-use development consistent with neighboring 6- to 19-story development in close proximity to the site. In addition, the project maintains a sense of scale on the block through retaining a portion of the façade of the 450 O'Farrell building, which is to be incorporated into the new building. The Project would provide a new religious facility that will enable an existing church, which in its current location has been located at this site for more than 90 years, to continue to be located within the community and provide updated, code compliant, and expanded religious instructional and outreach facilities, while salvaging and reusing certain features of the building's interior elements.

The project, on balance, promotes the policies and objectives of the General Plan by locating housing for all at a mixed-use infill development site, with neighborhood-serving commercial, and at a density to support it, where households can easily rely on public transportation, walking and bicycling for a majority of daily trips.

- L. **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 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 proposes demolishing the existing restaurant and retail spaces, and replacing those with new retail spaces that are consistent in size and intensity with the rest of the block. The overall retail space proposed is less than 4,000 square feet, thereby creating opportunities for residents while not diminishing the residential nature of the mixed-use block.

- 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 introduces 171 new residential units with on-site affordable units near downtown, provides five new replacement residential units as on-site affordable units, proposes less than 4,000 square feet of ground floor commercial which can support existing and new residents, and does not shade public open spaces. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Project will activate O'Farrell Street with the re-located church site and retail use, Shannon Street with the residential lobby, and Jones Street with additional retail use. The new building will reflect the characteristic pattern which gives to the City and its neighborhood an image, sense of purpose, and a means of orientation; and, moderating major new development to complement the City pattern, by providing a new, mixed-use development consistent with neighboring 6- to 19-story development in close proximity to the site.

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

The project proposes to replace the five existing residential units, none of which are deed-restricted affordable units but are presumed to be subject to the Rent Stabilization and Arbitration Ordinance, with 176 total residential units, 28 of which are designated on-site affordable housing. As a result, the project creates an increase in the City's supply of affordable housing.

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

The Project Site is served by nearby public transportation options. The Project site is very accessible by public transit, with multiple public transit alternatives (MUNI Bus lines 2-Clement, 3-Jackson, 27-Bryant, 31-Balboa, 38-Geary, 38R-Geary Rapid, and 45-Union/Stockton; Powell Street and Civic Center BART/MUNI) within close walking distance. Additionally, the Project site is directly adjacent to O'Farrell and Jones Streets, both major thoroughfares which provide ready access to those driving. Parking is available either along surrounding neighborhood streets or within the proposed below grade parking garage. This garage has up to 46 parking spaces, of which 10 parking spaces will be dedicated to churchgoers, and one car share space, in addition to 125 Class 1 and Class 2 bicycle spaces. Given the accessibility of the project site, and the limited retail uses proposed, the project will not create community traffic that impedes MUNI service or overburdens the streets.

- 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 does not include commercial office development. Although the Project would remove a small existing service sector use, the Project does provide new housing, which is a top priority for the City and proposes replacement of ground floor commercial retail space.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Part of the project includes demolition of a building (450 O'Farrell Street) determined individually eligible for the California Register of Historic Resources. In certifying the Project's Environmental Impact Report (EIR), the Planning Commission adopted a Statement of Overriding Considerations, Motion No. 20280 finding that the impacts of demolition of the individual historic architectural resource are outweighed by the benefits of the Project. The proposed new construction would produce high-quality architectural design that is compatible with the Uptown Tenderloin National Register Historic District, in which the site is located.

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

A shadow analysis prepared by CADP (dated January 21, 2016) determined that the Project would not cast any net new shadow on nearby open spaces or spaces under the jurisdiction of the Recreation and Parks Department (Boeddeker Park and Tenderloin Recreation Center).

- M. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- N. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2013.1535ENVCUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 28, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

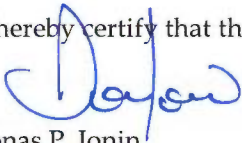
The Planning Commission has reviewed and considered the FEIR and the record as a whole and hereby adopts the CEQA findings contained in Planning Commission Motion No. 20280, incorporated herein as part of this motion, by this reference thereto, and the MMRP attached to Motion No. 20280 as Exhibit B and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the FEIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 13, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Fong, Hillis, Johnson, Koppel, Melgar, Moore

NAYS: Richards

ABSENT: None

ADOPTED: September 13, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a mixed-use residential and institutional use building with ground floor commercial and below grade parking located at 450-474 O'Farrell Street and 532 Jones in Lots 007, 009 and 011 of Block 0317 pursuant to Planning Code Section(s) 303, 304, 317, 253, 249.5, and 271 within the RC-4 District and North of Market Residential Special Use District and a 80-T-130-T Height and Bulk District; in general conformance with plans, dated June 28, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2013.1535ENVCUA and subject to conditions of approval reviewed and approved by the Commission on September 13, 2018, under Motion No. 20281. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 13, 2018 under Motion No. 20281.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20281 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

Chapter 116 Residential Projects. The Project Sponsor shall comply with the "Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects," which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

7. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
8. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
9. **Design Considerations.**
- a. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - b. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE's operations and noise during all hours of the day and night.
10. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
11. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

DESIGN – COMPLIANCE AT PLAN STAGE

12. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

- a. **Façade and Colonnade.** Prior to issuance of the site permit architectural addendum, the Project Sponsor shall work with the Planning Department to redesign the lower levels of the southeast corner of the Project to eliminate the existing 450 O'Farrell Street façade and colonnade and replace it with a contemporary but compatible design that maintains the project's references to the character-defining features of the surrounding district, including the ground-floor storefront height, tripartite façade composition, organization of building into vertical masses, punched window openings, and material uses, ensuring the project's compatibility with the Uptown Tenderloin National Register Historic District in terms of size and scale, composition and materials.
13. **Final Design.** The final design shall be presented to the Planning Commission at a future Informational hearing at a regularly scheduled hearing of the Planning Commission.
14. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
15. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
16. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
17. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

18. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

19. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- b. On-site, in a driveway, underground;
- c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

20. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

21. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to

implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

22. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

23. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org

24. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

25. **Car Share.** Pursuant to Planning Code Section 166, no fewer than **one (1)** car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

26. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **125** bicycle parking spaces (**116** Class 1 spaces for the residential portion of the Project and **9** Class 1 or 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

27. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

28. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

29. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

30. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

31. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

32. **Inclusionary Affordable Housing Program.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

- a) **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 13.5% of the proposed dwelling units as affordable to qualifying households. Further, pursuant to Planning Code Section 415.6(a)(9), the project is required to replace five affordable units existing at the site and that will be removed with units of comparable number of bedrooms and sales prices or rents, in addition to compliance with the requirements set forth in Planning Code Section 415. Therefore, the Project is required to provide 16% of the proposed dwelling units as affordable to qualifying households. The Project contains 176 newly constructed units, of which five units are replacement units; therefore, 28 affordable units are currently required, five of which are the affordable replacement units. The Project Sponsor will fulfill this requirement by providing the 28 affordable units on-site. If the number of market-rate units change, the number of required affordable units, twenty-three (23), shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD"). If the number of existing units to be removed changes, which is currently five (5) units, the number of replacement affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org

- b) **Unit Mix.** The Project contains newly constructed: 40 studios, 69 one-bedroom, and 62 two-bedroom units; therefore, the required affordable unit mix at 13.5% is 5 studios, 9 one-bedroom, and 9 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD. In addition, the project includes replacement of five affordable studio units currently existing at the site; therefore, the required affordable replacement is five affordable studio units. If the number of units to be removed changes, which is currently five (5) units, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org

- c) **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org

- d) **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than sixteen (16%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org

- e) **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org

- f) **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than

the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

- ii. If the units in the building are offered for rent, the affordable unit(s) shall be rented to low-income households, as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- vi. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project.
- vii. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.

- viii. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

MONITORING - AFTER ENTITLEMENT

33. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
34. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

OPERATION

35. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
36. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

37. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20280

HEARING DATE: SEPTEMBER 13, 2018

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Case No.: 2013.1535ENV/CUA
Project Address: 450-474 O'FARRELL STREET/ 532 JONES STREET
Zoning: RC-4 (Residential-Commercial, High Density) District
80-130-T Height and Bulk District
North of Market Special Use District No. 1
Block/Lot: 0317/007, 009, 011
Sponsor: Fifth Church of Christ, Scientist
450 O'Farrell Partners, LLC
39 Forrest Street, Suite 201
Mill Valley, CA 94941
Attn: Tyler Evje
te@thompsondorman.com
Staff Contact: Marcelle Boudreaux - (415) 575-9140
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ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT IMPACTS AND SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO APPROVALS FOR THE PROJECT, LOCATED AT 450-474 O'FARRELL STREET AND 532 JONES STREET, TO DEMOLISH THE EXISTING COMMERCIAL BUILDING (474 O'FARRELL STREET), EXISTING COMMERCIAL AND RESIDENTIAL BUILDING (532 JONES STREET), AND EXISTING RELIGIOUS BUILDING (450 O'FARRELL STREET), AND CONSTRUCT A 13-STORY MIXED USE BUILDING CONTAINING UP TO 176 RESIDENTIAL UNITS, AND APPROXIMATELY 3,827 SQUARE FEET GROUND FLOOR RETAIL, 9,555 SQUARE FEET NEW RELIGIOUS (CHURCH) USE, AND BELOW-GRADE PARKING FOR UP TO 46 VEHICLES.

PREAMBLE

The Project Sponsor (450 O'Farrell Partners, LLC) submitted an application for a project located at 450-474 O'Farrell Street for a Conditional Use Authorization under Planning Code Section 303, for Planned Unit Development under Section 304, with modifications to Section 132 (permitted obstructions), Section 134 (rear yard modification), Section 140 (dwelling unit exposure), and Section 152 (residential off-street loading), and additional Conditional Use Authorization to the Planning Code under Section 317(g)(5) for demolition of existing residential units; Section 253(b) for new construction over 40 feet in height and a street frontage greater than 50 feet; Section 263.7 for an exception to the 80-foot base height limit in North

of Market Residential Special Use District No. 1; Section 271 for exceptions to Section 270, governing the bulk of the building; and Section 303 for the new religious institution (church) use.

The project proposes demolition of three buildings: 450 O'Farrell Street (currently occupied by the Fifth Church of Christ, Scientist); 474 O'Farrell Street (one-story, vacant retail building); and 532 Jones Street (one-story restaurant use, with five existing residential units). The proposal is to merge these three lots, and construct a new mixed-use building rising up to 130-foot-tall (13-story), with up to 176 dwelling units, restaurant and/or retail (restaurant/retail) space on the ground and first floors, and a replacement church (proposed religious institution) incorporated into the ground and two upper levels. The project would construct a total of 218,155 sf of development, including 182,668 sf of residential space, 3,827 sf of restaurant/retail space, 9,555 sf for religious institution use (i.e., replacement of the existing church), 8,398 sf of residential open space (288 sf of private open space and 8,110 sf of common open space), and 21,105 sf of below-grade parking in one building. Of the 176 units, five of the proposed units would be affordable units proposed as replacement rent-controlled units from the existing units in the 532 Jones Street building; 23 additional units would be affordable units, for a total of 28 affordable on-site units. Access to the residential lobby would be from a Shannon Street entry. The restaurant/retail space would be in two areas: one space accessed from Jones Street and one space accessed from O'Farrell Street. A single basement level with access from Shannon Street would provide up to 46 off-street vehicle parking spaces for building tenants and the religious institution use. The project would provide 125 Class 1 (bicycle locker or space in a secure room) and 16 Class 2 (publicly accessible bicycle rack) bicycle parking spaces on O'Farrell and on Jones Street frontages.

The Commission reviewed and considered the Final Environmental Impact Report (FEIR) for the Project and found the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the California Environmental Quality Act (Public Resources Code section 21000 *et seq.*) ("CEQA"), the CEQA Guidelines (14 Cal. Code Reg. section 15000 *et seq.*), and Chapter 31 of the San Francisco Administrative Code.

The Commission found the FEIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31 by its Motion No. 20279.

The Commission, in certifying the FEIR, found that the project described in the FEIR will have the following significant and unavoidable environmental impacts: (1) the demolition of the existing building located at 450 O'Farrell Street will cause a substantial adverse change in the significance of an individually eligible historical resource.

The Planning Department, Office of the Commission Secretary, is the custodian of records for the Planning Department materials, located in the File for Case No. 2013.1535ENV/CUA, at 1650 Mission Street, Fourth Floor, San Francisco, California.

On September 13, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2013.1535ENV/CUA to consider the approval of the Project. 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 on behalf of the Project, the Planning Department staff, expert consultants and other interested parties.

This Commission has reviewed the entire record of this proceeding, the Environmental Findings, attached to this Motion as Attachment A, regarding the alternatives, mitigation measures, environmental impacts analyzed in the FEIR and overriding considerations for approving the Project, and the proposed MMRP attached as Attachment B, which material was made available to the public.

MOVED, that the Planning Commission hereby adopts findings under the California Environmental Quality Act, including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, and adopts the MMRP attached as Attachment B, based on the findings attached to this Motion as Attachment A as though fully set forth in this Motion, and based on substantial evidence in the entire record of this proceeding.

I hereby certify that the foregoing Motion was **ADOPTED** by the Planning Commission at its regular meeting of September 13, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Hillis, Melgar, Fong, Johnson, Koppel, Moore

NOES: Richards

ABSENT: None

DATE: September 13, 2018

Attachment A

California Environmental Quality Act Findings

PREAMBLE

In determining to approve the project described in Section I, below, the ("Project"), the San Francisco Planning Commission (the "Commission") makes and adopts the following findings of fact and decisions regarding the Project description and objectives, significant impacts, significant and unavoidable impacts, mitigation measures and alternatives, and a statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission adopts these findings in conjunction with the Approval Actions described in Section I(c), below, as required by CEQA, separate and apart from the Commission's certification of the Project's Final EIR, which the Commission certified prior to adopting these CEQA findings.

These findings are organized as follows:

Section I provides a description of the proposed project at 450-474 O'Farrell Street and 532 Jones Street, the environmental review process for the Project, the City approval actions to be taken, and the location and custodian of the record.

Section II lists the Project's less-than-significant impacts that do not require mitigation.

Section III identifies potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describes the disposition of the mitigation measures.

Section IV identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to a less-than-significant level and describes any applicable mitigation measures as well as the disposition of the mitigation measures. The Final EIR identified mitigation measures to address these impacts, but implementation of the mitigation measures will not reduce the impacts to a less than significant level.

Sections III and IV set forth findings as to the mitigation measures proposed in the Final EIR. (The Draft EIR and the Comments and Responses document together comprise the Final EIR, or "FEIR.") Attachment B to the Planning Commission Motion contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Final Environmental Impact Report that is required to reduce a significant adverse impact.

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

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

The MMRP for the mitigation measures that have been proposed for adoption is attached with these findings as **Attachment B** to this Motion. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. Attachment B provides a table setting forth each mitigation measure listed in the FEIR that is required to reduce a significant adverse impact. Attachment B also specifies the agency responsible for implementation of each measure and establishes monitoring actions and a monitoring schedule. The full text of the mitigation measures is set forth in Attachment B.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the Draft Environmental Impact Report ("Draft EIR" or "DEIR") or the Responses to Comments ("RTC") document, which together comprise the Final EIR, are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

I. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND

A. Project Description

The project site is at 450 O'Farrell Street, 474 O'Farrell Street, and 532 Jones Street, San Francisco, California. The block is bounded by Geary Street to the north, O'Farrell Street to the south, Taylor Street to the east, and Jones Street to the west, with Shannon Street bisecting the block from O'Farrell Street to Geary Street. The project site, which is within San Francisco's Downtown/Civic Center neighborhood, has an area of 22,106 square feet (sf) and includes three rectangular parcels (Assessor's block/lot 0317/007, 0317/009, and 0317/011) that would be merged to form a single lot. The project site is currently occupied by the three-story, 26,904-square-foot Fifth Church of Christ, Scientist, including a 1,400-square-foot parking lot with four parking spaces at 450 O'Farrell Street; a one-story, 4,415-square-foot vacant retail building at 474 O'Farrell Street; and a one-story, 1,012-square-foot restaurant and residential building with five units at 532 Jones Street. The proposed project would involve demolition of the existing Fifth Church of Christ, Scientist building except for the front façade along O'Farrell Street and a 30-foot return on Shannon Street. The vacant retail building along O'Farrell Street, and the restaurant building along Jones Street would also be demolished. All three buildings are considered contributing historic resources to the Uptown Tenderloin National Register Historic District (UTNRHD), which is listed in the National Register of Historic Places (NRHP). The church at 450 O'Farrell Street is individually eligible for the California Register of Historic Resources (CRHR).

The new building would be a 13-story, 130-foot-tall (with an additional 20 feet for the elevator penthouse) mixed-use building with up to 176 dwelling units, restaurant and/or retail (restaurant/retail) space on the ground and first floors, and a replacement church (proposed religious institution) incorporated into the ground and two upper levels. The project would construct a total of 218,155 sf of development, including 182,668 sf of residential space, 3,827 sf of restaurant/retail space¹, 9,555 sf for religious institution use (i.e., replacement of the existing church), 8,398 sf of open space (288 sf of private open space and 8,110 sf of common open space available to residents), and 21,105 sf of below-grade parking in one building. Of the

¹ The project sponsor will determine the use mix, but the EIR evaluated the space as if entirely occupied by restaurant uses, as this provided a conservative scenario for traffic and associated effects.

176 units, five of the proposed units would be replacement rent-controlled units, replacing the existing units in the 532 Jones Street building; 23 additional units would be below-market-rate (BMR) units, for a total of 28 BMR units on the site. The restaurant/retail space would be in two areas: one space accessed from Jones Street and one space accessed from O'Farrell Street. A single basement level with access from Shannon Street would provide up to 46 off-street vehicle parking spaces for building tenants and the religious institution use. The project would provide 125 Class 1 (bicycle locker or space in a secure room) and 16 Class 2 (publicly accessible bicycle rack) bicycle parking spaces. The Class 1 bicycle parking spaces would be kept on the basement and first floor, 14 of the Class 2 bicycle parking spaces would be located on O'Farrell Street, and two of the Class 2 bicycle spaces would be located on Jones Street. The project would incorporate common open space in three areas: on Level 4 in an interior courtyard and above Level 13 on a roof deck. The religious institution building entrance would be located along O'Farrell Street and the residential building entrance would be located along Shannon Street.

The project site is located within the North of Market Residential Special Use District No. 1 (North of Market SUD) and the 80-T/130-T Height and Bulk District. The site's RC-4 Zoning District allows a residential density of one unit per 200 square feet of lot area; however, the North of Market SUD allows a greater density (i.e., one unit per 125 square feet lot area).

B. Project Objectives

The project sponsors and developers are the Fifth Church of Christ, Scientist and 450 O'Farrell Partners, LLC. The project sponsors' objectives for the proposed project are identified below.

- ▶ Develop a mixed-use project that contains residential uses, retail uses, and church space for worship in downtown San Francisco.
- ▶ Construct well-designed, financially feasible mixed-use residential housing units that contribute to the well-being of the community; new retail space for the benefit of neighborhood residents and businesses; and a church facility that will allow the church to continue its active presence in the community into the future.
- ▶ Create a new church facility for Fifth Church of Christ, Scientist that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin, where it has been for more than 90 years, with a:
 - New Christian Science Reading Room fronting O'Farrell Street that is inviting, light filled, and open to the public during the week;
 - Modern, welcoming, light-filled sanctuary for services and meetings, along with re-used church elements, including stained glass windows, oculus skylight, pipe organ, and oak pews;
 - Light-filled Sunday School and up-to-date Children's Room.
- ▶ Contribute toward the City and County of San Francisco (City) goal of creating 30,000 housing units in an area that is identified for higher-density housing in proximity to downtown as well as local and regional transportation hubs (San Francisco Municipal Railway [Muni] and Bay Area Rapid Transit [BART]) and increase the affordable housing supply in San Francisco in accordance with City requirements.

- ▶ Implement the City's High-Density zoning designation for the site, which is in the North of Market Residential Special Use District, with new construction that conforms to the character of the Upper Tenderloin National Register Historic District (UTNRHD).
- ▶ Create new retail and other services and activate a vibrant, interactive ground plane for the project for the benefit of neighborhood residents and commercial enterprises.

C. Project Approvals

The Project requires the following Planning Commission or Planning Department approvals:

- ▶ Certification of the Final EIR, adoption of CEQA findings, adoption of a mitigation and monitoring report (MMRP) by the Planning Commission.
- ▶ Planning Commission approval of a Conditional Use Authorization under Planning Code Section 317(g)(5) for demolition of existing residential units; Section 253(b) for new construction over 40 feet in height and a street frontage greater than 50 feet; Section 263.7 for an exception to the 80-foot base height limit in 80-T/130-T height and bulk district; Section 271 for exceptions to Section 270, governing the bulk of the building; and Section 303 for the new religious institution (church) use, and a Planned Unit Developments (PUD), pursuant to Planning Code Section 304. A PUD is a special type of Conditional Use Authorization that allows the Planning Commission to modify or waive certain Planning Code requirements, applicable to sites at least 0.5 acre in size, in accordance with the provisions of Section 304 of the Planning Code.
- ▶ Implementation of the proposed project would require authorization, modification, or waiver of the following Planning Code requirements through approval of a PUD: under Planning Code Section 134 for rear yard configuration, under Planning Code Section 140 for dwelling unit exposure, under Planning Code Section 136 for permitted obstructions, and under Planning Code Section 152 for off-street loading. As proposed, the configuration of the rear yard of the project site does not meet the requirements of Planning Code Section 134(g). Some dwelling units do not meet the technical requirements of Section 140 for dwelling unit exposure, the balconies proposed over Shannon Street exceed the technical dimensions permissible as obstructions over the public right of way as required by Section 136(c), and the project site lacks one off-street loading space for residential use, as required by Section 152. Therefore, the proposed project would, as part of the PUD process, request modifications for these requirements.

Actions by Other City Departments and State Agencies

The Project requires the following approvals by other City departments:

- ▶ Approval of site, demolition, grading, and building permits (Planning Department and Department of Building Inspection).
- ▶ Approval of lot merger and tentative subdivision maps; recommend to the Board of Supervisors approval of final subdivision maps (San Francisco Public Works).
- ▶ Approval of permits for streetscape improvements in the public right-of-way, including a curb cut on Shannon Street (San Francisco Public Works).

- ▶ Approval of a request for curb cut, color curb, and on-street parking changes on O'Farrell Street and Shannon Street (San Francisco Municipal Transportation Agency).
- ▶ Approval of project compliance with the Stormwater Design Guidelines (San Francisco Public Utilities Commission).
- ▶ Approval of a Stormwater Control Plan (San Francisco Public Utilities Commission).
- ▶ Approval of a Site Mitigation Plan pursuant to the Maher Ordinance prior to the commencement of any excavation work (San Francisco Department of Public Health).
- ▶ Approval of a Soil Mitigation Plan and Construction Dust Control Plan prior to construction- period activities (San Francisco Department of Public Health).
- ▶ Approval of an Article 38 ventilation plan prior to submitting plans for a mechanical permit (San Francisco Department of Public Health and Department of Building Inspection).
- ▶ Approval of permit for the installation, operation, and testing of diesel backup generator from the Bay Area Air Quality Management District.

D. Environmental Review

The Project Sponsor submitted a complete Environmental Evaluation Application for the Project on November 21, 2014. On February 22, 2017, the Department published a Notice of Preparation of Environmental Impact Report ("NOP") and Initial Study ("IS"). Publication of the NOP and IS initiated a 30-day public review and comment period that began on February 22, 2017 and ended on May 23, 2017.

On October 25, 2017, the Department published the Draft Environmental Impact Report (hereinafter "DEIR"), and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

Notices of availability of the DEIR and of the date and time of the public hearing were posted near the Project Site by the Project Sponsor on October 25, 2017.

On October 25, 2017, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.

Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on October 25, 2017.

The Commission held a duly advertised public hearing on the DEIR on November 30, 2017, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the EIR ended on December 11, 2017.

The Department prepared responses to comments on environmental issues received during the 47 day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments

received or based on additional information that became available during the public review period, and corrected clerical errors in the DEIR. This material was presented in a Responses to Comments document, published on June 13, 2018, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document all as required by law. The IS is included as Appendix A to the DEIR and is incorporated by reference thereto.

Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.

On September 13, 2018, the Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. The FEIR was certified by the Commission on September 13, 2018 by adoption of its Motion No. 20279.

E. Content and Location of Record

The record upon which all findings and determinations related to the adoption of the proposed Project are based include the following:

- The FEIR, and all documents referenced in or relied upon by the FEIR, including the IS;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the FEIR, the proposed approvals and entitlements, the Project, and the alternatives set forth in the FEIR;
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and subconsultants who prepared the FEIR, or incorporated into reports presented to the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the project or the FEIR;
- All applications, letters, testimony, and presentations presented to the City by the Project Sponsor and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Project and the EIR;
- The MMRP; and,
- All other documents comprising the record pursuant to Public Resources Code Section 21167.6(e).

The public hearing transcripts and audio files, a copy of all letters regarding the FEIR received during the public review period, the administrative record, and background documentation for the FEIR are located at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco. The Planning Department, Jonas P. Ionin, is the custodian of these documents and materials.

F. Findings about Environmental Impacts and Mitigation Measures

The following Sections II, III and IV set forth the Commission's findings about the FEIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Commission regarding the environmental impacts of the Project and the mitigation measures included as part of the FEIR and adopted by the Commission as part of the Project. To avoid duplication and redundancy, and because the Commission agrees with, and hereby adopts, the conclusions in the FEIR, these findings will not repeat the analysis and conclusions in the FEIR but instead incorporate them by reference and rely upon them as substantial evidence supporting these findings.

In making these findings, the Commission has considered the opinions of staff and experts, other agencies, and members of the public. The Commission finds that (i) the determination of significance thresholds is a judgment decision within the discretion of the City and County of San Francisco; (ii) the significance thresholds used in the FEIR are supported by substantial evidence in the record, including the expert opinion of the FEIR preparers and City staff; and (iii) the significance thresholds used in the FEIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project. Thus, although, as a legal matter, the Commission is not bound by the significance determinations in the FEIR (see Public Resources Code, Section 21082.2, subdivision (e)), the Commission finds them persuasive and hereby adopts them as its own.

These findings do not attempt to describe the full analysis of each environmental impact contained in the FEIR. Instead, a full explanation of these environmental findings and conclusions can be found in the FEIR, and these findings hereby incorporate by reference the discussion and analysis in the FEIR supporting the determination regarding the project impact and mitigation measures designed to address those impacts. In making these findings, the Commission ratifies, adopts and incorporates in these findings the determinations and conclusions of the FEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings, and relies upon them as substantial evidence supporting these findings.

As set forth below, the Commission adopts and incorporates the mitigation measures set forth in the FEIR, which are set forth in the attached MMRP, to reduce the significant and unavoidable impacts of the Project. The Commission intends to adopt the mitigation measures proposed in the FEIR. Accordingly, in the event a mitigation measure recommended in the FEIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect the mitigation measures in the FEIR due to a clerical error, the language of the policies and implementation measures as set forth in the FEIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the FEIR.

In Sections II, III and IV below, the same findings are made for a category of environmental impacts and mitigation measures. Rather than repeat the identical finding to address each and every significant effect and mitigation measure, the initial finding obviates the need for such repetition because in no instance is the Commission rejecting the conclusions of the FEIR or the mitigation measures recommended in the FEIR for the Project.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the EIR or responses to comments in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

II. LESS-THAN-SIGNIFICANT IMPACTS

The FEIR finds that implementation of the Project would result in less-than-significant impacts or less-than-significant impacts with mitigation in the following environmental topic areas: Land Use and Land Use Planning, Population and Housing, Cultural Resources (effect on UTNHRD and cumulative effects to archaeological and tribal resources, and human remains), Transportation and Circulation, Noise, Air Quality, Greenhouse Gas Emissions, Wind and Shadow, Recreation, Utilities and Service Systems, Public Services, Biological Resources, Geology and Soils, Hydrology and Water Quality, Hazards and Hazardous Materials, Mineral and Energy Resources, and Agriculture and Forest Resources.

Note: Senate Bill (SB) 743 became effective on January 1, 2014. Among other things, SB 743 added § 21099 to the Public Resources Code and eliminated the requirement to analyze aesthetics and parking impacts for certain urban infill projects under CEQA. The proposed Project meets the definition of a mixed-use residential project on an infill site within a transit priority area as specified by Public Resources Code § 21099.² Accordingly, the FEIR did not discuss the topic of Aesthetics, which are no longer considered in determining the significance of the proposed Project's physical environmental effects under CEQA. The FEIR nonetheless provided visual simulations for informational purposes. Similarly, the FEIR included a discussion of parking for informational purposes. This information, however, did not relate to the significance determinations in the FEIR.

Additionally, the Initial Study and/or FEIR determined some impacts were less than significant, and improvement measures were proposed to further reduce these less-than-significant impacts, which the Project Sponsor has agreed to implement:

- **Impact TR-1:** The proposed Project would not conflict with applicable plans or policies related to the use or promotion of alternative transportation methods. With implementation of Improvement Measures I-TR-1 (Transportation Demand Management Plan), I-TR-2 (Monitoring and Abatement of queues), and I-TR-3 (Construction Management Plan and Public Updates), Impact TR-1, which was identified as less than significant in the FEIR, is further reduced.

² San Francisco Planning Department. 2016. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 405–474 O'Farrell Street/532 Jones Street, November 14, 2016. This document (and all other documents cited in this environmental impact report, unless otherwise noted) is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1535E.

III. FINDINGS OF SIGNIFICANT IMPACTS THAT CAN BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL THROUGH MITIGATION AND THE DISPOSITION OF THE MITIGATION MEASURES

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this section concern 7 potential impacts and mitigation measures proposed in the IS and/or FEIR. These mitigation measures are included in the MMRP. A copy of the MMRP is included as Attachment B to the Planning Commission Motion adopting these findings.

The Project Sponsor has agreed to implement the following mitigation measures to address the potential cultural resources and air quality, impacts identified in the IS and/or FEIR. As authorized by CEQA Section 21081 and CEQA Guidelines Section 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the Planning Commission finds that, unless otherwise stated, the Project will be required to incorporate mitigation measures identified in the IS and/or FEIR into the Project to mitigate or to avoid significant or potentially significant environmental impacts. Except as otherwise noted, these mitigation measures will reduce or avoid the potentially significant impacts described in the IS and/or Final EIR, and the Commission finds that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City and County of San Francisco to implement or enforce.

Additionally, the required mitigation measures are fully enforceable and are included as conditions of approval in the Planning Commission's Conditional Use Authorization under Planning Code Section 303 of the Planned Unit Development under Planning Code Section 304 and also will be enforced through conditions of approval in any building permits issued for the Project by the San Francisco Department of Building Inspection. With the required mitigation measures, these Project impacts would be avoided or reduced to a less-than-significant level. The Planning Commission finds that the mitigation measures presented in the MMRP are feasible and shall be adopted as conditions of project approval.

The following mitigation measures would be required to reduce seven impacts identified in the Initial Study and/or FEIR to a less-than-significant level:

Impacts to Architectural Resources

- **Impact CR-3:** Construction activities for the proposed project could result in physical damage to adjacent historic resources. (DEIR ps. 4.36-4.39; add any relevant pages of the RTC) With implementation of Mitigation Measure M-CR-3a (Vibration Monitoring and Management Plan), and M-CR-3b (Construction Best Practices for Historical Architectural Resources), Impact CR-3 is reduced to a less-than-significant level. (DEIR ps. 4.38-4.39.)
- **Impact C-CR-1:** The proposed project, in combination with past, present, and reasonably foreseeable future projects in the project vicinity, could result in a significant cumulative impact on historic architectural resources. With implementation of Mitigation Measures CR-3a (Vibration Monitoring and Management Plan) and CR-3b (Construction Best Practices for Historical Architectural Resources), Impact C-CR-1 is reduced to a less-than-significant level.

Impacts to Cultural Resources

- **Impact CP-2:** Construction activities for the proposed project could result in a substantial adverse change in the significance of as-yet unknown archaeological resources beneath the project site, should such resources exist beneath the project site. (IS, ps. 47-48) With implementation of Mitigation Measure M-CP-2 (procedures for accidental discovery of archaeological materials), Impact CP-2 is reduced to a less-than-significant level. (IS, p. 48.)
- **Impact CP-3:** Construction activities for the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries, should such remains exist beneath the project site. (IS p. 48-49.) With implementation of Mitigation Measure M-CP-3 (Human Remains), Impact CP-3 is reduced to a less-than-significant level.

Impacts to Air Quality

- **Impact AQ-2:** The proposed project's construction activities would generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial pollutant concentrations. (IS, ps. 84-88.) With implementation of Mitigation Measure M-AQ-2 (Construction Air Quality), Impact AQ-2 is reduced to a less-than-significant level. (IS, p. 86.)
- **Impact AQ-4:** The proposed project would generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial air pollutant concentrations. (IS, ps. 88-90.) With implementation of Mitigation Measure M-AQ-4 (Best Available Control Technology for Diesel Generators), Impact AQ-4 is reduced to a less-than-significant level.
- **Impact C-AQ:** The proposed project, in combination with past, present, and reasonably foreseeable future development in the project area would contribute to cumulative air quality impacts but would not result in a cumulatively considerable contribution to a cumulative impact. (IS, ps. 91-92.) With implementation of Mitigation Measures M-AQ-2 and M-AQ-4, described above, Impact C-AQ would be reduced to a less-than-significant impact. (IS, p. 92.)

IV. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Planning Commission finds that there are significant project-specific and cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in the MMRP. The FEIR identifies one significant and unavoidable impact on historic architectural resources and one significant and unavoidable impact on cultural resources.

The Planning Commission further finds based on the analysis contained within the FEIR, other considerations in the record, and the significance criteria identified in the FEIR, that feasible Mitigation Measures M-CR-1a to -1c (documentation according to the standards of the Historic American Buildings Survey, Interpretive Display, and Salvage Program) are available to reduce the significant Project impact, but not to a less-than-significant level; and no mitigation measures are available to reduce Impact CP-1 to a less-than-significant level. Therefore, those impacts remain significant and unavoidable. The Commission also finds that, although measures were considered in the FEIR that could reduce some significant impacts, certain measures, as described in this Section IV below, are infeasible for reasons set forth below, and therefore those impacts remain significant and unavoidable or potentially significant and unavoidable.

Thus, the following significant impact on the environment, as reflected in the FEIR, is unavoidable. But, as more fully explained in Section VI, below, under Public Resources Code Section 21081(a)(3) and (b), and CEQA Guidelines 15091(a)(3), 15092(b)(2)(B), and 15093, the Planning Commission finds that this impact is acceptable for the legal, environmental, economic, social, technological and other benefits of the Project. This finding is supported by substantial evidence in the record of this proceeding.

The FEIR identifies the following impact for which no feasible mitigation measures were identified that would reduce these impacts to a less than significant level:

Impacts to Cultural Resources – Impact CR-1

The proposed Project would demolish most of the historic 1923 Fifth Church of Christ, Scientist, and retain only the historic façade and colonnade on O'Farrell Street and a 30-foot return on Shannon Street, which would cause a substantial adverse change in the significance of an individually eligible historical resource, as defined in CEQA Guidelines Section 15064.5(b). (DEIR ps. 4.32-4.34.) The following mitigation measures were identified that would reduce this impact, as follows:

- Mitigation Measure M-CR-1a (Documentation);
- Mitigation Measure M-CR-1b (Interpretation); and
- Mitigation Measure M-CR-1c (Salvage).

The Commission finds that, for the reasons set forth in the FEIR, although implementation of Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c would reduce the cultural resources impact of demolition of the historic 1923 Fifth Church of Christ, Scientist building, this impact would nevertheless remain significant and unavoidable. (DEIR p. 4.32.)

V. EVALUATION OF PROJECT ALTERNATIVES

A. Alternatives Analyzed in the FEIR

This section describes the alternatives analyzed in the Project FEIR and the reasons for rejecting the alternatives as infeasible. CEQA mandates that an EIR evaluate a reasonable range of alternatives to the Project or the Project location that generally reduce or avoid potentially significant impacts of the Project. CEQA requires that every EIR also evaluate a "No Project" alternative. Alternatives provide a basis of comparison to the Project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the Project.

The Planning Department considered a range of alternatives in Chapter 6 of the FEIR. The FEIR analyzed the No Project Alternative, the Full Preservation Alternative, and the Partial Preservation Alternative. Each alternative is discussed and analyzed in these findings, in addition to being analyzed in Chapter 6 of the FEIR. The Planning Commission certifies that it has independently reviewed and considered the information on the alternatives provided in the FEIR and in the record. The FEIR reflects the Planning Commission's and the City's independent judgment as to the alternatives. The Planning Commission finds that the Project provides the best balance between satisfaction of Project objectives and mitigation of environmental impacts to the extent feasible, as described and analyzed in the FEIR.

B. Reasons for Approving the Project

Retail/Residential Building Component

- ▶ Develop a mixed-use project that contains residential uses, retail uses, and church space for worship in downtown San Francisco.
- ▶ Construct well-designed, financially feasible mixed-use residential housing units that contribute to the well-being of the community; new retail space for the benefit of neighborhood residents and businesses; and a church facility that will allow the church to continue its active presence in the community into the future.
- ▶ Create a new church facility for Fifth Church of Christ, Scientist that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin, where it has been for more than 90 years, with a:
 - New Christian Science Reading Room fronting O'Farrell Street that is inviting, light filled, and open to the public during the week;
 - Modern, welcoming, light-filled sanctuary for services and meetings, along with re-used church elements, including stained glass windows, oculus skylight, pipe organ, and oak pews;
 - Light-filled Sunday School and up-to-date Children's Room.
- ▶ Contribute toward the City and County of San Francisco (City) goal of creating 30,000 housing units in an area that is identified for higher-density housing in proximity to downtown as well as local and regional transportation hubs (San Francisco Municipal Railway [Muni] and Bay Area Rapid Transit [BART]) and increase the affordable housing supply in San Francisco in accordance with City requirements.
- ▶ Implement the City's High-Density zoning designation for the site, which is in the North of Market Residential Special Use District, with new construction that conforms to the character of the Upper Tenderloin National Register Historic District (UTNRHD).
- ▶ Create new retail and other services and activate a vibrant, interactive ground plane for the project for the benefit of neighborhood residents and commercial enterprises.

C. Evaluation of Project Alternatives

CEQA provides that alternatives analyzed in an EIR may be rejected if "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible . . . the project alternatives identified in the EIR." (CEQA Guidelines § 15091(a)(3).) The Commission has reviewed each of the alternatives to the Project as described in the FEIR that would reduce or avoid the impacts of the Project and finds that there is substantial evidence of specific economic, legal, social, technological and other considerations that make these Alternatives infeasible, for the reasons set forth below.

In making these determinations, the Planning Commission is aware that CEQA defines "feasibility" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors." The Commission is also aware that under CEQA case law the concept of "feasibility" encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project, and (ii) the question of whether an alternative is "desirable" from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

The City identified three alternatives for analysis: 1) the No Project Alternative; 2) the Full Preservation Alternative; 2) the Partial Preservation Alternative. Those alternatives are considered below. In addition, three other alternatives were considered as part of the FEIR's screening process for identifying potentially feasible alternatives, but rejected from detailed analysis. Those alternatives, described in the DEIR at ps. 6-18 and 6.19, are as follows:

- **Redevelopment of 450 O'Farrell Only.** This alternative was rejected because it included complete demolition of the historic church and therefore would not reduce the significant and unavoidable impacts associated with the proposed Project.
- **Redevelopment of 450 and 474-480 O'Farrell Only.** This alternative was rejected because it would have included complete demolition of the building at 450 O'Farrell Street; therefore, it would not reduce the significant and unavoidable impacts associated with the proposed Project.
- **Additional Preservation Alternative.** This alternative was rejected because it provided only 70 dwelling units, a number that would be insufficient to meet the City's policies to develop dense housing for all, including on-site affordable housing, at an infill site in close proximity to public transportation.

1. No Project Alternative

Under the No Project Alternative, the Project Site would foreseeably remain in its existing condition. The buildings on the project site would not be altered, and the proposed 237,810 combined square feet of religious, residential, retail, open space, and supporting uses would not be constructed. The 26,904 square foot Fifth Church of Christ, Scientist building would remain. The two-story, 4,415-square-foot building located at 474 O'Farrell Street would remain but it is currently vacant and would need complete seismic and Building Code upgrades to be able to be occupied or demolished and a new structure build; and the approximately 1,012-square-foot, largely single-story building at 532 Jones Street would continue to be used as a restaurant with 5 substandard dwelling units. Building heights on the site would not be increased and parking would also remain unaltered.

This alternative would not preclude development of another project on the project site should such a proposal be put forth by the project sponsor or another entity. However, it would be speculative to set forth such an alternative project at this time.

The Planning Commission rejects the No Project Alternative as infeasible because it would fail to meet the Project Objectives and the City's policy objectives for the following reasons:

- 1) The No Project Alternative would not meet any of the Project Sponsor's or City's objectives regarding the redevelopment of a large underutilized site, creation of a mixed-use project that

provides new residential dwelling units and affordable housing, a new church facility and additional retail space;

- 2) The No Project Alternative would be inconsistent with key goals of the General Plan with respect to housing production. With no new housing developed, the No Project Alternative would not increase the City's housing stock of both market rate and affordable housing, would not create new job opportunities for construction workers, and would not expand the City's property tax base.
- 3) The No Project Alternative would leave the portion of the Project Site at 474 O'Farrell that is unsafe and unoccupied in its current condition without significant code-complying upgrades.

For the foregoing reasons, the Planning Commission rejects the No Project Alternative as infeasible.

2. Full Preservation Alternative

The Full Preservation Alternative would include preservation and rehabilitation of the Fifth Church of Christ, Scientist building, an individual historic resource and a contributor to the UTRHD, and demolition of the vacant retail building at 474 O'Farrell, as well as the restaurant building and five residential units at 532 Jones Street.

The full Preservation Alternative would combine the parcels that currently encompass 450 O'Farrell Street, 474 O'Farrell Street, and 532 Jones Street. The Full Preservation Alternative would demolish the buildings at 474 O'Farrell Street and 532 Jones Street and construct two new structures, a 13-story structure from Jones Street to Shannon Street and a 13-story structure at 474 O'Farrell Street. The two structures would be connected by a walkway. A courtyard between the two new structures would provide required light and air. The Full Preservation Alternative would include 97 new residential units (87,595 net square feet); a new church (10,666 square feet); one new retail space (800 square feet); space for assembly use (*i.e.*, corporate and private events) within the existing church (17,800 square feet); open space, serving the residential use; and 28 parking spaces.

The existing church would be retained and rehabilitated for an assembly use (see DEIR Figures 6-1, 6-2, and 6-3). A new 25-foot-deep, 80-foot-wide seven-story residential addition (14,000 square feet) would be constructed at the northwest corner of the church, extending two stories above the roof. The addition would remove the majority of the rear wall of the sanctuary, including the raised stage and clathri grillwork, which are identified character-defining features of the individually eligible historic resource at 450 O'Farrell Street. These items would be reinstalled in new interior locations if feasible. The interior double-story volume defining the sanctuary would remain legible.

A new church would be constructed to the west and adjacent to the old church, with 11 stories of new residential units above at 474 O'Farrell Street. In addition there would be retail at the ground floor of the Jones Street façade with residential above. The new church at 474 O'Farrell and retail space at the ground-floor level of 532 Jones Street would feature glazed storefronts.

The Planning Commission rejects the Full Preservation Alternative as infeasible because it would not meet the Project Objectives or City policy objectives for reasons including, but not limited to, the following:

- 1) The Full Preservation Alternative would limit the Project to 97 dwelling units at an infill site in close proximity to public transportation; whereas the proposed Project would add substantially more units, a total of 176, to the City's housing stock, including the replacement units. The City's important policy objectives as expressed in the Housing Element of the General Plan, in Policies 1.1, 1.4, 1.8 and 1.10, are to increase the housing stock whenever possible to address a shortage of housing in the City, and further, to promote dense housing in mixed use buildings.
- 2) The Full Preservation Alternative would also limit the Project to 17 total affordable units in a mixed-use building; whereas the proposed Project would provide up to 28 affordable units to the City's stock of affordable housing and contribute to the City's Inclusionary Housing Program. The City's important policy objective as expressed in Policy 1.1 of the Housing Element of the General Plan is to increase the affordable housing stock whenever possible to address a shortage of housing in the City.
- 3) The Full Preservation Alternative would limit the retail/restaurant space to approximately 800 gross square feet, not fully satisfying the City's policies in support of encouraging the location of neighborhood goods and services as an accessible convenience to residents, as expressed in Policy 6.4 of the Commerce and Industry Element of the General Plan.
- 4) The residential/retail component of the Full Preservation Alternative is economically infeasible. All such housing and mixed use development projects are capital-intensive and depend on obtaining financing from equity investors to cover a significant portion of the Project's costs, obtain a construction loan for the bulk of construction costs, and provide significant costs out-of-pocket. Equity investors require a certain profit margin to finance development projects and must achieve established targets for their internal rate of return and return multiple on the investment. Because the Full Preservation Alternative would result in a project that is significantly smaller than the Project, and contains 79 fewer residential units, the total potential for generating revenue is lower while the construction cost per square foot is higher due to lower economies of scale and the impact of fixed project costs associated with development. The reduced unit count would not generate a sufficient economic return to obtain financing and allow development of the proposed Project and therefore would not be built.

Economic and Planning Systems Inc. ("EPS"), a qualified real estate economics firm, prepared on behalf of the Project sponsor, a memorandum entitled "450 O'Farrell Street Development Feasibility Review and Evaluation", which is included in the record and is incorporated herein by reference. Given the significant fixed development costs (such as property acquisition and site improvement costs), the lower number of units in the Full and Partial Preservation Alternatives negatively impacts its financial viability, as there are fewer units over which these fixed development costs can be spread in comparison to the Project. The memorandum concludes that the Full Preservation Alternative is not financially feasible because the development costs for the Full Preservation Alternative significantly exceed potential revenues, resulting in a negative developer margin or return.

Specifically, implementation of the Full Preservation Alternative for apartment development would result in total development costs of \$108,157,000 with total estimated Net Operating Income of \$3,108,000 and result in a yield of 2.9%, net developer return to the developer and a

negative of \$34,295,000 of revenue less total development costs. This analysis was based on the project being rental housing and is in 2017 dollars.

The Planning Department requested the Project Sponsor to engage Willdan Financial Services ("Willdan"), a qualified real estate economics firm, to independently review the EPS analysis of the financial feasibility of the residential/retail component of the Full and Partial Preservation Alternatives on behalf of the City. Willdan produced a memorandum entitled "450 O'Farrell Street Development Pro Forma Peer Review and Evaluation", which is included in the record and is incorporated herein by reference. Willdan verified that the methodology and assumptions used by EPS were reasonable and verified the conclusion of the feasibility analysis that the mixed use, residential and church development component of the Full and Partial Preservation Alternatives are financially infeasible. The City has reviewed the analyses prepared by EPS and Willdan and concurs in their conclusions.

In an August 30, 2018, Addendum to its 450 O'Farrell Street Development Feasibility Review and Evaluation, EPS also evaluated whether the use of historic preservation tax credits, New Market tax credits, Mills Act property tax reductions or the sale of transferable development rights (TDRs) could be utilized to close the funding gap needed to render the Full Preservation Alternative feasible. EPS concluded that use of any of these potential funding sources, even if the project were to qualify for them, would be insufficient to fund the financial gap required to render the alternative financially feasible.

- 5) The Full Preservation Alternative would create a project with fewer housing units in an area well-served by transit, services and shopping and adjacent to employment opportunities which would then push demand for residential development to other sites in the City or the Bay Area. This would result in the Full Preservation Alternative not meeting, to the same degree as the Project, the City's *Strategies to Address Greenhouse Gas Emissions* or CEQA and the Bay Area Air Quality Management District's ("BAAQMD") requirements for a GHG reductions, by not maximizing housing development in an area with abundant local and region-serving transit options.

For the foregoing reasons, the Planning Commission rejects the Full Preservation Alternative as infeasible.

3. Partial Preservation Alternative

The Partial Preservation Alternative would develop a similar program to that of the proposed project, but would include partial preservation of and rehabilitation of the Fifth Church of Christ, Scientist. The Partial Preservation Alternative would maintain most of the exterior character-defining features of the Church at 450 O'Farrell.

The Partial Preservation Alternative would include partial preservation and rehabilitation of the Fifth Church of Christ, Scientist at 450 O'Farrell Street, partial restoration of the vacant retail building at 474 O'Farrell Street, and demolition of the restaurant building at 532 Jones Street.

The Partial Preservation Alternative would combine the parcels that currently encompass 450 O'Farrell Street, 474 O'Farrell Street, and 532 Jones Street. The Partial Preservation Alternative would construct a

new 13-story (130-foot) U-shaped building, spanning the three lots. The interior of the U would include a courtyard, providing required light and air. This alternative would create 162 dwelling units; a new church (10,207 square feet); new retail space (4,638 square feet); open space, serving the residential uses; and 39 parking spaces (see Figures 6-4, 6-5, and 6-6). The proposed new addition above and behind the retained 45 feet of the historic church structure would be set back 20 feet from the front street-wall property line and 35 feet at the corner of O'Farrell and Shannon Streets, creating a jogged corner.

The Partial Preservation Alternative would remove the rear 67 feet of the existing church, including, but not limited to, part or all of the following character-defining features: the windows, two-story sanctuary space with sloped floor and curving balcony, raised stage, clathri grillwork, stained glass, and oculus skylight. These features would be reinstalled in new locations in the new building wherever feasible. The character-defining features of the church to remain in part or in whole include, but are not limited to, the symmetrical tripartite façade, Tuscan columns, exterior vestibule with ornamental plaster ceiling and panels, cornice, akroterion, bronze doors, windows, and curving balcony.

The lower part of the U-shaped building would have a staggered setback (15 to 35 feet from west to east) long O'Farrell Street from the preserved façades. One leg of the U would run along Shannon Street and the other along the side of 500 Jones Street. Where the building would face Jones Street, it would decrease in height to match the adjacent buildings. There would be retail on the ground floor of the Jones Street façade, with residential above. The new church space would be behind the restored façade at 474 O'Farrell, and an assembly space would be located in the retained portion of the old church.

This alternative would reduce but not eliminate the significant and unavoidable impacts on historical resources. Additionally, this alternative meets many but not all of the Project Sponsor's and City's objectives. Specifically, while this alternative provides the ability to redevelop the underutilized site, it reduces the number of residential units by 14 Units or 9%.

The Planning Commission rejects the Partial Preservation Alternative as infeasible because it would not eliminate any of the significant unavoidable individual impacts of the proposed Project and it would not meet the Project Objectives or City policy objectives for reasons including, but not limited to, the following:

- 1) The Partial Preservation Alternative would limit the Project to 162 dwelling units at a site in close proximity to public transportation; whereas the Preferred Project would provide up to 176 units, including replacement units, to the City's housing stock and maximize the creation of new residential units. The City's important policy objectives as expressed in the Housing Element of the General Plan, in Policies 1.1, 1.8 and 1.10, are to increase the housing stock whenever possible to address a shortage of housing in the City, and further, to promote dense housing in mixed use buildings.
- 2) The Partial Preservation Alternative would also limit the Project to 26 total affordable units; whereas the Preferred Project would provide up to 28 affordable units to the City's stock of affordable housing and contribute to the City's Inclusionary Housing Program. The City's important policy objective as expressed in Policy 1.1 of the Housing Element of the General Plan is to increase the affordable housing stock whenever possible to address a shortage of housing in the City.

- 3) The Partial Preservation Alternative would create a project that would not fully utilize this infill site for housing production, thereby not fully satisfying General Plan policies such as Housing Element Policies 1.1, 1.4, and 1.10. The shaping of the massing in the alternative, although consistent with and enhances the scale and urban character of the area, supporting Policies 3.1 and 3.5 of the Urban Design Element of the General Plan, would not further the City's housing policies to create more housing, particularly affordable housing opportunities as well as the proposed Project does, and would not remove all significant unavailable impacts.
- 4) The residential/retail component of the Partial Preservation Alternative is economically infeasible. Large development projects are capital-intensive and depend on obtaining financing from equity investors to cover a significant portion of the project's costs, obtain a construction loan for the bulk of construction costs, and provide significant costs out-of-pocket. Equity investors require a certain profit margin to finance development projects and must achieve established targets for their internal rate of return and return multiple on the investment. Because the Partial Preservation Alternative would result in a project that is smaller than the Project, and contains 16 fewer residential units, the total potential for generating revenue is lower while the construction cost per square foot is higher due to lower economies of scale and the impact of fixed project costs associated with development. The reduced unit count would not generate a sufficient economic return to obtain financing and allow development of the proposed Project and therefore would not be built.

EPS, a qualified real estate economics firm, prepared on behalf of the Project sponsor a memorandum entitled "450 O'Farrell Street Development Feasibility Review and Evaluation", which is included in the record and is incorporated herein by reference. Given the significant fixed development costs (such as property acquisition and site improvement costs), the lower number of units in the Partial Preservation Alternative negatively impacts its financial viability, as there are fewer units over which these fixed development costs can be spread in comparison to the Project. The memorandum concludes that the Partial Preservation Alternative is not financially feasible because the development costs for the Partial Preservation Alternative significantly exceed potential revenues, resulting in a significantly reduced developer margin or return.

Specifically, implementation of the Partial Preservation Alternative for apartment development would result in total development costs of \$143,210,000 and result in a yield of 3.9% net developer margin or return and a negative of \$8,811,000 of revenue less total development costs.

The Planning Department requested the Project Sponsor to engage Willdan to independently review the EPS analysis of the financial feasibility of the residential/retail component of the Partial Preservation Alternative on behalf of the City. Willdan produced a memorandum entitled "450 O'Farrell Street Development Pro Forma Peer Review and Evaluation", which is included in the record and is incorporated herein by reference. Willdan verified that the methodology and assumptions used by EPS were reasonable and verified the conclusion of the EPS analysis that the residential/retail component of the Partial Preservation Alternative is financially infeasible. The City has reviewed the analyses prepared by EPS and Willdan and concurs in their conclusions.

In an August 30, 2018, Addendum to its 450 O'Farrell Street Development Feasibility Review and Evaluation, EPS also evaluated whether the use of historic preservation tax credits, New Market tax credits, Mills Act property tax reductions or the sale of transferable development rights (TDRs) could be utilized to close the funding gap needed to render the Partial Preservation Alternative feasible. EPS concluded that use of any of these potential funding sources, even if the project were to qualify for them, would be insufficient to fund the financial gap required to render the alternative financially feasible.

- 5) The Partial Preservation Alternative would create a project with fewer housing units in an area well-served by transit, services and shopping and adjacent to employment opportunities which would then push demand for residential development to other sites in the City or the Bay Area. This would result in the Partial Preservation Alternative not meeting, to the same degree as the Preferred Project, the City's *Strategies to Address Greenhouse Gas Emissions* or CEQA and the Bay Area Air Quality Management District's ("BAAQMD") requirements for a GHG reductions, by not maximizing housing development in an area with abundant local and region-serving transit options.

For the foregoing reasons, the Planning Commission rejects the Partial Preservation Alternative as infeasible.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Planning Commission finds that, notwithstanding the imposition of all feasible mitigation measures, impacts related to Historic Architectural Resources will remain significant and unavoidable. Pursuant to CEQA section 21081 and CEQA Guideline Section 15093, the Planning Commission hereby finds, after consideration of the FEIR and the evidence in the record, that each of the specific overriding economic, legal, social, technological and other benefits of the Project as set forth below independently and collectively outweighs these significant and unavoidable impacts and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Commission will stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this Section, and in the documents found in the record, as defined in Section I.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Planning Commission specifically finds that there are significant benefits of the Project to support approval of the Project in spite of the unavoidable significant impacts, and therefore makes this Statement of Overriding Considerations. The Commission further finds that, as part of the process of obtaining Project approval, significant effects on the environment from implementation of the Project have been eliminated or substantially lessened where feasible. All mitigation measures proposed in the FEIR/IS and MMRP are adopted as part of the Approval Actions described in Section I, above.

Furthermore, the Commission has determined that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific overriding economic, technological, legal, social and other considerations.

The Project will have the following benefits:

1. The Project promotes the policies and objectives of the General Plan by providing a range of residential unit types to serve a variety of needs at an infill development site with a mix of uses. The Project will provide up to 176 dwelling units with a varied unit mix: 15 studio units (8.5%); 30 junior one-bedrooms (17%); 69 one-bedrooms (39.2%); 62 two-bedrooms (35.2%). This is consistent with the City's priority policy to increase the housing stock whenever possible to address a shortage of housing in the City, and further Policies 1.8 and 1.10 of the Housing Element of the General Plan, to promote dense housing in mixed use buildings.
2. The Project would increase the stock of permanently affordable housing by creating approximately 23 new below-market rate units, available for rent to households whose total income is below 55% of the Area Median Income, provided in accordance with the City's Affordable Inclusionary Housing Ordinance and promoting Policy 1.1 of the Housing Element of the General Plan. An additional five units are proposed as replacement rent-controlled units, at similar AMI rental rates, also on-site. The Project proposes these affordable units mixed into the overall market rate project, in furtherance of the City's policies supporting mixed-income projects in which private developers construct and maintain affordable housing units.
3. The Project would provide a new religious facility that will enable an existing church, which in its current location has been located at this site for more than 90 years, to continue to be located within the community and provide updated, code compliant, and expanded religious instructional and outreach facilities, while salvaging and reusing certain features of the building's interior elements.
4. The Project generally promotes the purpose of the North of Market Residential Special Use District through infill housing at compatible density. The project introduces 171 new residential units with on-site affordable units near downtown, provide five new replacement residential units on-site, proposes less than 4,000 square feet of ground floor commercial which can support existing and new residents, and does not shade public open spaces. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Project will activate O'Farrell Street with the re-located church site and retail use, Shannon Street with the residential lobby, and Jones Street with additional retail use. Further, street improvements such as street trees and bicycle parking will further enhance the public realm, consistent with the better street plan policies in the General Plan.
5. The Project, on balance, supports the City's Urban Design Policies 2.6, 3.1 and 3.5, as expressed in the General Plan. Although the proposed project does not preserve the historic architectural resources on site, the proposed new construction would produce high-quality architectural design that is compatible with the Uptown Tenderloin National Register Historic District, in which the site is located. The new building will reflect the characteristic pattern which gives to the City and its neighborhood an image, sense of purpose, and a means of orientation; and, moderating major new development to complement the City pattern, by providing a new, mixed-use development consistent with neighboring 6- to 19-story development in close proximity to the site. In addition, the project maintains a sense of scale on the block through

retaining a portion of the façade of the 450 O'Farrell building, which is to be incorporated into the new building.

6. The Project supports the General Plan Policies 1.1 and 1.10 of the Housing Element, and Policy 6.4 of the Commerce and Industry Element of the General Plan, by locating housing for all at a mixed-use infill development site, with neighborhood commercial, and at a density to support, where households can easily rely on public transportation, walking and bicycling for a majority of daily trips. The site is located within a few blocks of six Muni bus lines, approximately ¼-mile from the Powell station for BART and Muni light rail service, and provides a total of 125 Class 1 secure indoor bicycle parking spaces, and 16 Class 2 sidewalk bike rack spaces.
7. The Project meets the City's Strategies to Address Greenhouse Gas Emissions and the BAAQMD requirements for a GHG reductions by maximizing development on an infill site that is well-served by transit, services and shopping and is suited for dense residential development, where residents can commute and satisfy convenience needs without frequent use of a private automobile and is adjacent to employment opportunities, in an area with abundant local and region-serving transit options.
8. The Project will create approximately 319 temporary construction jobs, and permanent jobs in the retail sector. These jobs will provide employment opportunities for San Francisco residents, promote the City's role as a commercial center, and provide additional payroll tax revenue to the City, providing direct and indirect economic benefits to the City.

Having considered the above, the Planning Commission finds that the benefits of the Project outweigh the unavoidable adverse environmental effects identified in the FEIR and/or IS, and that those adverse environmental effects are therefore acceptable.

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 450-474 O'Farrell Street / 532 Jones

September 13, 2018

Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

October 15, 2018

Appeal Filing Date

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2018 OCT 15 PM 4:41
BY BJ

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

☒ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2013.1535 ENV/CUA

_____ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

- a) Set forth the part(s) of the decision the appeal is taken from:

Certification of Final EIR +
Conditional Use Authorization

- b) Set forth the reasons in support of your appeal:

Proposed project incompatible with
Uptown Tenderloin Historic District and
adversely affects General Plan. Project is
not necessary or desirable, and mitigation
measures are inadequate.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Mike Buhler

Name

Mike Buhler

Name

San Francisco Heritage
2007 Franklin St.

Address

SF, CA 94109

San Francisco Heritage
2007 Franklin St.

Address

SF, CA 94109

415-441-3000 x15

Telephone Number

415-441-3000 x15

Telephone Number

mbuhler@sfteritage.org



Signature of Appellant or
Authorized Agent

City Planning Commission
Case No. _____

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

	Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
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10.	_____	_____	_____	_____
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18.	_____	_____	_____	_____
19.	_____	_____	_____	_____
20.	_____	_____	_____	_____
21.	_____	_____	_____	_____
22.	_____	_____	_____	_____

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2013 1535 ENV/LUA, a conditional use authorization regarding (address) 450 - 474 O'Farrell /
532 Jones, District 6. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

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10-18-18
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10-15-18

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2018 OCT 15 PM 4:41
BY [Signature]

(Attach copy of Planning Commission's Decision)

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BY 

October 15, 2018

Clerk of the Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94103

Re: Letter of Appeal - Conditional Use Authorization for 450-474 O'Farrell
Street/532 Jones Street Project

Dear Clerk of the Board and President Cohen:

Pursuant to Planning Code Section 308.1, San Francisco Heritage (Heritage) is appealing the Planning Commission's September 13 Approval of Conditional Use Authorization for the 450-474 O'Farrell Street/532 Jones Street project. The proposed project is not "necessary or desirable" for the Tenderloin community, contravenes General Plan policies promoting preservation of historic buildings, and requires a raft of conditional uses. It proposes to demolish three historic resources within the Uptown Tenderloin National Register Historic District, most notably Fifth Church of Christ, Scientist (1923), while providing nominal mitigation to help compensate for their destruction. The corresponding benefits to the immediate Tenderloin community are illusory: of the 176 apartments to be built, only 23 (or 13.5%) will be new below-market-rate units.

Section 303 of the Planning Code states that "the Planning Commission shall...authorize a Conditional Use if...[t]he proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is *necessary or desirable for, and compatible with, the neighborhood or the community*. Such use or feature as proposed will comply with the applicable provisions of this Code and will *not adversely affect the General Plan*." (Italics added.) The proposed project fails to meet this threshold test in several key respects:

- **The proposed demolition of three historic resources is inherently incompatible with the goals and character of the Uptown Tenderloin Historic District.** The project would be the first to demolish an individually-significant historic building — Fifth Church of Christ, Scientist — within the historic district for *market-rate housing*. Its approval will likely spur future proposals to demolish other historic buildings in the Tenderloin, regardless of their significance, for market-rate housing.

- **Demolition of three historic resources violates the General Plan.** A major objective of the General Plan is to conserve resources that provide “continuity with the past.” To this end, the Urban Design Element includes “fundamental principles for conservation” and specific policies that highlight and reinforce the importance of preserving historic buildings.¹ Policy 2.4 is to “Preserve notable landmarks and areas of historic, architectural, or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.” The project sponsors forged ahead with demolition plans in contravention of these core principles in the General Plan.
- **The project’s market-rate units will not be accessible to most Tenderloin residents.** A key project objective listed in the EIR is to construct “*financially feasible mixed-use residential housing units that contribute to the well-being of the community.*” (Italics added.) The proposed project will build 176 apartments, including 23 new below-market-rate units, with an average monthly rent of \$4,400 — significantly more expensive than the neighborhood median. The overwhelming majority of the proposed residential units will not benefit the immediate Tenderloin community.

The city has failed to impose conditions of approval and feasible mitigation measures to avoid or reduce the project’s significant adverse impacts on the Uptown Tenderloin Historic District. Planning Code Section 303(d) authorizes the Board of Supervisors to “prescribe such additional conditions...as are in its opinion necessary to secure the objectives of the Code.” Two economic studies included in the EIR find that the preferred project’s anticipated rate of return is “below the typical feasibility range” to secure necessary financing. Given the project’s questionable financial feasibility, Heritage asks the Board to impose an additional condition to safeguard against speculative demolition of the three historic resources on the project site. Specifically, no demolition permits should be issued until the project sponsors (or their successor) have demonstrated that (1) commercially reasonable financial resources are available to complete the new construction project, and (2) commencement of new construction will take place within six months of receipt of all necessary city approvals.

Likewise, the mitigation measures prescribed by the Planning Commission to address impacts on historic resources are patently inadequate, comprising documentation, an interpretive display, and limited salvage. Heritage recommends an additional exaction of at least \$1.5 million for off-site mitigation, including city-administered programs to fund

¹ Policies in the Urban Design Element that promote historic preservation and sensitivity to historic resources include Policy 2.4 (Preserve notable landmarks and areas of historic, architectural or aesthetic value), Policy 2.5 (Use care in remodeling of older buildings), and Policy 2.6 (Respect the character of older development nearby in the design of new buildings).

historic preservation, façade improvement, and affordable housing projects within the Uptown Tenderloin Historic District.²

Thank you for your consideration of this appeal. Should you have questions, please do not hesitate to contact me directly at mbuhler@sfheritage.org or 415/441-3000 x15.

Sincerely,



Mike Buhler
President & CEO

² The project sponsors have stated that they had budgeted \$5 million to prop up, shore, retrofit, and restore the historic façade during excavation and construction. The Planning Commission removed the historic façade from the design when it approved the project on September 13. As a result, Heritage estimates that the sponsors will realize a net savings of over \$3.5 million, taking into account new hard and soft costs associated with redesigning that portion of the building and assuming roughly the same volume.



SAN FRANCISCO PLANNING DEPARTMENT

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2018 OCT 15 PM 4:41

BY BA

Planning Commission Draft Motion

HEARING DATE: JUNE 28, 2018

CONTINUED TO: SEPTEMBER 13, 2018

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2013.1535ENV/CUA
Project Address: 450-474 O'FARRELL STREET/ 532 JONES STREET
Zoning: RC-4 (Residential-Commercial, High Density) District
80-T-130-T Height and Bulk District
North of Market Special Use District No. 1
Block/Lot: 0317/007, 009, 011
Project Sponsor: Fifth Church of Christ, Scientist
450 O'Farrell Partners, LLC
39 Forrest Street, Suite 201
Mill Valley, CA 94941
Attn: Tyler Evje
te@thompsondorman.com
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT PURSUANT TO PLANNING CODE SECTION 303 FOR: I) PLANNED UNIT DEVELOPMENT PURSUANT TO SECTION 304, WITH MODIFICATIONS FOR REAR YARD (SECTION 134(G)), DWELLING UNIT EXPOSURE (SECTION 140); OFF-STREET LOADING (SECTION 152) AND PERMITTED OBSTRUCTIONS (SECTION 136(C)); II) FOR DEMOLITION OF FIVE EXISTING DWELLING UNITS (SECTION 317); III) EXCEEDING HEIGHT OF 50 FEET WITH STREET FRONTAGE GREATER THAN 50 FEET (SECTION 253); IV) HEIGHT GREATER THAN 80 FEET IN NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT NO. 1 (SECTION 249.5/263.7); V) BULK EXCEEDANCE (SECTION 270); VI) ESTABLISHMENT OF NEW RELIGIOUS INSTITUTION USE (SECTION 303). THE PROJECT, LOCATED AT 450-474 O'FARRELL STREET AND 532 JONES STREET, TO DEMOLISH THE EXISTING COMMERCIAL BUILDING (474 O'FARRELL STREET), EXISTING COMMERCIAL AND RESIDENTIAL BUILDING (532 JONES STREET), AND EXISTING RELIGIOUS BUILDING (450 O'FARRELL STREET), AND CONSTRUCT A 13-STORY MIXED USE BUILDING CONTAINING UP TO 176 RESIDENTIAL UNITS, AND APPROXIMATELY 3,827 SQUARE FEET GROUND FLOOR RETAIL, 9,555 SQUARE FEET NEW RELIGIOUS (CHURCH) USE, AND BELOW-GRADE PARKING FOR UP TO 46 VEHICLES, LOCATED AT LOTS 007, 009 AND 011 IN ASSESSOR'S BLOCK 0317, WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY), NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT NO. 1, AND 80-T-130-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 8, 2015, Bruce Fairty of 450 O'Farrell Partners, LLC (hereinafter "Project Sponsor") filed a complete application with the Department for the project, as modified by subsequent submittals, with the San Francisco Planning Department (hereinafter "Department") for a Conditional Use Authorization request pursuant to Section 303 for Planned Unit Development under Section 304, with modifications to Section 132(c) (permitted obstructions), Section 134 (rear yard modification), Section 140 (dwelling unit exposure), and Section 152 (residential off-street loading), and additional Conditional Use Authorization to the Planning Code under Section 317(g)(5) for demolition of existing residential units; Section 253(b) for new construction over 40 feet in height and a street frontage greater than 50 feet; Section 263.7 for an exception to the 80-foot base height limit in North of Market Residential Special Use District No. 1; Section 271 for exceptions to Section 270, governing the bulk of the building; and Section 303 for the new religious institution (church) use. The project proposes demolition of three buildings: 450 O'Farrell Street (currently occupied by the Fifth Church of Christ, Scientist); 474 O'Farrell Street (one-story, vacant retail building); and 532 Jones Street (one-story restaurant use, with five existing residential units). The proposal is to merge these three lots, and construct a new mixed-use building rising up to 130-foot-tall (13-story), with up to 176 dwelling units, restaurant and/or retail space on the ground floors, and a replacement church (proposed religious institution) incorporated into the ground and two upper levels, with up to 46 below grade parking spaces, private and common open space and Class 1 and 2 bicycle parking spaces, (the "Project") on the subject property located on Lots 007, 009, 011 in Assessor's Block 0317.

On November 21, 2014, Project Sponsor had on file a complete environmental evaluation application with the Department for environmental review for the Project.

The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on February 22, 2017.

On October 25, 2017, the Department published a Draft EIR ("DEIR") for public review (Case No. 2013.1535ENV). The DEIR was available for public comment until December 11, 2017. On November 30, 2017, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On June 13, 2018, the Department published a Comments and Responses document, responding to comments made regarding the DEIR prepared for the Project.

On September 13, 2018, the Commission reviewed and considered the Final EIR ("FEIR") and found that the contents of said report and the procedures through which the FEIR was prepared and publicized in compliance with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found that the FEIR was adequate, accurate, and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the DEIR, and certified the FEIR by Motion No. ##### for the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

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. These improvement and mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On September 13, 2018, the Commission adopted Motion No. #####, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the MMRP, which findings and adoption of the MMRP are hereby incorporated by reference as though fully set forth herein.

On March 2, 2016, the Project Sponsor submitted a request for review of development exceeding 40 feet (Case No. 2013.1535SHD), pursuant to Section 295, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (RPD). Department staff prepared a preliminary shadow fan analysis depicting the potential shadow cast by the development which indicated that the project could potentially cast shadow on Boedekker Park and Tenderloin Recreation Center, parks under the jurisdiction of RPD. A shadow study was prepared by CADP (dated January 21, 2016) that included more precise articulation of the envelope and accounted for shadows from existing buildings. Staff analyzed this study and concluded that the Project could not potentially cast shadow on properties under the jurisdiction. Therefore, the Project would have no impact to properties subject to Section 295.

The Planning Department, Office of the Commission Secretary, is the custodian of records for these actions, and such records are located at 1650 Mission Street, Fourth Floor, San Francisco, California.

On September 13, 2018, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2013.1535ENVCUA. 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 on behalf of the applicant, the Planning Department staff, and other interested parties.

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 on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2013.1535ENVCUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- A. The above recitals are accurate and constitute findings of this Commission.
- B. **Project Description.** The project proposes demolition of three buildings: 450 O'Farrell Street (currently occupied by the Fifth Church of Christ, Scientist); 474 O'Farrell Street (one-story, vacant retail building); and 532 Jones Street (one-story restaurant use, with five existing residential units). The proposal is to merge these three lots, and construct a new mixed-use building rising up to 130-foot-tall (13-story), with up to 176 dwelling units, restaurant and/or retail space on the ground floors, and a replacement church (proposed religious institution) incorporated into the ground and two upper levels, below grade parking and mechanical spaces, private and common open space and 116 Class 1 and 9 Class 2 bicycle parking spaces. The project

would construct a total of approximately 218,155 square feet ("sf") of development, including 182,668 sf of residential space, 3,827 sf of restaurant/retail space, 9,555 sf for religious institution use, 8,398 sf of residential open space (288 sf of private open space and 8,110 sf of common open space), and 21,105 sf of below-grade parking (up to 46 spaces). The project also proposes merger of three Lots 007, 009, and 011 in Assessor's Block 0317.

- C. **Site Description and Present Use.** The project site is currently occupied by the three-story, 26,904-square-foot Fifth Church of Christ, Scientist, including a 1,400-square-foot parking lot with four parking spaces at 450 O'Farrell Street; a one-story, 4,415-square-foot vacant retail building at 474 O'Farrell Street; and a one-story, 1,012-square-foot restaurant and residential building with five units at 532 Jones Street.
- D. **Surrounding Properties and Neighborhood.** The Project Site is located within the RC-4 zoning district, a District defined by its compact, walkable, transit-oriented and mixed-use nature, within the Downtown/ Civic Center neighborhood. The immediate context is primarily residential with neighborhood-serving commercial uses. The immediate vicinity includes buildings ranging from five to 12 stories, and within a two-block radius up to 16-stories (including at the end of the subject site block). Within ¼-mile radius east of the site is the dense commercial retail area surrounding Union Square and the western boundary of the Financial District, and within ¼-mile south of the site is the City's major ceremonial and transit corridor Market Street. The project site is located within the boundaries of the Uptown Tenderloin Historic District which is listed in the National Register. Other zoning districts in the vicinity of the project site include: C-3-G (Downtown General), C-3-R (Downtown Retail), and P (Public), which exhibit a range of height and bulk districts: 80-T, 80-A, 80-130-F, and 225-S.
- E. **Public Outreach and Comments.** The Department received public comment during the environmental review process, some focused outside of the scope of EIR and included concerns about increased traffic, excess noise, and gentrification. Since the notice period for this hearing, the Department has received one letter directly in support of the project's additional rental housing and the church project (attached). A letter of objection to the surrounding safety due to the project was received (attached). The sponsor team has submitted a detailed outreach report (attached), outlining the numbers and details of outreach conducted with local nonprofits, businesses and residents, over approximately two years. In addition, the sponsor has submitted over 60 letters of support (attached) from neighborhood businesses, residents and members of area churches in support of a project that provides an adequate size church, provides rental housing and retail space on this site.
- F. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
1. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 15 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a required target of 15 points (residential). As currently proposed, the Project will achieve its required 15 points through the following TDM measures:

- *Unbundled Parking*
- *Parking Supply*
- *On-Site Affordable Housing*

2. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.6, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 21, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the proposed dwelling units as affordable. In addition, pursuant to Section 415.6(a)(9), the Commission shall require that the project sponsor replace the number of existing affordable units removed with units of a comparable number of bedrooms and sales prices or rents on the site, in addition to compliance with the requirements set forth in this Section.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on June 4, 2018. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 21, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the total proposed dwelling units as affordable. Twenty-three (23) units (5 studios, 9 one-bedrooms, 9 two-bedrooms) of the total 171 net new units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. In addition, the Project proposes demolition of five studio units currently existing at the site presumed to be subject to the Rent Stabilization and Arbitration Ordinance and these five will be replaced as on-site affordable units. Total number of on-site affordable units for the Project will be 28 of the 176 total dwelling units, or 16%.

G. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in Section 303(c) in that:

1. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Downtown/ Civic Center neighborhood contains a mix of residential, commercial and institutional uses, including religious facilities. This mixed-use building will be compatible with that neighborhood mix of uses. The project will provide rental housing, ground floor retail space, and a new Christian Science church and Reading Room (institutional use) to replace the existing church site (deemed obsolete and oversized), a vacant commercial building adjacent to the church, and a one-story restaurant building containing five existing residential units that will be replaced on-site. Specifically, this mixed-use project includes 176 newly constructed dwelling units (with 28 on-site affordable units including the five replacement units), supporting a need in the City, a new church facility, retail space, and below grade parking.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project's proposed building massing is consistent with the character and design of the neighborhood, and will not impede any development of surrounding properties. The project would be a contemporary, but compatible, design that references the character-defining features of the surrounding district and is compatible with size and scale, composition, materials and architectural details. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation. The elements include the retained church façade and colonnade, the new church structure, and two different architectural styles for floors seven and above. The façade of the main building is set back from the street, beyond the existing 450 O'Farrell building façade and the new church building. The expression of the upper levels is compatible with the overall design and district, but read as secondary elevations. Finally, a vertical notch is proposed at the corner of O'Farrell Street and Shannon Alley, further reducing the building's massing impact. The building's design is well-articulated horizontally and vertically in order to reduce the apparent massing and includes retention of a unique urban design feature as a device to orient the community.

- b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project site is located accessible by public transit, with multiple public transit alternatives (MUNI Bus lines 2-Clement, 3-Jackson, 27-Bryant, 31-Balboa, 38-Geary, 38R-Geary Rapid, and 45-Union/Stockton; Powell Street and Civic Center BART/MUNI) within close walking distance. Additionally, the Project site is directly adjacent to O'Farrell and Jones Streets, both major thoroughfares which provide ready access to those driving.

Parking is available either along surrounding neighborhood streets or within the proposed underground parking garage. The proposed below-grade garage proposes up to 46 parking spaces, of which 10 are to be dedicated to the church and one car share space. The vehicular entrance is located on Shannon Street, which will be less detrimental to the existing traffic pattern than would be a garage entrance on O'Farrell Street, which has a dedicated transit lane and one vehicular travel lane. The residential entrance, including entrance to the on-site bicycle parking, is located along Shannon Street, a feature designed to activate this elevation of the project site. Pedestrian entrances to the retail and church uses are on O'Farrell and additional retail use from Jones Streets, further activating those major streets. Given the small amount of retail space (less than 4,000 square feet) and limited loading needs as discussed in the project EIR, the project will seek an exception to off-street loading requirements by providing an on-street solution. The development will not be detrimental to the convenience of persons residing or working in the vicinity.

- c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not emit any noxious odors or emissions. As a primarily residential and religious building, there will be limited generation of dusts or odors, and all activities are contained inside the building, which prevents noise pollution from emanating. The location of exhaust fans and louvers will comply with applicable regulations to prevent emissions from directly affecting surrounding residents and the public. The design does not contain large expanses of glazing or highly reflective glass that would create unwanted glare. During construction, appropriate measures will be taken to minimize the generation of and impacts from noise, dust and odor as required by the Building Code and any other applicable limitations.

- d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

Street trees are proposed along O'Farrell and Jones Streets as appropriate to meet Better Streets requirements and introduce a greening element downtown. The project proposes common and private open space in the form of private decks, setbacks, and portions of the property at the upper levels behind the retained colonnade; and common open space through a lower level courtyard, and a roof deck. The common open space areas will include landscaping and screening. The project will be properly and minimally lit, with signage to in conformance with Code requirements to promote easy access to, from, and within the building. Parking is all located below grade, with the parking garage entrance screened per Code.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The Project generally complies with the applicable sections of the Code, with certain exceptions. The residential uses contemplated for the Project within the RC-4 are generally permitted, and the proposed commercial uses are permitted within the RC-4 zoning district. Some of the project massing, including the contemplated maximum height and bulk exceedance, require additional Conditional Use authorization. The Project seeks several modifications to the requirements of the Planning Code through the PUD process. The purpose of the PUD process is to allow a well-designed development on larger sites to request modifications from the strict requirements of the Planning Code, provided that the Project generally meets the intent of these Planning Code requirements and will not adversely affect the General Plan.

4. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The project site is located within the RC-4 zoning district and subarea No. 1 of the North of Market Residential Special Use District. This SUD has a stated purpose which includes protect and enhance important housing resources in an area near downtown, conserve and upgrade existing low and moderate income housing stock, preserve buildings of architectural and historic importance and preserve the existing scale of development, maintain sunlight in public spaces, encourage new infill housing at a compatible density, limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area, and limit the number of commercial establishments which are not intended primarily for customers who are residents of the area. Considered as a whole, although the project demolishes historic resources, the Project would add housing and commercial goods and services to add to and to support the residential-commercial District, in addition to a new church facility, into one mixed-use building. The Project site is well-served by transit and existing commercial services, with amenities accessible by foot, bike or transit. The Project includes a mix of unit types, including 45 studios, 69 one-bedroom units, 62 two-bedroom units, and provision of on-site affordable units. This mix of units can serve diverse housing sizes. On balance, the Project conforms with multiple goals and policies of the General Plan.

H. **Planned Unit Development.** Section 304 establishes criteria and limitations for the authorization of Planned Unit Development (PUD)'s over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. In cases of projects on sites ½-acre or greater that exhibit outstanding overall design and are complementary to the design and values of the surrounding area, such projects may merit modification of certain Code requirements.

1. Specifically the project seeks these modifications:
 - a) *A modification of the rear yard requirements per Section 134(g) of the Planning Code, as a modification through the PUD process, to allow for open space in a configuration other than a rear yard. Although the building does propose full lot coverage, the L-shaped design combined with sculpting of the mass produce a configuration of lower floors adjacent to the northern neighbor's*

lightwell. The project proposes a compliant amount of residential open space, as follows: private open space in the form of private decks, setbacks; and common open space through a lower level courtyard, and a roof deck.

- b) *An exception to dwelling unit exposure requirements per Section 140 of the Planning Code for 21 of the 176 units. Although these units do not look onto an area that meets the exact dimensional requirements for an inner court that expands five feet at each upper level the, buildings L-shape creates an open area that allows these units to face onto an area with access to light and air.*
- c) *An exception to the off-street loading requirements per Section 152 of the Planning Code, which requires one residential loading space for the project. Instead, the project proposes to convert one of the three existing general on-street metered parking spaces on O'Farrell Street adjacent to the project site to a metered commercial loading space, and would request from the San Francisco Municipal Transportation Agency (SFMTA) that the hours of operation of the existing two vehicle passenger loading/unloading zone adjacent to the project site be revised from only during church service to all day passenger loading/unloading, with an exception during the tow away peak periods.*
- d) *An exception to permitted obstructions. The balconies at upper residential levels project over Shannon Street 4 inches beyond what is permitted per technical dimensions at public rights of way when sidewalk is less than 9 feet, as outlined in Section 136(c) of the Planning Code. This exceedance will be minimally perceptible but allow additional habitable space at these balconies.*

2. On balance, the Project complies with said criteria of Section 304(d) in that it:

- a) Affirmatively promotes applicable objectives and policies of the General Plan;

See General Plan Compliance discussion under Item #J.

- b) Provides off-street parking adequate for the occupancy proposed;

Off-street parking is not required in the RC-4 zoning district. The project provides off-street parking for residential use at a ratio less than .25 in a below grade garage. Up to 46 spaces are proposed, with 10 dedicated to visitors to the religious institution and one car share space. Balanced with multiple transit lines within ¼-mile, options for walking, and over 125 bicycle parking spaces, both on-site and on the sidewalks, this off-street parking is adequate for the proposed uses, for this downtown location.

- c) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The open space provided by the project complies with the residential open space requirements under the Code. Private open space is provided in the form of decks and balconies to eight residential units; and common open space is provided for the balance of residential units through a lower level roof deck courtyard and at the roof deck.

- d) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

Pursuant to Section 249.5, in the North of Market Residential Special Use District No. 1 the density ratio for the site is one dwelling unit for each 125 square feet of lot area, allowing up to 176 units on this 22,106 square foot site. Accordingly, no increase in density is being sought.

- e) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section 231 of this Code;

The proposed retail use is properly scaled for the neighborhood and the project as a whole. The project proposes two retail spaces, totaling less than 4,000 square feet. This is in accord with other small, ground floor retail uses on the surrounding blocks, and appropriate for the overall size of the project.

- f) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

No exception to the 130-foot height limit is being sought. Please review discussion of Conditional Use Authorization in Items #(I)(2) and #(I)(3).

- g) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

The site is located within the RC-4 zoning district, therefore, this is not applicable.

- h) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code;

The site is located within the RC-4 zoning district, therefore, this is not applicable.

- i) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The site is located within the RC-4 zoning district, therefore, this is not applicable.

- j) Provide street trees as per the requirements of Section 138.1 of the Code.

The project will comply with all street tree requirements per requirements pursuant to the Public Works Code.

- k) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

The site is located within the RC-4 zoning district, therefore, this Code Section is not applicable to the Project.

I. Additional Findings to Section 303(c) for Conditional Use Authorization request. Each Planning Code Section may establish criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization.

1. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- a. whether the property is free of a history of serious, continuing Code violations;

The mixed use property has housed a restaurant and residential uses. Although some violations are on file for the property for both uses, these have been abated through the Department of Building Inspection (DBI) process. There are no pending Building Code complaints associated with the 532 Jones Street property.

- b. whether the housing has been maintained in a decent, safe, and sanitary condition;

Currently, per information provided by the Sponsor, two of the residential units are used as storage for non-residential uses, and one residential unit is vacant. The remaining two residential units are occupied by employees of the ground floor restaurant in the building (d.b.a. Shalimar). There are no open complaints for the residential use.

- c. whether the property is an "historical resource" under CEQA;

The building is considered a contributor to the Uptown Tenderloin National Register Historic District, therefore is an historical resource under CEQA, however

is not listed as individually significant in either the National Register or California Register.

- d. whether the removal of the resource will have a substantial adverse impact under CEQA;

The EIR for the project determined that demolition of the 532 Jones building would not have a significant adverse impact to historical resources (Uptown Tenderloin National Register Historic District) under CEQA. The replacement project will be compatible with the scale of the surrounding neighborhood.

- e. whether the project converts rental housing to other forms of tenure or occupancy;

The existing units are rental housing, and the project proposes to initially offer all dwelling units as rental units. Therefore, as proposed the project sponsor indicates that there is no conversion to other forms of tenure or occupancy.

- f. whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The existing five units are not deed-restricted, tax-credit funded affordable housing. Although Planning Staff does not have the authority to make a determination on the rent control status of a property, it is to be assumed that the units to be demolished are subject to the Residential Rent Stabilization and Arbitration Ordinance due to building construction date circa 1950. Only two of the five units are occupied, and the project sponsor will be working with MOH and other parties to ensure a relocation plan. The project includes five additional on-site affordable units in excess of its inclusionary housing requirement (13.5%, or 23 units) as new, on-site replacement units. The project proposes a total of 28 on-site affordable units pursuant to Section 415 of the Planning Code.

- g. whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the existing housing will not be conserved, the mixed-use project, which merges three lots, will replace the five existing units – only two of which are currently occupied – with 176 newly constructed units. The five replacement residential units and 171 new residential units in the project meet the stated purpose of the North of Market Residential Special Use District and the City's priority policies to encouraging dense infill housing in close proximity to transit. By providing a varied unit mix and on-site affordable units (23 inclusionary units and 5 replacement inclusionary units), the surrounding neighborhood's cultural and economic diversity will be enhanced.

- h. whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The project conserves neighborhood character with a mixed-use project including 176 newly constructed dwelling units, including 16%, or 28 units, as on-site affordable, a church, retail space, and below grade parking, all while including features that are consistent with the character defining features of the Uptown Tenderloin National Register Historic District. Architectural elements from existing structures will be incorporated into the new building design to maintain its connection to the neighborhood's history. Additionally, retention of the existing 450 O'Farrell building facade and colonnade along O'Farrell Street will preserve a unique urban design feature of this building, as a key orientation element for the block and neighborhood. The new building design is compatible with the prevailing development pattern and neighborhood character on the project and surrounding blocks. The unit mix – studios, junior one bedrooms, one bedrooms, and two bedrooms – is balanced with compliant residential open space at various levels, and enables individuals and families to live in a building together. The minimal amount of ground floor retail supports the new and existing residential uses, and, overall, the project seeks to enhance the neighborhood's economic and cultural diversity.

- i. whether the project protects the relative affordability of existing housing;

None of the five units in the existing building are deed-restricted affordable housing, however, are presumed to be subject to the Rent Stabilization and Arbitration Ordinance. The project as a whole is required to comply with San Francisco's inclusionary housing program under Section 415 of the Planning Code. In addition, the five units to be demolished will be replaced as on-site inclusionary. As a result, 16% of the dwelling units provided on-site will be affordable (23 required inclusionary units and 5 replacement inclusionary units).

- j. whether the project increases the number of permanently affordable units as governed by Section 415;

By demolishing the five existing units, and replacing them with a project that will comply with Section 415 of the Planning Code, the number of affordable units will increase. The Project's required inclusionary is 13.5% or 23 affordable units and the replacement five affordable units, will produce a project with 28 on-site affordable units, thereby increasing the supply of newly constructed affordable units within a market-rate project.

- k. whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The project locates in-fill housing in close proximity to transit, in the Downtown/ Civic Center neighborhood within the dense residential-commercial Uptown Tenderloin Historic District.

- l. whether the project increases the number of family-sized units on- site;

The five existing units are all studios, and therefore are not family-sized. The project currently proposes a diverse unit mix, with 45 studio units, 69 one-bedroom units, and 62 two-bedroom units proposed. Thus, the number of family-size units will increase as a result of the project.

- m. whether the project creates new supportive housing;

The project does not provide supportive housing.

- n. whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The project is of superb architectural and urban design quality and enhances existing neighborhood character. The EIR for the project, the new building has been determined compatible with the Uptown Tenderloin National Register Historic District. The project will be a contemporary, but compatible, design that references the character-defining features of the surrounding district, in terms of size and scale, composition, and materials. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation. Materials selection includes pre-cast concrete, with varying finishes, with deep recesses for glazing at the primary elevations fronting the street, and non-reflective metal panel systems with vertical oriented glazing and spandrel panel at the elevations setback from the street and secondary elevations.

The project retains the 450 O'Farrell building facade and colonnade along O'Farrell Street in order to preserve a unique urban design feature of this building, as a key orientation element for the block and neighborhood. Further, the design minimizes the building's mass with alternating setbacks, which seeks to minimize the appearance of bulk and minimize impacts to adjacent neighbors light and air, consistently applied design guidelines.

- o. whether the project increases the number of on-site Dwelling Units;

The existing 532 Jones Street building contains five dwelling units, while the project proposes 176 dwelling units – an increase of 171 total dwelling units.

- p. whether the project increases the number of on-site bedrooms;

The existing 532 Jones Street building contains five studio units, i.e. no bedrooms. The project currently proposes a total of 193 bedrooms, in addition to 45 studios, which includes the junior one-bedrooms.

- q. whether or not the replacement project would maximize density on the subject lot;

The project maximizes density by proposing to merge three lots - the 532 Jones Street, 474 O'Farrell Street and 450 O'Farrell Street lots - and developing one building to maximize the permitted density in the North of Market Residential Special Use District, subarea No. 1. The project will increase the dwelling units from 5 units by adding 171 units, for a total of 176 units. By merging three lots and building vertically to the permitted height limit for the site, the project is able to provide full use of the density available on the subject lot, as well as the adjacent two lots. Notably, the project sculpts the massing adjacent to the existing neighbors to preserve light and air. The maximum units in this project given the density allowed in this special use district is 176 units.

- r. if replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

Not applicable. The building to be replaced is assumed to be subject to the Residential Rent Stabilization and Arbitration Ordinance.

2. **Additional Findings pursuant to Section 253(b)(1)** establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications for a building exceeding a height of 40 feet in a RM or RC District where the street frontage is more than 50 feet. In reviewing any such proposal for a building or structure exceeding 40 feet in height in a RH District, 50 feet in height in a RM or RC District, or 40 feet in a RM or RC District where the street frontage of the building is more than 50 feet the Planning Commission shall consider the expressed purposes of this Code, of the RH, RM, or RC Districts, and of the height and bulk districts, set forth in Sections 101, 209.1, 209.2, 209.3, and 251 hereof, as well as the criteria stated in Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and may permit a height of such building or structure up to but not exceeding the height limit prescribed by the height and bulk district in which the property is located. On balance, the Project does comply with said criteria in that:

The height of the building varies from 55 feet to 130 feet, exceeding the 40 feet in height on a site with more than 50 feet of street frontage in an RC district, but in compliance with the 80-T-130-T height and bulk district applicable to this project site. As discussed at length in the Section 303(c) findings and further in the General Plan Compliance section, the project is on balance compatible with the criteria, objectives, and policies and principles of the RC-4

district, North of Market Residential Special Use District subarea No. 1, and the General Plan. Specifically, RC-4 districts call for a mixture of high-density dwellings with supporting commercial uses and open space. The project provides that 176 dwelling units in a diverse mix, with retail and religious institution uses on the lower levels.

3. **Additional Findings pursuant to Section 249.5(c)(1) for Section 263.7** establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications for a building exceeding a height of 80 feet in the North of Market Residential Special Use District. In the 80-120-T and 80-130-T Height and Bulk Districts located within the North of Market Residential Special Use District (NOMRSUD), heights higher than 80 feet would be appropriate in order to effect a transition from the higher downtown heights to the generally lower heights of the existing buildings in the NOMRSUD core area and the Civic Center area and to make more feasible the construction of new housing, provided that development of the site is also consistent with the general purposes of the NOMRSUD as set forth in Section 249.5(b). In making determinations on applications for Conditional Use authorizations required for uses located within the North of Market Residential Special Use District, the Planning Commission shall consider the purposes as set forth in Subsection 249.5(b) as delineated below. On balance, the Project does comply with said criteria in that:

- a) protect and enhance important housing resources in an area near downtown;

The project increases housing resources, with a varied unit mix, in the downtown area by a total of 171 units.

- b) conserve and upgrade existing low and moderate income housing stock;

The project replaces the existing five residential units with newly constructed replacement units. As such, the project provides a total of 28 on-site inclusionary affordable units.

- c) preserve buildings of architectural and historic importance and preserve the existing scale of development:

Although the project demolishes buildings of architectural and historic importance, the replacement project is compatible with the scale of development in the neighborhood.

- d) maintain sunlight in public spaces;

The project EIR determined that the project would not cause any shadow impacts on area parks and open spaces or any other significant shadow impacts. Further,

analysis conducted pursuant to Section 295 of the Planning Code determined that no parks under the jurisdiction of Recreation and Parks Department would be impacted by the project.

- e) encourage new infill housing at a compatible density;

The project is an infill housing development in close proximity to various modes of transit, with additional options for walking and biking, at a density consistent with the special use district and compatible with the dense urban neighborhood

- f) limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area;

No tourist hotel is contemplated by the project.

- g) limit the number of commercial establishments which are not intended primarily for customers who are residents of the area.

The limited retail space proposed is compatible with other mixed-use projects in the area and of a scale that would be primarily intended to serve residents of the area.

Additional Findings pursuant to Section 271(c) establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications for a building's bulk limits to be exceeded. Section 270 of the Planning Code establishes the bulk districts and the maximum dimensions within each bulk district. Within the "T" bulk district, at a setback height established pursuant to Section 132.2, but no higher than 80 feet, the maximum plan dimension is established at 110 feet (plan length) and 125 feet (diagonal). The project exceeds these dimensions with a proposed diagonal of approximately 165 feet 6 inches and plan dimension of approximately 115 feet. Exceptions to the Section 270 bulk limits are permitted through Section 271. On balance, the Project does comply with said criteria in that:

- a. The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:
 - i. Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;
 - ii. Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;
 - iii. Differences in materials, colors or scales of the facades that produce separate major elements;

- iv. Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and
 - v. In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.
- b. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:
- i. A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;
 - ii. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;
 - iii. Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and
 - iv. Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The project's O'Farrell Street elevation is articulated to break the massing down into several distinct sections. The front façade of the 450 O'Farrell building would be retained and incorporated into the proposed project as a unique urban design feature and create a distinct entry to the O'Farrell Street retail use. The 13-story massing would be setback from the street/retained façade. The building component to the west will rise to eight stories and will house the church on the street level and residences above. The rest of the structure will be set back from O'Farrell Street, helping to reduce the building's massing at the street.

The proposed O'Farrell Street elevation references the tripartite composition characteristic of the district. Specifically, the existing 450 O'Farrell Street façade and the proposed church façade will be the base, the apartments will be the middle, and the parapet will define the top. The proposed base at the new church and at the Jones Street elevation will be further articulated as a two-part vertical composition with a high ground floor, similar to the bases of the adjacent and surrounding district contributors.

The articulation of the proposed façade along on O'Farrell Street will divide the façade in vertical subzones and will reflect the verticality of the nearby buildings by breaking up the horizontal form. The projecting precast concrete sections (rendered in white) with punched rectangular windows accentuate the elongated form of the building. On the western half of the elevation, the orientation of the rectangular windows strengthens verticality while adding rhythm to the façade, through application of an alternate materials palette: non-reflective metal, spandrel panel and glazing system. The secondary façades, including the western setback and the Shannon Street elevation, will be relatively flat, broken by lines and projecting balconies on Shannon Street.

Continuous street walls are typical of the district. Along O'Farrell Street, the existing 450 O'Farrell Street façade will be retained. The 8-story building component to the west, which will be clad in a textured pre-clad concrete and will house the new church, will extend to the property line. In addition, the Jones Street elevation will also extend to the property line, creating a continuous street wall. This urban design move preserves and enhances the pedestrian environment since the required use of transparency at these elevations provides an openness for pedestrians and users.

The building's design is well-articulated in order to reduce the apparent massing and includes retention of a unique urban design feature as a device to orient the community. The site is within the Uptown Tenderloin National Register Historic District, and the new building has been determined compatible with the District and the character of the surrounding neighborhood, specifically the scale and size, composition, materials, and architectural details.

- J. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

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 1.10

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

OBJECTIVE 2:

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

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

OBJECTIVE 4:

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

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6

Respect the character of older development nearby in the design of new buildings.

OBJECTIVE 3:

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

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.5

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.4

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The Project is a high-density residential development at an infill site, providing 176 new dwelling units in a mixed-use area. The Project includes 28 on-site affordable housing units for rent, which assist in meeting the City's affordable housing goals. The Project is also in close proximity to ample public transportation.

The Project generally promotes the purpose of the North of Market Residential Special Use District through infill housing at compatible density. The project introduces 171 new residential units with on-site affordable units near downtown, provides five new replacement residential units on-site, proposes less than 4,000 square feet of ground floor commercial which can support existing and new residents, and does not shade public open spaces. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Project will activate O'Farrell Street with the re-located church site and retail use, Shannon Street with the residential lobby, and Jones Street with additional retail use. Further, street improvements such as street trees and bicycle parking will further enhance the public realm, consistent with the better street plan policies in the General Plan.

The proposed new construction would produce high-quality architectural design that is compatible with the surrounding neighborhood and with the Uptown Tenderloin National Register Historic District, in which the site is located. The new building will reflect the characteristic pattern which gives to the City and its neighborhood an image, sense of purpose, and a means of orientation; and, moderating major new development to complement the City pattern, by providing a new, mixed-use development consistent with neighboring 6- to 19-story development in close proximity to the site. In addition, the project maintains a sense of scale on the block through retaining a portion of the façade of the 450 O'Farrell building, which is to be incorporated into the new building. The Project would provide a new religious facility that will enable an existing church, which in its current location has been located at this site for more than 90 years, to continue to be located within the community and provide updated, code compliant, and expanded religious instructional and outreach facilities, while salvaging and reusing certain features of the building's interior elements.

The project, on balance, promotes the policies and objectives of the General Plan by locating housing for all at a mixed-use infill development site, with neighborhood-serving commercial, and at a density to support it, where households can easily rely on public transportation, walking and bicycling for a majority of daily trips.

3. **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 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 proposes demolishing the existing restaurant and retail spaces, and replacing those with new retail spaces that are consistent in size and intensity with the rest of the block. The overall retail space proposed is less than 4,000 square feet, thereby creating opportunities for residents while not diminishing the residential nature of the mixed-use block.

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 introduces 171 new residential units with on-site affordable units near downtown, provides five new replacement residential units as on-site affordable units, proposes less than 4,000 square feet of ground floor commercial which can support existing and new residents, and does not shade public open spaces. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Project will activate O'Farrell Street with the re-located church site and retail use, Shannon Street with the residential lobby, and Jones Street with additional retail use. The new building will reflect the characteristic pattern which gives to the City and its neighborhood an image, sense of purpose, and a means of orientation; and, moderating major new development to complement the City pattern, by providing a new, mixed-use development consistent with neighboring 6- to 19-story development in close proximity to the site.

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

The project proposes to replace the five existing residential units, none of which are deed-restricted affordable units but are presumed to be subject to the Rent Stabilization and Arbitration Ordinance, with 176 total residential units, 28 of which are designated on-site affordable housing. As a result, the project creates an increase in the City's supply of affordable housing.

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

The Project Site is served by nearby public transportation options. The Project site is very accessible by public transit, with multiple public transit alternatives (MUNI Bus lines 2-Clement, 3-Jackson, 27-Bryant, 31-Balboa, 38-Geary, 38R-Geary Rapid, and 45-Union/Stockton; Powell Street and Civic Center BART/MUNI) within close walking distance. Additionally, the Project site is directly adjacent to O'Farrell and Jones Streets, both major thoroughfares which provide ready access to those driving. Parking is available either along surrounding neighborhood streets or within the proposed below grade parking garage. This garage has up to 46 parking spaces, of which 10 parking spaces will be dedicated to churchgoers, and one car share space, in addition to 125 Class 1 and Class 2 bicycle spaces. Given the accessibility of the project site, and the limited retail uses proposed, the project will not create community traffic that impedes MUNI service or overburdens the streets.

- 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 does not include commercial office development. Although the Project would remove a small existing service sector use, the Project does provide new housing, which is a top priority for the City and proposes replacement of ground floor commercial retail space.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Part of the project includes demolition of a building (450 O'Farrell Street) determined individually eligible for the California Register of Historic Resources. In certifying the Project's Environmental Impact Report (EIR), the Planning Commission adopted a Statement of Overriding Considerations, Motion No. #####, finding that the impacts of demolition of the individual historic architectural resource are outweighed by the benefits of the Project. The proposed new construction would produce high-quality architectural design that is compatible with the Uptown Tenderloin National Register Historic District, in which the site is located.

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

A shadow analysis prepared by CADP (dated January 21, 2016) determined that the Project would not cast any net new shadow on nearby open spaces or spaces under the jurisdiction of the Recreation and Parks Department (Boeddeker Park and Tenderloin Recreation Center).

4. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
5. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2013.1535ENVCUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 28, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the FEIR and the record as a whole and hereby adopts the CEQA findings contained in Planning Commission Motion No. XXXXX, incorporated herein as part of this motion, by this reference thereto, and the MMRP attached to Motion No. XXXXX as Exhibit B and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the FEIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 13, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

Draft Motion
September 13, 2018

CASE NO. 2013.1535ENVCUA
450-474 O'Farrell/ 532 Jones Streets

NAYS:

ABSENT:

ADOPTED: September 13, 2018

San Francisco Architectural Heritage

2007 Franklin St
San Francisco, CA 94109
415 441 3000

First Republic Bank
2001 Van Ness Ave
San Francisco, CA 94109
11-8166/3210

9494

10/15/18

PAY TO THE
ORDER OF

San Francisco Planning Department \$ 617⁰⁰

Six hundred and Seventeen dollars $\frac{00}{100}$ DOLLARS

Two Signatures req over \$5000

MEMO 450 O'Farrell Cond. Use Appeal


AUTHORIZED SIGNATURE

Recycled paper utilizes 30% post-consumer content

San Francisco Architectural Heritage

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BY 

San Francisco Architectural Heritage

9494





2018 OCT 15 PM 4:40

BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

APPLICATION

Appellant's Information

Name: Mike Buhler, President & CEO, SF Heritage
Address: 2007 Franklin St. Email Address: mbuhler@sfheritage.org
San Francisco, CA 94109 Telephone: 415/441-3000 x15

Neighborhood Group Organization Information

Name of Organization: San Francisco Architectural Heritage
Address: 2007 Franklin St. Email Address: mbuhler@sfheritage.org
San Francisco, CA 94109 Telephone: 415/441-3000 x15

Property Information

Project Address: 450-474 O'Farrell St. / 532 Jones St.
Project Application (PRJ) Record No: _____ Building Permit No: _____
Date of Decision (if any): September 13, 2018

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

REQUIRED CRITERIA	YES	NO
The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.	✓	
The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.	✓	
The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.	✓	
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.	✓	

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Submission Checklist:

- ☐ APPELLANT AUTHORIZATION ☐ CURRENT ORGANIZATION REGISTRATION ☐ MINIMUM ORGANIZATION AGE
☐ PROJECT IMPACT ON ORGANIZATION

☐ WAIVER APPROVED

☐ WAIVER DENIED



BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

INFORMATIONAL AND APPLICATION PACKET

Pursuant to Planning Code Section 350(j)(3) and Ordinance No. 149-16, Section 4, the Planning Director shall consider and make determinations regarding applications for the authorization of a Board of Supervisors Appeal Fee Waiver.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS AN APPLICATION FOR A BOARD OF SUPERVISORS APPEAL FEE WAIVER?

Planning Code Section 350(j)(3) and Ordinance No. 149-16, Section 4, establishes a waiver from the Board of Supervisor Appeal fees if the appeal is filed by a neighborhood organization that has been in existence for 24 months prior to the filing date of the request, is on the Planning Department's neighborhood organization notification list and can demonstrate to the Planning Director or his/her designee that the organization is substantially affected by the proposed project.

WHO MAY APPLY FOR A DISCRETIONARY REVIEW FEE WAIVER?

Any individual or neighborhood group can file for a Board of Supervisors Appeal. Exact criteria for neighborhood group organizations in order to qualify for a fee waiver are specified below:

- the appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization;
- the appellant is appealing on behalf of the organization that is registered with the Planning Department and that appears on the Planning Department's current list of neighborhood organization. To determine if the neighborhood group organization is registered with the Planning Department, visit <http://sf-planning.org/neighborhood-groups-map>;
- the appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications, website or roster; and
- the appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

HOW DO I SUBMIT THE APPLICATION?

If the requirements above are met, complete the following application, along with any necessary supporting materials, and submit it to the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, CA 94013.

A check must be made for the correct amount per the [Planning Department Fee Schedule](#), payable to San Francisco Planning Department. Once the Department determines that the requestor is eligible for the fee waiver, the Department will mail the check back to the entity.



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Adoption of CEQA Findings Conditional Use Authorization

HEARING DATE: 06/28/2018

Record No.: 2013.1535ENVCUA
Project Address: 450 -474 O'FARRELL STREET/ 532 JONES STREET
Zoning: RC-4 (Residential- Commercial, High Density District)
80-T-130-T Height and Bulk District
North of Market Special Use District No. 1
Block/Lot: 0317/007, 009, 011
Applicant: Fifth Church of Christ, Scientist
450 O'Farrell Partners, LLC
39 Forrest Street, Suite 201
Mill Valley, CA 94941
Attn: Tyler Evje
te@thompsondorfman.com
Staff Contact: Marcelle Boudreaux – (415) 575-9140
marcelle.boudreaux@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes demolition of three buildings: 450 O'Farrell Street (currently occupied by the Fifth Church of Christ, Scientist); 474 O'Farrell Street (one-story, vacant retail building); and 532 Jones Street (one-story restaurant use, with five existing residential units). The proposal is to merge these three lots, and construct a new mixed-use building rising up to 130-foot-tall (13-story), with up to 176 dwelling units, restaurant and/or retail space on the ground floors, and a replacement church incorporated into the ground and two upper levels. Up to 46 parking spaces are proposed in below grade garage, with 10 spaces dedicated to visitors to the church and one car share space. The project includes 8,398 square feet of private and common residential open space, and a dwelling unit mix consisting of 62 two-bedrooms, 69 one-bedrooms, and 45 studios (including the five replacement units) and on-site affordable units.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must adopt CEQA Findings, and the Planning Commission must grant a Conditional Use Authorization for a Planned Unit Development with modifications to the following Planning Code Sections: 1) rear yard (Section 134(g)), 2) dwelling unit exposure (Section 140); 3) off-street loading (Section 152), and 4) permitted obstructions (Section 136(c)). The Commission must also grant Conditional Use Authorization for: demolition of five existing dwelling units (Section 317); height taller than 50 feet with street frontage greater than 50 feet (Section 253); height

greater than 80 feet in North of Market Residential Special Use District No. 1 (Section 249.5/263.7); bulk exceedance (Section 270/271); and for establishment of new religious institution use at the site (Section 303).

ISSUES AND OTHER CONSIDERATIONS

The Project is complying with the Inclusionary Housing Ordinance with 23 on-site affordable units. In addition, the Project proposes demolition of five studio units currently existing at the site and the Project Sponsor has agreed to replace these as on-site affordable units in the new project. This brings the total number of on-site affordable units for the Project to 28 of the 176 total dwelling units.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with and promotes the policies and objectives of the General Plan. The Project is a high-density residential development, providing 176 new dwelling units in a mixed-use development that is compatible with the surrounding neighborhood, and includes 28 on-site affordable housing units for rent, which assist in meeting the City's affordable housing goals. Although the Project results in the demolition of an historic resource, the Project locates housing for all at a mixed-use infill development site, with a church facility, neighborhood-serving commercial, and at a density to support it, where households can easily rely on public transportation, walking and bicycling for a majority of daily trips. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion and Attachments – CEQA Findings
Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C –Mitigation Monitoring Report Program
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence and Outreach Report
Exhibit G - Project Sponsor Brief
Exhibit H – Inclusionary Affordable Housing Affidavit
Exhibit I – Anti-Discriminatory Housing Affidavit
Exhibit J – Eviction History Documentation
Exhibit K – First Source Hiring Affidavit



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion No. XXXXX

HEARING DATE: JUNE 28, 2018

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Date: June 14, 2018
Case No.: **2013.1535ENV/CUA**
Project Address: **450-474 O'FARRELL STREET/ 532 JONES STREET**
Zoning: RC-4 (Residential-Commercial, High Density) District
80-130-T Height and Bulk District
North of Market Special Use District No. 1
Block/Lot: 0317/007, 009, 011
Sponsor: Fifth Church of Christ, Scientist
450 O'Farrell Partners, LLC
39 Forrest Street, Suite 201
Mill Valley, CA 94941
Attn: Tyler Evje
te@thompsondorman.com
Staff Contact: Marcelle Boudreaux - (415) 575-9140
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ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT IMPACTS AND SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO APPROVALS FOR THE PROJECT, LOCATED AT 450-474 O'FARRELL STREET AND 532 JONES STREET, TO DEMOLISH THE EXISTING COMMERCIAL BUILDING (474 O'FARRELL STREET), EXISTING COMMERCIAL AND RESIDENTIAL BUILDING (532 JONES STREET), AND EXISTING RELIGIOUS BUILDING (450 O'FARRELL STREET), AND CONSTRUCT A 13-STORY MIXED USE BUILDING CONTAINING UP TO 176 RESIDENTIAL UNITS, AND APPROXIMATELY 3,827 SQUARE FEET GROUND FLOOR RETAIL, 9,555 SQUARE FEET NEW RELIGIOUS (CHURCH) USE, AND BELOW-GRADE PARKING FOR UP TO 46 VEHICLES.

PREAMBLE

The Project Sponsor (450 O'Farrell Partners, LLC) submitted an application for a project located at 450-474 O'Farrell Street for a Conditional Use Authorization under Planning Code Section 303, for Planned Unit Development under Section 304, with modifications to Section 132 (permitted obstructions), Section 134 (rear yard modification), Section 140 (dwelling unit exposure), and Section 152 (residential off-street loading), and additional Conditional Use Authorization to the Planning Code under Section 317(g)(5) for demolition of existing residential units; Section 253(b) for new construction over 40 feet in height and a

street frontage greater than 50 feet; Section 263.7 for an exception to the 80-foot base height limit in North of Market Residential Special Use District No. 1; Section 271 for exceptions to Section 270, governing the bulk of the building; and Section 303 for the new religious institution (church) use.

The project proposes demolition of three buildings: 450 O'Farrell Street (currently occupied by the Fifth Church of Christ, Scientist); 474 O'Farrell Street (one-story, vacant retail building); and 532 Jones Street (one-story restaurant use, with five existing residential units). The proposal is to merge these three lots, and construct a new mixed-use building rising up to 130-foot-tall (13-story), with up to 176 dwelling units, restaurant and/or retail (restaurant/retail) space on the ground and first floors, and a replacement church (proposed religious institution) incorporated into the ground and two upper levels. The project would construct a total of 218,155 sf of development, including 182,668 sf of residential space, 3,827 sf of restaurant/retail space, 9,555 sf for religious institution use (i.e., replacement of the existing church), 8,398 sf of residential open space (288 sf of private open space and 8,110 sf of common open space), and 21,105 sf of below-grade parking in one building. Of the 176 units, five of the proposed units would be affordable units proposed as replacement rent-controlled units from the existing units in the 532 Jones Street building; 23 additional units would be affordable units, for a total of 28 affordable on-site units. Access to the residential lobby would be from a Shannon Street entry. The restaurant/retail space would be in two areas: one space accessed from Jones Street and one space accessed from O'Farrell Street. A single basement level with access from Shannon Street would provide up to 46 off-street vehicle parking spaces for building tenants and the religious institution use. The project would provide 125 Class 1 (bicycle locker or space in a secure room) and 16 Class 2 (publicly accessible bicycle rack) bicycle parking spaces on O'Farrell and on Jones Street frontages.

The Commission reviewed and considered the Final Environmental Impact Report (FEIR) for the Project and found the contents of said report and the procedures through which the FEIR was prepared, publicized and reviewed complied with the California Environmental Quality Act (Public Resources Code section 21000 *et seq.*) ("CEQA"), the CEQA Guidelines (14 Cal. Code Reg. section 15000 *et seq.*), and Chapter 31 of the San Francisco Administrative Code.

The Commission found the FEIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31 by its Motion No. XXXXX.

The Commission, in certifying the FEIR, found that the project described in the FEIR will have the following significant and unavoidable environmental impacts: (1) the demolition of the existing building located at 450 O'Farrell Street will cause a substantial adverse change in the significance of an individually eligible historical resource.

The Planning Department, Office of the Commission Secretary, is the custodian of records for the Planning Department materials, located in the File for Case No. 2013.1535ENV/CUA, at 1650 Mission Street, Fourth Floor, San Francisco, California.

On June 28, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2013.1535ENV/CUA to consider the approval of the Project. 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 on behalf of the Project, the Planning Department staff, expert consultants and other interested parties.

This Commission has reviewed the entire record of this proceeding, the Environmental Findings, attached to this Motion as Attachment A, regarding the alternatives, mitigation measures, environmental impacts analyzed in the FEIR and overriding considerations for approving the Project, and the proposed MMRP attached as Attachment B, which material was made available to the public.

MOVED, that the Planning Commission hereby adopts findings under the California Environmental Quality Act, including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, and adopts the MMRP attached as Attachment B, based on the findings attached to this Motion as Attachment A as though fully set forth in this Motion, and based on substantial evidence in the entire record of this proceeding.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of June 28, 2018.

Jonas Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

EXCUSED:

DATE: June 28, 2018

ACTION: Adoption of CEQA Findings

Attachment A

California Environmental Quality Act Findings

PREAMBLE

In determining to approve the project described in Section I, below, the ("Project"), the San Francisco Planning Commission (the "Commission") makes and adopts the following findings of fact and decisions regarding the Project description and objectives, significant impacts, significant and unavoidable impacts, mitigation measures and alternatives, and a statement of overriding considerations, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission adopts these findings in conjunction with the Approval Actions described in Section I(c), below, as required by CEQA, separate and apart from the Commission's certification of the Project's Final EIR, which the Commission certified prior to adopting these CEQA findings.

These findings are organized as follows:

Section I provides a description of the proposed project at 450-474 O'Farrell Street and 532 Jones Street, the environmental review process for the Project, the City approval actions to be taken, and the location and custodian of the record.

Section II lists the Project's less-than-significant impacts that do not require mitigation.

Section III identifies potentially significant impacts that can be avoided or reduced to less-than-significant levels through mitigation and describes the disposition of the mitigation measures.

Section IV identifies significant project-specific or cumulative impacts that would not be eliminated or reduced to a less-than-significant level and describes any applicable mitigation measures as well as the disposition of the mitigation measures. The Final EIR identified mitigation measures to address these impacts, but implementation of the mitigation measures will not reduce the impacts to a less than significant level.

Sections III and IV set forth findings as to the mitigation measures proposed in the Final EIR. (The Draft EIR and the Comments and Responses document together comprise the Final EIR, or "FEIR.") Attachment B to the Planning Commission Motion contains the Mitigation Monitoring and Reporting Program ("MMRP"), which provides a table setting forth each mitigation measure listed in the Final Environmental Impact Report that is required to reduce a significant adverse impact.

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

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

The MMRP for the mitigation measures that have been proposed for adoption is attached with these findings as **Attachment B** to this Motion. The MMRP is required by CEQA Section 21081.6 and CEQA Guidelines Section 15091. Attachment B provides a table setting forth each mitigation measure listed in the FEIR that is required to reduce a significant adverse impact. Attachment B also specifies the agency responsible for implementation of each measure and establishes monitoring actions and a monitoring schedule. The full text of the mitigation measures is set forth in Attachment B.

These findings are based upon substantial evidence in the entire record before the Commission. The references set forth in these findings to certain pages or sections of the Draft Environmental Impact Report ("Draft EIR" or "DEIR") or the Responses to Comments ("RTC") document, which together comprise the Final EIR, are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

I. PROJECT DESCRIPTION AND PROCEDURAL BACKGROUND

A. Project Description

The project site is at 450 O'Farrell Street, 474 O'Farrell Street, and 532 Jones Street, San Francisco, California. The block is bounded by Geary Street to the north, O'Farrell Street to the south, Taylor Street to the east, and Jones Street to the west, with Shannon Street bisecting the block from O'Farrell Street to Geary Street. The project site, which is within San Francisco's Downtown/Civic Center neighborhood, has an area of 22,106 square feet (sf) and includes three rectangular parcels (Assessor's block/lot 0317/007, 0317/009, and 0317/011) that would be merged to form a single lot. The project site is currently occupied by the three-story, 26,904-square-foot Fifth Church of Christ, Scientist, including a 1,400-square-foot parking lot with four parking spaces at 450 O'Farrell Street; a one-story, 4,415-square-foot vacant retail building at 474 O'Farrell Street; and a one-story, 1,012-square-foot restaurant and residential building with five units at 532 Jones Street. The proposed project would involve demolition of the existing Fifth Church of Christ, Scientist building except for the front façade along O'Farrell Street and a 30-foot return on Shannon Street. The vacant retail building along O'Farrell Street, and the restaurant building along Jones Street would also be demolished. All three buildings are considered contributing historic resources to the Uptown Tenderloin National Register Historic District (UTNRHD), which is listed in the National Register of Historic Places (NRHP). The church at 450 O'Farrell Street is individually eligible for the California Register of Historic Resources (CRHR).

The new building would be a 13-story, 130-foot-tall (with an additional 20 feet for the elevator penthouse) mixed-use building with up to 176 dwelling units, restaurant and/or retail (restaurant/retail) space on the ground and first floors, and a replacement church (proposed religious institution) incorporated into the ground and two upper levels. The project would construct a total of 218,155 sf of development, including 182,668 sf of residential space, 3,827 sf of restaurant/retail space¹, 9,555 sf for religious institution use (i.e., replacement of the existing church), 8,398 sf of open space (288 sf of private open space and 8,110 sf of common open space available to residents), and 21,105 sf of below-grade parking in one building. Of the

¹ The project sponsor will determine the use mix, but the EIR evaluated the space as if entirely occupied by restaurant uses, as this provided a conservative scenario for traffic and associated effects.

176 units, five of the proposed units would be replacement rent-controlled units, replacing the existing units in the 532 Jones Street building; 23 additional units would be below-market-rate (BMR) units, for a total of 28 BMR units on the site. The restaurant/retail space would be in two areas: one space accessed from Jones Street and one space accessed from O'Farrell Street. A single basement level with access from Shannon Street would provide up to 46 off-street vehicle parking spaces for building tenants and the religious institution use. The project would provide 125 Class 1 (bicycle locker or space in a secure room) and 16 Class 2 (publicly accessible bicycle rack) bicycle parking spaces. The Class 1 bicycle parking spaces would be kept on the basement and first floor, 14 of the Class 2 bicycle parking spaces would be located on O'Farrell Street, and two of the Class 2 bicycle spaces would be located on Jones Street. The project would incorporate common open space in three areas: on Level 4 in an interior courtyard and above Level 13 on a roof deck. The religious institution building entrance would be located along O'Farrell Street and the residential building entrance would be located along Shannon Street.

The project site is located within the North of Market Residential Special Use District No. 1 (North of Market SUD) and the 80-T/130-T Height and Bulk District. The site's RC-4 Zoning District allows a residential density of one unit per 200 square feet of lot area; however, the North of Market SUD allows a greater density (i.e., one unit per 125 square feet lot area).

B. Project Objectives

The project sponsors and developers are the Fifth Church of Christ, Scientist and 450 O'Farrell Partners, LLC. The project sponsors' objectives for the proposed project are identified below.

- ▶ Develop a mixed-use project that contains residential uses, retail uses, and church space for worship in downtown San Francisco.
- ▶ Construct well-designed, financially feasible mixed-use residential housing units that contribute to the well-being of the community; new retail space for the benefit of neighborhood residents and businesses; and a church facility that will allow the church to continue its active presence in the community into the future.
- ▶ Create a new church facility for Fifth Church of Christ, Scientist that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin, where it has been for more than 90 years, with a:
 - New Christian Science Reading Room fronting O'Farrell Street that is inviting, light filled, and open to the public during the week;
 - Modern, welcoming, light-filled sanctuary for services and meetings, along with re-used church elements, including stained glass windows, oculus skylight, pipe organ, and oak pews;
 - Light-filled Sunday School and up-to-date Children's Room.
- ▶ Contribute toward the City and County of San Francisco (City) goal of creating 30,000 housing units in an area that is identified for higher-density housing in proximity to downtown as well as local and regional transportation hubs (San Francisco Municipal Railway [Muni] and Bay Area Rapid Transit [BART]) and increase the affordable housing supply in San Francisco in accordance with City requirements.

- ▶ Implement the City's High-Density zoning designation for the site, which is in the North of Market Residential Special Use District, with new construction that conforms to the character of the Upper Tenderloin National Register Historic District (UTNRHD).
- ▶ Create new retail and other services and activate a vibrant, interactive ground plane for the project for the benefit of neighborhood residents and commercial enterprises.

C. Project Approvals

The Project requires the following Planning Commission or Planning Department approvals:

- ▶ Certification of the Final EIR, adoption of CEQA findings, adoption of a mitigation and monitoring report (MMRP) by the Planning Commission.
- ▶ Planning Commission approval of a Conditional Use Authorization under Planning Code Section 317(g)(5) for demolition of existing residential units; Section 253(b) for new construction over 40 feet in height and a street frontage greater than 50 feet; Section 263.7 for an exception to the 80-foot base height limit in 80-T/130-T height and bulk district; Section 271 for exceptions to Section 270, governing the bulk of the building; and Section 303 for the new religious institution (church) use, and a Planned Unit Developments (PUD), pursuant to Planning Code Section 304. A PUD is a special type of Conditional Use Authorization that allows the Planning Commission to modify or waive certain Planning Code requirements, applicable to sites at least 0.5 acre in size, in accordance with the provisions of Section 304 of the Planning Code.
- ▶ Implementation of the proposed project would require authorization, modification, or waiver of the following Planning Code requirements through approval of a PUD: under Planning Code Section 134 for rear yard configuration, under Planning Code Section 140 for dwelling unit exposure, under Planning Code Section 136 for permitted obstructions, and under Planning Code Section 152 for off-street loading. As proposed, the configuration of the rear yard of the project site does not meet the requirements of Planning Code Section 134(g). Some dwelling units do not meet the technical requirements of Section 140 for dwelling unit exposure, the balconies proposed over Shannon Street exceed the technical dimensions permissible as obstructions over the public right of way as required by Section 136(c), and the project site lacks one off-street loading space for residential use, as required by Section 152. Therefore, the proposed project would, as part of the PUD process, request modifications for these requirements.

Actions by Other City Departments and State Agencies

The Project requires the following approvals by other City departments:

- ▶ Approval of site, demolition, grading, and building permits (Planning Department and Department of Building Inspection).
- ▶ Approval of lot merger and tentative subdivision maps; recommend to the Board of Supervisors approval of final subdivision maps (San Francisco Public Works).
- ▶ Approval of permits for streetscape improvements in the public right-of-way, including a curb cut on Shannon Street (San Francisco Public Works).

- ▶ Approval of a request for curb cut, color curb, and on-street parking changes on O'Farrell Street and Shannon Street (San Francisco Municipal Transportation Agency).
- ▶ Approval of project compliance with the Stormwater Design Guidelines (San Francisco Public Utilities Commission).
- ▶ Approval of a Stormwater Control Plan (San Francisco Public Utilities Commission).
- ▶ Approval of a Site Mitigation Plan pursuant to the Maher Ordinance prior to the commencement of any excavation work (San Francisco Department of Public Health).
- ▶ Approval of a Soil Mitigation Plan and Construction Dust Control Plan prior to construction- period activities (San Francisco Department of Public Health).
- ▶ Approval of an Article 38 ventilation plan prior to submitting plans for a mechanical permit (San Francisco Department of Public Health and Department of Building Inspection).
- ▶ Approval of permit for the installation, operation, and testing of diesel backup generator from the Bay Area Air Quality Management District.

D. Environmental Review

The Project Sponsor submitted a complete Environmental Evaluation Application for the Project on November 21, 2014. On February 22, 2017, the Department published a Notice of Preparation of Environmental Impact Report ("NOP") and Initial Study ("IS"). Publication of the NOP and IS initiated a 30-day public review and comment period that began on February 22, 2017 and ended on May 23, 2017.

On October 25, 2017, the Department published the Draft Environmental Impact Report (hereinafter "DEIR"), and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.

Notices of availability of the DEIR and of the date and time of the public hearing were posted near the Project Site by the Project Sponsor on October 25, 2017.

On October 25, 2017, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.

Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on October 25, 2017.

The Commission held a duly advertised public hearing on the DEIR on November 30, 2017, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the EIR ended on December 11, 2017.

The Department prepared responses to comments on environmental issues received during the 47 day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments

received or based on additional information that became available during the public review period, and corrected clerical errors in the DEIR. This material was presented in a Responses to Comments document, published on June 13, 2018, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.

A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document all as required by law. The IS is included as Appendix A to the DEIR and is incorporated by reference thereto.

Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.

On June 28, 2018, the Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. The FEIR was certified by the Commission on June 28, 2018 by adoption of its Motion No. [XXXXXX].

E. Content and Location of Record

The record upon which all findings and determinations related to the adoption of the proposed Project are based include the following:

- The FEIR, and all documents referenced in or relied upon by the FEIR, including the IS;
- All information (including written evidence and testimony) provided by City staff to the Planning Commission relating to the FEIR, the proposed approvals and entitlements, the Project, and the alternatives set forth in the FEIR;
- All information (including written evidence and testimony) presented to the Planning Commission by the environmental consultant and subconsultants who prepared the FEIR, or incorporated into reports presented to the Planning Commission;
- All information (including written evidence and testimony) presented to the City from other public agencies relating to the project or the FEIR;
- All applications, letters, testimony, and presentations presented to the City by the Project Sponsor and its consultants in connection with the Project;
- All information (including written evidence and testimony) presented at any public hearing or workshop related to the Project and the EIR;
- The MMRP; and,
- All other documents comprising the record pursuant to Public Resources Code Section 21167.6(e).

The public hearing transcripts and audio files, a copy of all letters regarding the FEIR received during the public review period, the administrative record, and background documentation for the FEIR are located at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco. The Planning Department, Jonas P. Ionin, is the custodian of these documents and materials.

F. Findings about Environmental Impacts and Mitigation Measures

The following Sections II, III and IV set forth the Commission's findings about the FEIR's determinations regarding significant environmental impacts and the mitigation measures proposed to address them. These findings provide the written analysis and conclusions of the Commission regarding the environmental impacts of the Project and the mitigation measures included as part of the FEIR and adopted by the Commission as part of the Project. To avoid duplication and redundancy, and because the Commission agrees with, and hereby adopts, the conclusions in the FEIR, these findings will not repeat the analysis and conclusions in the FEIR but instead incorporate them by reference and rely upon them as substantial evidence supporting these findings.

In making these findings, the Commission has considered the opinions of staff and experts, other agencies, and members of the public. The Commission finds that (i) the determination of significance thresholds is a judgment decision within the discretion of the City and County of San Francisco; (ii) the significance thresholds used in the FEIR are supported by substantial evidence in the record, including the expert opinion of the FEIR preparers and City staff; and (iii) the significance thresholds used in the FEIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the Project. Thus, although, as a legal matter, the Commission is not bound by the significance determinations in the FEIR (see Public Resources Code, Section 21082.2, subdivision (e)), the Commission finds them persuasive and hereby adopts them as its own.

These findings do not attempt to describe the full analysis of each environmental impact contained in the FEIR. Instead, a full explanation of these environmental findings and conclusions can be found in the FEIR, and these findings hereby incorporate by reference the discussion and analysis in the FEIR supporting the determination regarding the project impact and mitigation measures designed to address those impacts. In making these findings, the Commission ratifies, adopts and incorporates in these findings the determinations and conclusions of the FEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings, and relies upon them as substantial evidence supporting these findings.

As set forth below, the Commission adopts and incorporates the mitigation measures set forth in the FEIR, which are set forth in the attached MMRP, to reduce the significant and unavoidable impacts of the Project. The Commission intends to adopt the mitigation measures proposed in the FEIR. Accordingly, in the event a mitigation measure recommended in the FEIR has inadvertently been omitted in these findings or the MMRP, such mitigation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a mitigation measure set forth in these findings or the MMRP fails to accurately reflect the mitigation measures in the FEIR due to a clerical error, the language of the policies and implementation measures as set forth in the FEIR shall control. The impact numbers and mitigation measure numbers used in these findings reflect the information contained in the FEIR.

In Sections II, III and IV below, the same findings are made for a category of environmental impacts and mitigation measures. Rather than repeat the identical finding to address each and every significant effect and mitigation measure, the initial finding obviates the need for such repetition because in no instance is the Commission rejecting the conclusions of the FEIR or the mitigation measures recommended in the FEIR for the Project.

These findings are based upon substantial evidence in the entire record before the Planning Commission. The references set forth in these findings to certain pages or sections of the EIR or responses to comments in the Final EIR are for ease of reference and are not intended to provide an exhaustive list of the evidence relied upon for these findings.

II. LESS-THAN-SIGNIFICANT IMPACTS

The FEIR finds that implementation of the Project would result in less-than-significant impacts or less-than-significant impacts with mitigation in the following environmental topic areas: Land Use and Land Use Planning, Population and Housing, Cultural Resources (effect on UTNHRD and cumulative effects to archaeological and tribal resources, and human remains), Transportation and Circulation, Noise, Air Quality, Greenhouse Gas Emissions, Wind and Shadow, Recreation, Utilities and Service Systems, Public Services, Biological Resources, Geology and Soils, Hydrology and Water Quality, Hazards and Hazardous Materials, Mineral and Energy Resources, and Agriculture and Forest Resources.

Note: Senate Bill (SB) 743 became effective on January 1, 2014. Among other things, SB 743 added § 21099 to the Public Resources Code and eliminated the requirement to analyze aesthetics and parking impacts for certain urban infill projects under CEQA. The proposed Project meets the definition of a mixed-use residential project on an infill site within a transit priority area as specified by Public Resources Code § 21099.² Accordingly, the FEIR did not discuss the topic of Aesthetics, which are no longer considered in determining the significance of the proposed Project's physical environmental effects under CEQA. The FEIR nonetheless provided visual simulations for informational purposes. Similarly, the FEIR included a discussion of parking for informational purposes. This information, however, did not relate to the significance determinations in the FEIR.

Additionally, the Initial Study and/or FEIR determined some impacts were less than significant, and improvement measures were proposed to further reduce these less-than-significant impacts, which the Project Sponsor has agreed to implement:

- **Impact TR-1:** The proposed Project would not conflict with applicable plans or policies related to the use or promotion of alternative transportation methods. With implementation of Improvement Measures I-TR-1 (Transportation Demand Management Plan), I-TR-2 (Monitoring and Abatement of queues), and I-TR-3 (Construction Management Plan and Public Updates), Impact TR-1, which was identified as less than significant in the FEIR, is further reduced.

² San Francisco Planning Department. 2016. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 405–474 O'Farrell Street/532 Jones Street, November 14, 2016. This document (and all other documents cited in this environmental impact report, unless otherwise noted) is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1535E.

III. FINDINGS OF SIGNIFICANT IMPACTS THAT CAN BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL THROUGH MITIGATION AND THE DISPOSITION OF THE MITIGATION MEASURES

CEQA requires agencies to adopt mitigation measures that would avoid or substantially lessen a project's identified significant impacts or potential significant impacts if such measures are feasible. The findings in this section concern 7 potential impacts and mitigation measures proposed in the IS and/or FEIR. These mitigation measures are included in the MMRP. A copy of the MMRP is included as Attachment B to the Planning Commission Motion adopting these findings.

The Project Sponsor has agreed to implement the following mitigation measures to address the potential cultural resources and air quality, impacts identified in the IS and/or FEIR. As authorized by CEQA Section 21081 and CEQA Guidelines Section 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the Planning Commission finds that, unless otherwise stated, the Project will be required to incorporate mitigation measures identified in the IS and/or FEIR into the Project to mitigate or to avoid significant or potentially significant environmental impacts. Except as otherwise noted, these mitigation measures will reduce or avoid the potentially significant impacts described in the IS and/or Final EIR, and the Commission finds that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City and County of San Francisco to implement or enforce.

Additionally, the required mitigation measures are fully enforceable and are included as conditions of approval in the Planning Commission's Conditional Use Authorization under Planning Code Section 303 of the Planned Unit Development under Planning Code Section 304 and also will be enforced through conditions of approval in any building permits issued for the Project by the San Francisco Department of Building Inspection. With the required mitigation measures, these Project impacts would be avoided or reduced to a less-than-significant level. The Planning Commission finds that the mitigation measures presented in the MMRP are feasible and shall be adopted as conditions of project approval.

The following mitigation measures would be required to reduce seven impacts identified in the Initial Study and/or FEIR to a less-than-significant level:

Impacts to Architectural Resources

- **Impact CR-3:** Construction activities for the proposed project could result in physical damage to adjacent historic resources. (DEIR ps. 4.36-4.39; add any relevant pages of the RTC) With implementation of Mitigation Measure M-CR-3a (Vibration Monitoring and Management Plan), and M-CR-3b (Construction Best Practices for Historical Architectural Resources), Impact CR-3 is reduced to a less-than-significant level. (DEIR ps. 4.38-4.39.)
- **Impact C-CR-1:** The proposed project, in combination with past, present, and reasonably foreseeable future projects in the project vicinity, could result in a significant cumulative impact on historic architectural resources. With implementation of Mitigation Measures CR-3a (Vibration Monitoring and Management Plan) and CR-3b (Construction Best Practices for Historical Architectural Resources), Impact C-CR-1 is reduced to a less-than-significant level.

Impacts to Cultural Resources

- **Impact CP-2:** Construction activities for the proposed project could result in a substantial adverse change in the significance of as-yet unknown archaeological resources beneath the project site, should such resources exist beneath the project site. (IS, ps. 47-48) With implementation of Mitigation Measure M-CP-2 (procedures for accidental discovery of archaeological materials), Impact CP-2 is reduced to a less-than-significant level. (IS, p. 48.)
- **Impact CP-3:** Construction activities for the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries, should such remains exist beneath the project site. (IS p. 48-49.) With implementation of Mitigation Measure M-CP-3 (Human Remains), Impact CP-3 is reduced to a less-than-significant level.

Impacts to Air Quality

- **Impact AQ-2:** The proposed project's construction activities would generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial pollutant concentrations. (IS, ps. 84-88.) With implementation of Mitigation Measure M-AQ-2 (Construction Air Quality), Impact AQ-2 is reduced to a less-than-significant level. (IS, p. 86.)
- **Impact AQ-4:** The proposed project would generate toxic air contaminants, including diesel particulate matter, exposing sensitive receptors to substantial air pollutant concentrations. (IS, ps. 88-90.) With implementation of Mitigation Measure M-AQ-4 (Best Available Control Technology for Diesel Generators), Impact AQ-4 is reduced to a less-than-significant level.
- **Impact C-AQ:** The proposed project, in combination with past, present, and reasonably foreseeable future development in the project area would contribute to cumulative air quality impacts but would not result in a cumulatively considerable contribution to a cumulative impact. (IS, ps. 91-92.) With implementation of Mitigation Measures M-AQ-2 and M-AQ-4, described above, Impact C-AQ would be reduced to a less-than-significant impact. (IS, p. 92.)

IV. SIGNIFICANT IMPACTS THAT CANNOT BE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL

Based on substantial evidence in the whole record of these proceedings, the Planning Commission finds that there are significant project-specific and cumulative impacts that would not be eliminated or reduced to an insignificant level by the mitigation measures listed in the MMRP. The FEIR identifies one significant and unavoidable impact on historic architectural resources and one significant and unavoidable impact on cultural resources.

The Planning Commission further finds based on the analysis contained within the FEIR, other considerations in the record, and the significance criteria identified in the FEIR, that feasible Mitigation Measures M-CR-1a to -1c (documentation according to the standards of the Historic American Buildings Survey, Interpretive Display, and Salvage Program) are available to reduce the significant Project impact, but not to a less-than-significant level; and no mitigation measures are available to reduce Impact CP-1 to a less-than-significant level. Therefore, those impacts remain significant and unavoidable. The Commission also finds that, although measures were considered in the FEIR that could reduce some significant impacts, certain measures, as described in this Section IV below, are infeasible for reasons set forth below, and therefore those impacts remain significant and unavoidable or potentially significant and unavoidable.

Thus, the following significant impact on the environment, as reflected in the FEIR, is unavoidable. But, as more fully explained in Section VI, below, under Public Resources Code Section 21081(a)(3) and (b), and CEQA Guidelines 15091(a)(3), 15092(b)(2)(B), and 15093, the Planning Commission finds that this impact is acceptable for the legal, environmental, economic, social, technological and other benefits of the Project. This finding is supported by substantial evidence in the record of this proceeding.

The FEIR identifies the following impact for which no feasible mitigation measures were identified that would reduce these impacts to a less than significant level:

Impacts to Cultural Resources – Impact CR-1

The proposed Project would demolish most of the historic 1923 Fifth Church of Christ, Scientist, and retain only the historic façade and colonnade on O'Farrell Street and a 30-foot return on Shannon Street, which would cause a substantial adverse change in the significance of an individually eligible historical resource, as defined in CEQA Guidelines Section 15064.5(b). (DEIR ps. 4.32-4.34.) The following mitigation measures were identified that would reduce this impact, as follows:

- Mitigation Measure M-CR-1a (Documentation);
- Mitigation Measure M-CR-1b (Interpretation); and
- Mitigation Measure M-CR-1c (Salvage).

The Commission finds that, for the reasons set forth in the FEIR, although implementation of Mitigation Measures M-CR-1a, M-CR-1b, M-CR-1c would reduce the cultural resources impact of demolition of the historic 1923 Fifth Church of Christ, Scientist building, this impact would nevertheless remain significant and unavoidable. (DEIR p. 4.32.)

V. EVALUATION OF PROJECT ALTERNATIVES

A. Alternatives Analyzed in the FEIR

This section describes the alternatives analyzed in the Project FEIR and the reasons for rejecting the alternatives as infeasible. CEQA mandates that an EIR evaluate a reasonable range of alternatives to the Project or the Project location that generally reduce or avoid potentially significant impacts of the Project. CEQA requires that every EIR also evaluate a “No Project” alternative. Alternatives provide a basis of comparison to the Project in terms of their significant impacts and their ability to meet project objectives. This comparative analysis is used to consider reasonable, potentially feasible options for minimizing environmental consequences of the Project.

The Planning Department considered a range of alternatives in Chapter 6 of the FEIR. The FEIR analyzed the No Project Alternative, the Full Preservation Alternative, and the Partial Preservation Alternative. Each alternative is discussed and analyzed in these findings, in addition to being analyzed in Chapter 6 of the FEIR. The Planning Commission certifies that it has independently reviewed and considered the information on the alternatives provided in the FEIR and in the record. The FEIR reflects the Planning Commission's and the City's independent judgment as to the alternatives. The Planning Commission finds that the Project provides the best balance between satisfaction of Project objectives and mitigation of environmental impacts to the extent feasible, as described and analyzed in the FEIR.

B. Reasons for Approving the Project

Retail/Residential Building Component

- ▶ Develop a mixed-use project that contains residential uses, retail uses, and church space for worship in downtown San Francisco.
- ▶ Construct well-designed, financially feasible mixed-use residential housing units that contribute to the well-being of the community; new retail space for the benefit of neighborhood residents and businesses; and a church facility that will allow the church to continue its active presence in the community into the future.
- ▶ Create a new church facility for Fifth Church of Christ, Scientist that will enable it to fulfill its mission of bringing hope, comfort, compassion, and peace to the Tenderloin, where it has been for more than 90 years, with a:
 - New Christian Science Reading Room fronting O'Farrell Street that is inviting, light filled, and open to the public during the week;
 - Modern, welcoming, light-filled sanctuary for services and meetings, along with re-used church elements, including stained glass windows, oculus skylight, pipe organ, and oak pews;
 - Light-filled Sunday School and up-to-date Children's Room.
- ▶ Contribute toward the City and County of San Francisco (City) goal of creating 30,000 housing units in an area that is identified for higher-density housing in proximity to downtown as well as local and regional transportation hubs (San Francisco Municipal Railway [Muni] and Bay Area Rapid Transit [BART]) and increase the affordable housing supply in San Francisco in accordance with City requirements.
- ▶ Implement the City's High-Density zoning designation for the site, which is in the North of Market Residential Special Use District, with new construction that conforms to the character of the Upper Tenderloin National Register Historic District (UTNRHD).
- ▶ Create new retail and other services and activate a vibrant, interactive ground plane for the project for the benefit of neighborhood residents and commercial enterprises.

C. Evaluation of Project Alternatives

CEQA provides that alternatives analyzed in an EIR may be rejected if "specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible . . . the project alternatives identified in the EIR." (CEQA Guidelines § 15091(a)(3).) The Commission has reviewed each of the alternatives to the Project as described in the FEIR that would reduce or avoid the impacts of the Project and finds that there is substantial evidence of specific economic, legal, social, technological and other considerations that make these Alternatives infeasible, for the reasons set forth below.

In making these determinations, the Planning Commission is aware that CEQA defines “feasibility” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, legal, and technological factors.” The Commission is also aware that under CEQA case law the concept of “feasibility” encompasses (i) the question of whether a particular alternative promotes the underlying goals and objectives of a project, and (ii) the question of whether an alternative is “desirable” from a policy standpoint to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, legal, and technological factors.

The City identified three alternatives for analysis: 1) the No Project Alternative; 2) the Full Preservation Alternative; 2) the Partial Preservation Alternative. Those alternatives are considered below. In addition, three other alternatives were considered as part of the FEIR’s screening process for identifying potentially feasible alternatives, but rejected from detailed analysis. Those alternatives, described in the DEIR at ps. 6-18 and 6.19, are as follows:

- **Redevelopment of 450 O'Farrell Only.** This alternative was rejected because it included complete demolition of the historic church and therefore would not reduce the significant and unavoidable impacts associated with the proposed Project.
- **Redevelopment of 450 and 474-480 O'Farrell Only.** This alternative was rejected because it would have included complete demolition of the building at 450 O'Farrell Street; therefore, it would not reduce the significant and unavoidable impacts associated with the proposed Project.
- **Additional Preservation Alternative.** This alternative was rejected because it provided only 70 dwelling units, a number that would be insufficient to meet the City’s policies to develop dense housing for all, including on-site affordable housing, at an infill site in close proximity to public transportation.

1. No Project Alternative

Under the No Project Alternative, the Project Site would foreseeably remain in its existing condition. The buildings on the project site would not be altered, and the proposed 237,810 combined square feet of religious, residential, retail, open space, and supporting uses would not be constructed. The 26,904 square foot Fifth Church of Christ, Scientist building would remain. The two-story, 4,415-square-foot building located at 474 O'Farrell Street would remain but it is currently vacant and would need complete seismic and Building Code upgrades to be able to be occupied or demolished and a new structure build; and the approximately 1,012-square-foot, largely single-story building at 532 Jones Street would continue to be used as a restaurant with 5 substandard dwelling units. Building heights on the site would not be increased and parking would also remain unaltered.

This alternative would not preclude development of another project on the project site should such a proposal be put forth by the project sponsor or another entity. However, it would be speculative to set forth such an alternative project at this time.

The Planning Commission rejects the No Project Alternative as infeasible because it would fail to meet the Project Objectives and the City’s policy objectives for the following reasons:

- 1) The No Project Alternative would not meet any of the Project Sponsor’s or City’s objectives regarding the redevelopment of a large underutilized site, creation of a mixed-use project that

provides new residential dwelling units and affordable housing, a new church facility and additional retail space;

- 2) The No Project Alternative would be inconsistent with key goals of the General Plan with respect to housing production. With no new housing developed, the No Project Alternative would not increase the City's housing stock of both market rate and affordable housing, would not create new job opportunities for construction workers, and would not expand the City's property tax base.
- 3) The No Project Alternative would leave the portion of the Project Site at 474 O'Farrell that is unsafe and unoccupied in its current condition without significant code-complying upgrades.

For the foregoing reasons, the Planning Commission rejects the No Project Alternative as infeasible.

2. Full Preservation Alternative

The Full Preservation Alternative would include preservation and rehabilitation of the Fifth Church of Christ, Scientist building, an individual historic resource and a contributor to the UTNRHD, and demolition of the vacant retail building at 474 O'Farrell, as well as the restaurant building and five residential units at 532 Jones Street.

The full Preservation Alternative would combine the parcels that currently encompass 450 O'Farrell Street, 474 O'Farrell Street, and 532 Jones Street. The Full Preservation Alternative would demolish the buildings at 474 O'Farrell Street and 532 Jones Street and construct two new structures, a 13-story structure from Jones Street to Shannon Street and a 13-story structure at 474 O'Farrell Street. The two structures would be connected by a walkway. A courtyard between the two new structures would provide required light and air. The Full Preservation Alternative would include 97 new residential units (87,595 net square feet); a new church (10,666 square feet); one new retail space (800 square feet); space for assembly use (*i.e.*, corporate and private events) within the existing church (17,800 square feet); open space, serving the residential use; and 28 parking spaces.

The existing church would be retained and rehabilitated for an assembly use (see DEIR Figures 6-1, 6-2, and 6-3). A new 25-foot-deep, 80-foot-wide seven-story residential addition (14,000 square feet) would be constructed at the northwest corner of the church, extending two stories above the roof. The addition would remove the majority of the rear wall of the sanctuary, including the raised stage and clathri grillwork, which are identified character-defining features of the individually eligible historic resource at 450 O'Farrell Street. These items would be reinstalled in new interior locations if feasible. The interior double-story volume defining the sanctuary would remain legible.

A new church would be constructed to the west and adjacent to the old church, with 11 stories of new residential units above at 474 O'Farrell Street. In addition there would be retail at the ground floor of the Jones Street façade with residential above. The new church at 474 O'Farrell and retail space at the ground-floor level of 532 Jones Street would feature glazed storefronts.

The Planning Commission rejects the Full Preservation Alternative as infeasible because it would not meet the Project Objectives or City policy objectives for reasons including, but not limited to, the following:

- 1) The Full Preservation Alternative would limit the Project to 97 dwelling units at an infill site in close proximity to public transportation; whereas the proposed Project would add substantially more units, a total of 176, to the City's housing stock, including the replacement units. The City's important policy objectives as expressed in the Housing Element of the General Plan, in Policies 1.1, 1.4, 1.8 and 1.10, are to increase the housing stock whenever possible to address a shortage of housing in the City, and further, to promote dense housing in mixed use buildings.
- 2) The Full Preservation Alternative would also limit the Project to 17 total affordable units in a mixed-use building; whereas the proposed Project would provide up to 28 affordable units to the City's stock of affordable housing and contribute to the City's Inclusionary Housing Program. The City's important policy objective as expressed in Policy 1.1 of the Housing Element of the General Plan is to increase the affordable housing stock whenever possible to address a shortage of housing in the City.
- 3) The Full Preservation Alternative would limit the retail/restaurant space to approximately 800 gross square feet, not fully satisfying the City's policies in support of encouraging the location of neighborhood goods and services as an accessible convenience to residents, as expressed in Policy 6.4 of the Commerce and Industry Element of the General Plan.
- 4) The residential/retail component of the Full Preservation Alternative is economically infeasible. All such housing and mixed use development projects are capital-intensive and depend on obtaining financing from equity investors to cover a significant portion of the Project's costs, obtain a construction loan for the bulk of construction costs, and provide significant costs out-of-pocket. Equity investors require a certain profit margin to finance development projects and must achieve established targets for their internal rate of return and return multiple on the investment. Because the Full Preservation Alternative would result in a project that is significantly smaller than the Project, and contains 79 fewer residential units, the total potential for generating revenue is lower while the construction cost per square foot is higher due to lower economies of scale and the impact of fixed project costs associated with development. The reduced unit count would not generate a sufficient economic return to obtain financing and allow development of the proposed Project and therefore would not be built.

Economic and Planning Systems Inc. ("EPS"), a qualified real estate economics firm, prepared on behalf of the Project sponsor, a memorandum entitled "450 O'Farrell Street Development Feasibility Review and Evaluation", which is included in the record and is incorporated herein by reference. Given the significant fixed development costs (such as property acquisition and site improvement costs), the lower number of units in the Full and Partial Preservation Alternatives negatively impacts its financial viability, as there are fewer units over which these fixed development costs can be spread in comparison to the Project. The memorandum concludes that the Full Preservation Alternative is not financially feasible because the development costs for the Full Preservation Alternative significantly exceed potential revenues, resulting in a negative developer margin or return.

Specifically, implementation of the Full Preservation Alternative for apartment development would result in total development costs of \$108,157,000 with total estimated Net Operating Income of \$3,108,000 and result in a yield of 2.9%, net developer return to the developer and a

negative of \$34,295,000 of revenue less total development costs. This analysis was based on the project being rental housing and is in 2017 dollars.

The Planning Department requested the Project Sponsor to engage Willdan Financial Services ("Willdan"), a qualified real estate economics firm, to independently review the EPS analysis of the financial feasibility of the residential/retail component of the Full and Partial Preservation Alternatives on behalf of the City. Willdan produced a memorandum entitled "450 O'Farrell Street Development Pro Forma Peer Review and Evaluation", which is included in the record and is incorporated herein by reference. Willdan verified that the methodology and assumptions used by EPS were reasonable and verified the conclusion of the feasibility analysis that the mixed use, residential and church development component of the Full and Partial Preservation Alternatives are financially infeasible. The City has reviewed the analyses prepared by EPS and Willdan and concurs in their conclusions.

- 8) The Full Preservation Alternative would create a project with fewer housing units in an area well-served by transit, services and shopping and adjacent to employment opportunities which would then push demand for residential development to other sites in the City or the Bay Area. This would result in the Full Preservation Alternative not meeting, to the same degree as the Project, the City's *Strategies to Address Greenhouse Gas Emissions* or CEQA and the Bay Area Air Quality Management District's ("BAAQMD") requirements for a GHG reductions, by not maximizing housing development in an area with abundant local and region-serving transit options.

For the foregoing reasons, the Planning Commission rejects the Full Preservation Alternative as infeasible.

3. Partial Preservation Alternative

The Partial Preservation Alternative would develop a similar program to that of the proposed project, but would include partial preservation of and rehabilitation of the Fifth Church of Christ, Scientist. The Partial Preservation Alternative would maintain most of the exterior character-defining features of the Church at 450 O'Farrell.

The Partial Preservation Alternative would include partial preservation and rehabilitation of the Fifth Church of Christ, Scientist at 450 O'Farrell Street, partial restoration of the vacant retail building at 474 O'Farrell Street, and demolition of the restaurant building at 532 Jones Street.

The Partial Preservation Alternative would combine the parcels that currently encompass 450 O'Farrell Street, 474 O'Farrell Street, and 532 Jones Street. The Partial Preservation Alternative would construct a new 13-story (130-foot) U-shaped building, spanning the three lots. The interior of the U would include a courtyard, providing required light and air. This alternative would create 162 dwelling units; a new church (10,207 square feet); new retail space (4,638 square feet); open space, serving the residential uses; and 39 parking spaces (see Figures 6-4, 6-5, and 6-6). The proposed new addition above and behind the retained 45 feet of the historic church structure would be set back 20 feet from the front street-wall property line and 35 feet at the corner of O'Farrell and Shannon Streets, creating a jogged corner.

The Partial Preservation Alternative would remove the rear 67 feet of the existing church, including, but not limited to, part or all of the following character-defining features: the windows, two-story sanctuary space with sloped floor and curving balcony, raised stage, clathri grillwork, stained glass, and oculus skylight. These features would be reinstalled in new locations in the new building wherever feasible. The character-defining features of the church to remain in part or in whole include, but are not limited to, the symmetrical tripartite façade, Tuscan columns, exterior vestibule with ornamental plaster ceiling and panels, cornice, akroterion, bronze doors, windows, and curving balcony.

The lower part of the U-shaped building would have a staggered setback (15 to 35 feet from west to east) long O'Farrell Street from the preserved façades. One leg of the U would run along Shannon Street and the other along the side of 500 Jones Street. Where the building would face Jones Street, it would decrease in height to match the adjacent buildings. There would be retail on the ground floor of the Jones Street façade, with residential above. The new church space would be behind the restored façade at 474 O'Farrell, and an assembly space would be located in the retained portion of the old church.

This alternative would reduce but not eliminate the significant and unavoidable impacts on historical resources. Additionally, this alternative meets many but not all of the Project Sponsor's and City's objectives. Specifically, while this alternative provides the ability to redevelop the underutilized site, it reduces the number of residential units by 14 Units or 9%.

The Planning Commission rejects the Partial Preservation Alternative as infeasible because it would not eliminate any of the significant unavoidable individual impacts of the proposed Project and it would not meet the Project Objectives or City policy objectives for reasons including, but not limited to, the following:

- 1) The Partial Preservation Alternative would limit the Project to 162 dwelling units at a site in close proximity to public transportation; whereas the Preferred Project would provide up to 176 units, including replacement units, to the City's housing stock and maximize the creation of new residential units. The City's important policy objectives as expressed in the Housing Element of the General Plan, in Policies 1.1, 1.8 and 1.10, are to increase the housing stock whenever possible to address a shortage of housing in the City, and further, to promote dense housing in mixed use buildings.
- 2) The Partial Preservation Alternative would also limit the Project to 26 total affordable units; whereas the Preferred Project would provide up to 28 affordable units to the City's stock of affordable housing and contribute to the City's Inclusionary Housing Program. The City's important policy objective as expressed in Policy 1.1 of the Housing Element of the General Plan is to increase the affordable housing stock whenever possible to address a shortage of housing in the City.
- 3) The Partial Preservation Alternative would create a project that would not fully utilize this infill site for housing production, thereby not fully satisfying General Plan policies such as Housing Element Policies 1.1, 1.4, and 1.10. The shaping of the massing in the alternative, although consistent with and enhances the scale and urban character of the area, supporting Policies 3.1 and 3.5 of the Urban Design Element of the General Plan, would not further the City's housing policies to create more housing, particularly affordable housing opportunities as well as the proposed Project does, and would not remove all significant unavailable impacts.

- 4) The residential/retail component of the Partial Preservation Alternative is economically infeasible. Large development projects are capital-intensive and depend on obtaining financing from equity investors to cover a significant portion of the project's costs, obtain a construction loan for the bulk of construction costs, and provide significant costs out-of-pocket. Equity investors require a certain profit margin to finance development projects and must achieve established targets for their internal rate of return and return multiple on the investment. Because the Partial Preservation Alternative would result in a project that is smaller than the Project, and contains 16 fewer residential units, the total potential for generating revenue is lower while the construction cost per square foot is higher due to lower economies of scale and the impact of fixed project costs associated with development. The reduced unit count would not generate a sufficient economic return to obtain financing and allow development of the proposed Project and therefore would not be built.

EPS, a qualified real estate economics firm, prepared on behalf of the Project sponsor a memorandum entitled "450 O'Farrell Street Development Feasibility Review and Evaluation", which is included in the record and is incorporated herein by reference. Given the significant fixed development costs (such as property acquisition and site improvement costs), the lower number of units in the Partial Preservation Alternative negatively impacts its financial viability, as there are fewer units over which these fixed development costs can be spread in comparison to the Project. The memorandum concludes that the Partial Preservation Alternative is not financially feasible because the development costs for the Partial Preservation Alternative significantly exceed potential revenues, resulting in a significantly reduced developer margin or return.

Specifically, implementation of the Partial Preservation Alternative for apartment development would result in total development costs of \$143,210,000 and result in a yield of 3.9% net developer margin or return and a negative of \$8,811,000 of revenue less total development costs.

The Planning Department requested the Project Sponsor to engage Willdan to independently review the EPS analysis of the financial feasibility of the residential/retail component of the Partial Preservation Alternative on behalf of the City. Willdan produced a memorandum entitled "450 O'Farrell Street Development Pro Forma Peer Review and Evaluation", which is included in the record and is incorporated herein by reference. Willdan verified that the methodology and assumptions used by EPS were reasonable and verified the conclusion of the EPS analysis that the residential/retail component of the Partial Preservation Alternative is financially infeasible. The City has reviewed the analyses prepared by EPS and Willdan and concurs in their conclusions.

- 7) The Partial Preservation Alternative would create a project with fewer housing units in an area well-served by transit, services and shopping and adjacent to employment opportunities which would then push demand for residential development to other sites in the City or the Bay Area. This would result in the Partial Preservation Alternative not meeting, to the same degree as the Preferred Project, the City's *Strategies to Address Greenhouse Gas Emissions* or CEQA and the Bay Area Air Quality Management District's ("BAAQMD") requirements for a GHG reductions, by not maximizing housing development in an area with abundant local and region-serving transit options.

For the foregoing reasons, the Planning Commission rejects the Reduced Density Alternative as infeasible.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

The Planning Commission finds that, notwithstanding the imposition of all feasible mitigation measures, impacts related to Historic Architectural Resources will remain significant and unavoidable. Pursuant to CEQA section 21081 and CEQA Guideline Section 15093, the Planning Commission hereby finds, after consideration of the FEIR and the evidence in the record, that each of the specific overriding economic, legal, social, technological and other benefits of the Project as set forth below independently and collectively outweighs these significant and unavoidable impacts and is an overriding consideration warranting approval of the Project. Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, the Commission will stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this Section, and in the documents found in the record, as defined in Section I.

On the basis of the above findings and the substantial evidence in the whole record of this proceeding, the Planning Commission specifically finds that there are significant benefits of the Project to support approval of the Project in spite of the unavoidable significant impacts, and therefore makes this Statement of Overriding Considerations. The Commission further finds that, as part of the process of obtaining Project approval, significant effects on the environment from implementation of the Project have been eliminated or substantially lessened where feasible. All mitigation measures proposed in the FEIR/IS and MMRP are adopted as part of the Approval Actions described in Section I, above.

Furthermore, the Commission has determined that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following specific overriding economic, technological, legal, social and other considerations.

The Project will have the following benefits:

1. The Project promotes the policies and objectives of the General Plan by providing a range of residential unit types to serve a variety of needs at an infill development site with a mix of uses. The Project will provide up to 176 dwelling units with a varied unit mix: 15 studio units (8.5%); 30 junior one-bedrooms (17%); 69 one-bedrooms (39.2%); 62 two-bedrooms (35.2%). This is consistent with the City's priority policy to increase the housing stock whenever possible to address a shortage of housing in the City, and further Policies 1.8 and 1.10 of the Housing Element of the General Plan, to promote dense housing in mixed use buildings.
2. The Project would increase the stock of permanently affordable housing by creating approximately 23 new below-market rate units, available for rent to households whose total income is below 55% of the Area Median Income, provided in accordance with the City's Affordable Inclusionary Housing Ordinance and promoting Policy 1.1 of the Housing Element of the General Plan. An additional five units are proposed as replacement rent-controlled units, at similar AMI rental rates, also on-site. The Project proposes these affordable units mixed into

the overall market rate project, in furtherance of the City's policies supporting mixed-income projects in which private developers construct and maintain affordable housing units.

3. The Project would provide a new religious facility that will enable an existing church, which in its current location has been located at this site for more than 90 years, to continue to be located within the community and provide updated, code compliant, and expanded religious instructional and outreach facilities, while salvaging and reusing certain features of the building's interior elements.
4. The Project generally promotes the purpose of the North of Market Residential Special Use District through infill housing at compatible density. The project introduces 171 new residential units with on-site affordable units near downtown, provide five new replacement residential units on-site, proposes less than 4,000 square feet of ground floor commercial which can support existing and new residents, and does not shade public open spaces. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Project will activate O'Farrell Street with the re-located church site and retail use, Shannon Street with the residential lobby, and Jones Street with additional retail use. Further, street improvements such as street trees and bicycle parking will further enhance the public realm, consistent with the better street plan policies in the General Plan.
5. The Project, on balance, supports the City's Urban Design Policies 2.6, 3.1 and 3.5, as expressed in the General Plan. Although the proposed project does not preserve the historic architectural resources on site, the proposed new construction would produce high-quality architectural design that is compatible with the Uptown Tenderloin National Register Historic District, in which the site is located. The new building will reflect the characteristic pattern which gives to the City and its neighborhood an image, sense of purpose, and a means of orientation; and, moderating major new development to complement the City pattern, by providing a new, mixed-use development consistent with neighboring 6- to 19-story development in close proximity to the site. In addition, the project maintains a sense of scale on the block through retaining a portion of the façade of the 450 O'Farrell building, which is to be incorporated into the new building.
6. The Project supports the General Plan Policies 1.1 and 1.10 of the Housing Element, and Policy 6.4 of the Commerce and Industry Element of the General Plan, by locating housing for all at a mixed-use infill development site, with neighborhood commercial, and at a density to support, where households can easily rely on public transportation, walking and bicycling for a majority of daily trips. The site is located within a few blocks of six Muni bus lines, approximately ¼-mile from the Powell station for BART and Muni light rail service, and provides a total of 125 Class 1 secure indoor bicycle parking spaces, and 16 Class 2 sidewalk bike rack spaces.
7. The Project meets the City's Strategies to Address Greenhouse Gas Emissions and the BAAQMD requirements for a GHG reductions by maximizing development on an infill site that is well-served by transit, services and shopping and is suited for dense residential development, where residents can commute and satisfy convenience needs without frequent use of a private automobile and is adjacent to employment opportunities, in an area with abundant local and region-serving transit options.

8. The Project will create approximately 319 temporary construction jobs, and permanent jobs in the retail sector. These jobs will provide employment opportunities for San Francisco residents, promote the City's role as a commercial center, and provide additional payroll tax revenue to the City, providing direct and indirect economic benefits to the City.

Having considered the above, the Planning Commission finds that the benefits of the Project outweigh the unavoidable adverse environmental effects identified in the FEIR and/or IS, and that those adverse environmental effects are therefore acceptable.

Mitigation Monitoring and Reporting Program

SECTION 1: AUTHORITY

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to California Environmental Quality Act (known as CEQA [Public Resources Code Sections 21000 et seq.]) Section 21081.6 to provide for the monitoring of mitigation measures required of the 450-474 O'Farrell Street/532 Jones Street Project (Project), as set forth in the Final Environmental Impact Report (Final EIR) prepared for the Project. This report will be kept on file in the offices of the City Planning Department (City), 1650 Mission Street, Fourth Floor, San Francisco, CA, 94103.

SECTION 2: MONITORING SCHEDULE

Prior to the issuance of building permits, while detailed development plans are being prepared for approval by Agency and/or City staff, Agency and/or City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project construction, development, and design phases. Agency and/or City staff will prepare or cause to be prepared reports identifying compliance with mitigation measures. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of designated Agency and/or City staff, who shall prepare or cause to be prepared reports of such monitoring no less than once a month until construction has been completed. Once construction has been completed, the Agency and/or City will monitor the project as deemed necessary.

SECTION 3: CHANGES TO MITIGATION MEASURES

Any substantive change in the monitoring and reporting plan made by Agency and/or City staff shall be reported in writing to the City Environmental Review Officer. Reference to such changes shall be made in the monthly/yearly Environmental Mitigation Monitoring Report prepared by City staff. Modifications to the mitigation measures may be made by City staff subject to one of the following findings, documented by evidence included in the record:

- a. The mitigation measure included in the Final EIR and the Mitigation Monitoring and Reporting Program is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

OR

- b. The modified or substitute mitigation measure to be included in the Mitigation Monitoring and Reporting Program either provides corrections to text without any substantive change in the intention or meaning of the original mitigation measure, or provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final EIR and the Mitigation Monitoring and Reporting Program; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those

which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and the modified or substitute mitigation measures are feasible, and the City, through measures included in the Mitigation Monitoring and Reporting Program or other City procedures, can assure their implementation.

SECTION 4: SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

SECTION 5: FORMAT OF MITIGATION MONITORING MATRIX

The mitigation monitoring matrix on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the timeframe for monitoring, and the responsible implementing and monitoring agencies.

If any mitigation measures are not being implemented, the Agency and/or City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; and (7) revocation of permits or other entitlements.

SECTION 6: DEFINITIONS

For the purposes of this MMRP, the following definitions are used:

- **City’s Environmental Review Officer**— The Environmental Review Officer at the San Francisco Planning Department, referred to herein as “ERO.”
- **Code of Federal Regulations**— Referred to herein as “CFR.”
- **Project Sponsors**— The project sponsors consist of 450 O’Farrell Street Partners, LLC, and the Fifth Church of Christ, Scientist.

Mitigation Monitoring & Reporting Program				
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Cultural Resources				
<p>Mitigation Measure CR-1a: Documentation. Prior to the issuance of demolition or site permits, the project sponsors shall undertake Historic American Building Survey (HABS) documentation of the subject property, structures, objects, materials, and landscaping. The documentation shall be undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior’s Professional Qualification Standards (36 CFR, Part 61). The documentation shall consist of the following:</p> <ul style="list-style-type: none">• Measured Drawings: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. The Planning Department Preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.). The Planning Department Preservation staff will assist the consultant in determining the appropriate level of measured drawings;• HABS-Level Photography: Digital photographs of the interior and the exterior of subject property. Large format negatives are not required. The scope of the digital photographs shall be reviewed by Planning Department Preservation staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service Standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography; and• HABS Historical Report: A written historical narrative and report, per HABS Historical Report Guidelines.• Video documentation: Video footage of the exterior and interior of contributing elements of the subject property. <p>The professional shall prepare the documentation and submit it for review and approval by the Planning Department Preservation staff prior to the issuance of demolition permits. The documentation shall be disseminated by the project sponsors to the Planning Department, San Francisco Main Library History Room, Northwest Information Center-California Historical Resource Information System, and San Francisco Architectural Heritage.</p>	Project sponsors and qualified historic preservation individual	Prior to the issuance of a demolition permit for the building	Planning Department Preservation Technical Specialist to review and approve HABS documentation.	Considered complete upon submittal of final HABS documentation to the Preservation Technical Specialist.
<p>Mitigation Measure CR-1b: Interpretation. The project sponsors shall provide a permanent display of interpretive materials concerning the history and architectural features of the original 450 O’Farrell Street building and its relationship with the Uptown Tenderloin National Register Historic District and the Tenderloin neighborhood. Interpretation of the site’s history and relationship with the District shall be supervised by an architectural historian or historian who meets the Secretary of the Interior’s Professional Qualification Standards, and may engage additional consultants to develop the display. The interpretative materials (which may include, but are not limited to, a display of photographs, news articles, memorabilia, and/or video) shall be placed in a prominent setting on the project site visible to pedestrians, such as a lobby, Reading Room of the new church or O’Farrell Street frontage.</p> <p>A proposal describing the general parameters of the interpretive program shall be approved by the San Francisco Planning Department Preservation staff prior to issuance of a site permit. The content, media and other characteristics of such interpretive display shall be approved by the San Francisco Planning Department Preservation staff prior to issuance of a Temporary Certificate of Occupancy.</p>	Project sponsor and qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualification Standards	Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection for the building	Planning Department Preservation Technical Specialist to review and approve interpretive display	Considered complete upon installation of display.

Mitigation Monitoring & Reporting Program				
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Mitigation Measure CR-1c: Salvage. Prepare an in-depth salvage document for the character-defining features of the existing church building at 450 O’Farrell Street. The project sponsors shall work with a professional who meets the Secretary of Interior’s Standards to develop a salvage report that documents the building’s character-defining features for conservation and assesses the feasibility of reinstallation at the new church space or in other facilities. The salvage report shall include documentation of interior historic interior features, such as the light fixtures, the marble in the bathroom, sanctuary space with balcony, decorative plaster work in the lobby and sanctuary, raised sanctuary stage, the organ pipes, and the grillwork fronting the organ pipes, and any exterior character-defining features that would not be retained by the project. Additionally, the salvage document shall include the identification of diverse organizations with interest in curation of the materials. The professional shall prepare the salvage report and submit it for review and approval by the Planning Department preservation staff prior to the issuance of demolition permits.	Project sponsors and qualified historic preservation individual.	Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection for the 450 O’Farrell Street building	Planning Department Preservation Technical Specialist to review and approve the salvage report	Considered complete upon approval of the salvage report by the Planning Department Preservation Technical Specialist.
Mitigation Measure CR-3a: Vibration Monitoring and Management Plan. The project sponsors shall retain the services of a qualified structural engineer or vibration consultant and a preservation architect who meet the Secretary of the Interior’s Historic Preservation Professional Qualification Standards to conduct a Pre-Construction Assessment of the identified adjacent contributing resources to the Uptown Tenderloin National Register Historic District at 500–520 Jones Street, 536–544 (540) Jones Street, 546–548 (548) Jones Street, 565–575 Geary Street, 438–440 (438) O’Farrell Street, 415 Taylor Street, and 577–579 Geary Street. Prior to any demolition or ground-disturbing activity, the Pre-Construction Assessment shall be prepared. It shall contain written and photographic descriptions of the existing condition of visible exteriors from the public rights-of-way of the adjacent buildings and interior locations upon permission of the owners of the adjacent properties. The Pre-Construction Assessment shall determine specific locations to be monitored and include annotated drawings of the buildings to locate accessible digital photo locations and locations of survey markers and/or other monitoring devices (e.g., to measure vibrations). The Pre-Construction Assessment shall be submitted to the Planning Department along with the demolition and site permit applications. The structural engineer and/or vibration consultant, in consultation with the preservation architect, shall develop, and the project sponsors shall adopt, a vibration management and continuous monitoring plan to protect the adjacent historic buildings against damage caused by vibration or differential settlement caused by vibration during project construction activities. In this plan, the maximum vibration level not to be exceeded at each building shall be 0.2 inch per second, or a level determined by the site-specific assessment made by the structural engineer and/or the vibration consultant in coordination with the preservation architect for the project. The vibration management and monitoring plan shall document the criteria used in establishing the maximum vibration level for the project. In addition, this plan shall state the maximum settlement levels not to be exceeded at each building, which shall range from 3/8-inch to 1/2-inch; or a level determined by the site-specific assessment made by the structural engineer in coordination with the preservation architect for the project. This settlement criterion shall be included in the vibration management and monitoring plan. The vibration management and monitoring plan shall include pre-construction surveys and continuous vibration monitoring throughout the duration of the major construction project activities that would require heavy-duty equipment to ensure that vibration levels do not exceed the established standard. The vibration management and monitoring plan shall be submitted to the Planning Department’s preservation staff prior to issuance of the demolition permit. Should vibration levels be observed in excess of the standard, or if settlement to adjacent buildings occurs beyond the settlement levels described above, construction shall be halted and alternative protective measures shall be put in practice. Alternative protective measures may include, but would not be limited to, additional underpinning, additional shoring, grouting, and soldier piles. Appropriate protective measures to prevent damage to adjacent buildings shall be determined on a case by case basis. Should construction of the proposed project result in any damage to adjacent buildings, repairs may be completed as part of the project. The structural engineer and/or vibration consultant and the historic preservation consultant shall conduct regular periodic inspections of digital photographs, survey markers, and/or other monitoring devices during ground-disturbing activity at the project site. The buildings shall be protected to prevent further damage and remediated to pre-construction conditions as shown in the Pre-	Project sponsors, contractor, qualified structural engineer or vibration consultant and qualified preservation architect	<p>Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection for the 450 O’Farrell Street building</p> <p>Should vibration or settlement levels be observed in excess of the standards set in the mitigation measure, Planning must be notified immediately along with a description of alternative protective measures proposed to be put in place to prevent further damage to adjacent buildings.</p>	<p>Planning Department Preservation Technical Specialist shall review and approve the vibration monitoring and management plan.</p> <p>Planning Department Preservation Technical Specialist shall review and approve alternative protection measures, if necessary.</p>	<p>Considered complete upon submittal to ERO of post-construction report on vibration monitoring plan and effects, if any, on proximately historical resources.</p>

Mitigation Monitoring & Reporting Program				
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Construction Assessment with the consent of the building owner.				
Mitigation Measure CR-3b: Construction Best Practices for Historical Architectural Resources. The project sponsors shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to the adjacent contributing resources at 500–520 Jones Street, 536–544 (540) Jones Street, 546–548 (548) Jones Street, 565–575 Geary Street, 438–440 (438) O’Farrell Street, 415 Taylor Street, and 577–579 Geary Street, including, but not limited to, staging of equipment and materials as far as possible from historic buildings to limit damage; using techniques during demolition, excavation, shoring, and construction that create the minimum feasible vibration; maintaining a buffer zone when possible between heavy equipment and adjacent contributing resource(s); enclosing construction scaffolding to avoid damage from falling objects or debris; and ensuring appropriate security to minimize risks of vandalism and fire. These construction specifications shall be submitted to the Planning Department along with the Demolition and Site Permit Applications.	Project sponsors, contractor, qualified structural engineer or vibration consultant and qualified preservation architect	Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection for the building	Planning Department Preservation Technical Specialist shall review and approve the construction specifications.	Considered complete upon approval of construction specifications by the by the Planning Department Preservation Technical Specialist.
Mitigation Measure M-CP-2: Accidental Discovery. The project sponsors shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet. Should any indication of an archeological resource be encountered during any soil-disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken. If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor. Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions. The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report. Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC)	Project sponsors, contractor, Planning Department’s archeologist or qualified archaeological consultant, and Planning Department’s Environmental Review Officer.	Prior to issuance of any permit for soil-disturbing activities and during construction.	Project sponsor, ERO, archeologist.	Considered complete upon ERO’s approval of FARR

Mitigation Monitoring & Reporting Program				
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.				
Mitigation Measure M-CP-3: Human Remains. Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws along with the following procedures. This shall include immediate notification of the Coroner of the City and County of San Francisco and the ERO. In the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, as required under M-CP-3, the project sponsor, ERO, and MLD shall have up to but not beyond six days of discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsors and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.	Project sponsors, contractor, Planning Department’s archeologist or qualified archaeological consultant, and Review Officer.	Throughout the duration of ground-disturbing activities	Project sponsor to notify ERO, Coroner, and, if applicable, NAHC of any discovery of human remains	Considered complete upon completion of ground-disturbing activities
Air Quality				
Mitigation Measure M-AQ-2: Construction Air Quality The project sponsors or the project sponsors’ Contractor shall comply with the following A. <i>Engine Requirements.</i> 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement. 2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. 4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and	Project sponsors and construction contractor.	Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection, with ongoing compliance with the Construction Emissions Minimization Plan throughout the construction period.	ERO to review and approve Construction Emissions Minimization Plan; project sponsor and construction contractor to comply with, and document compliance with, Construction Emissions Minimization Plan as required by the ERO	Construction Emissions Minimization Plan considered complete upon ERO review and acceptance of Plan; measure considered complete upon completion of project construction and submittal to ERO of required documentation

Mitigation Monitoring & Reporting Program																
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule												
<p>operators properly maintain and tune equipment in accordance with manufacturer specifications.</p> <p>B. Waivers.</p> <p>1. The Planning Department’s Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).</p> <p>2. The ERO may waive the equipment requirements of Subsection (A)(1) if a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible, the equipment would not produce desired emissions reduction due to expected operating modes, installation of the equipment would create a safety hazard or impaired visibility for the operator, or there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next-cleanest piece of off-road equipment, according to Table 12.</p> <p>TABLE 12: OFF-ROAD EQUIPMENT COMPLIANCE STEP-DOWN SCHEDULE</p> <table><tr><th>Compliance Alternative</th><th>Engine Emission Standard</th><th>Emissions Control</th></tr><tr><td>1</td><td>Tier 2</td><td>ARB Level 2 VDECS</td></tr><tr><td>2</td><td>Tier 2</td><td>ARB Level 1 VDECS</td></tr><tr><td>3</td><td>Tier 2</td><td>Alternative Fuel*</td></tr></table> <p>** Alternative fuels are not a VDECS.</p> <p>C. <i>Construction Emissions Minimization Plan.</i> Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.</p> <p>1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</p> <p>2. The project sponsors shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.</p> <p>3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign</p>	Compliance Alternative	Engine Emission Standard	Emissions Control	1	Tier 2	ARB Level 2 VDECS	2	Tier 2	ARB Level 1 VDECS	3	Tier 2	Alternative Fuel*				
Compliance Alternative	Engine Emission Standard	Emissions Control														
1	Tier 2	ARB Level 2 VDECS														
2	Tier 2	ARB Level 1 VDECS														
3	Tier 2	Alternative Fuel*														

Mitigation Monitoring & Reporting Program				
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. <i>Monitoring</i> After start of Construction Activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsors shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</p>				
<p>Mitigation Measure M-AQ-4: Best Available Control Technology for Diesel Generators. The project sponsors shall ensure that the backup diesel generator meet or exceed one of the following emission standards for particulate matter: (1) Tier 4 certified engine, or (2) Tier 2 or Tier 3 certified engine that is equipped with a California Air Resources Board (ARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS). A non-verified diesel emission control strategy may be used if the filter has the same particulate matter reduction as the identical ARB verified model and if the Bay Area Air Quality Management District (BAAQMD) approves of its use. The project sponsors shall submit documentation of compliance with the BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emission standard requirement of this mitigation measure to the Planning Department for review and approval prior to issuance of a permit for a backup diesel generator from any City agency.</p>	Project sponsors and construction contractor.	Prior to issuance of site permit	ERO to review and approve the diesel emission control strategy.	Considered complete upon ERO approval of the diesel emission control strategy.

Improvement Measures				
Improvement Measures Agreed to by the Project Sponsor.	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Transportation				
<p>Improvement Measure I-TR-1: Transportation Demand Management (TDM) Plan. As an improvement measure to encourage the use of sustainable modes, the project sponsors and subsequent property owners, should develop and implement a TDM Plan. The scope and number of TDM measures included in the TDM Plan should be in accordance with the Planning Commission Standards for the TDM Program (TDM Program) for the type of development proposed.¹ The proposed project’s TDM Plan should conform to the most recent version of the TDM Program Standards available at the time of the project’s approval. The Planning Department should review and approve the TDM Plan, as well as any subsequent revisions to the TDM Plan, pursuant to the TDM Program Standards. The TDM Plan should target a reduction in the vehicle miles traveled (VMT) rate (e.g., VMT per capita), monitor and evaluate project performance (actual VMT), and adjust TDM measures over time to attempt to meet VMT target reduction.</p> <p>The TDM Plan may include, but is not limited to, the types of measures summarized below for explanatory example purposes. Actual TDM measures selected should include those from the TDM Program Standards which describe the scope and applicability of candidate measures in detail and include:</p> <ol style="list-style-type: none">1. Active Transportation: Provision of streetscape improvements to encourage walking, secure bicycle parking, shower and locker facilities for cyclists, subsidized bike share memberships for project occupants, bicycle repair and maintenance services, and other bicycle-related services2. Car-Share: Provision of car-share parking spaces and subsidized memberships for project occupants3. Delivery: Provision of amenities and services to support delivery of goods to project occupants4. Family-Oriented Measures: Provision of on-site childcare and other amenities to support the use of sustainable transportation modes by families5. High-Occupancy Vehicles: Provision of carpooling/vanpooling incentives and shuttle bus service6. Information and Communications: Provision of multimodal wayfinding signage, transportation information displays, and tailored transportation marketing services7. Land Use: Provision of on-site affordable housing and healthy food retail services in underserved areas8. Parking: Provision of unbundled parking, short term daily parking provision, parking cash out offers, and reduced off-street parking supply.	<p>This measure is no longer required because it has been superceded by the passage of the Transportation Demand Management (TDM) Program (Board File # 160925/34-17)</p>			
<p>Improvement Measure I-TR-2: Monitoring and Abatement of Queues. To reduce the potential for queuing of vehicles accessing the project site, it should be the responsibility of the project sponsors to ensure that recurring vehicle queues or vehicle conflicts do not occur on Shannon Street. A vehicle queue is defined as one or more vehicles (destined to the parking garage) blocking any portion of the Shannon Street sidewalk or travel lanes for a consecutive period of three minutes or longer on a daily and/or weekly basis.</p> <p>If the Planning Director, or his or her designee, suspects that a recurring queue or conflict is present, the Planning Department should notify the project sponsors in writing. Upon request, the owner/operator should hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant should prepare a monitoring report to be submitted to the Planning Department for review. If the Planning Department determines that a recurring queue or conflict does exist, the project sponsors should have 90 days from the date or the written determination to abate the recurring queue or conflict.</p>	<p>Project sponsor.</p>	<p>During project occupancy.</p>	<p>Transportation consultant, Planning Department</p>	<p>During project occupancy if a queuing of vehicles occurs.</p>

¹ San Francisco Planning Department, *Draft TDM Program Standards*, July 2016 are available online at: <http://sf-planning.org/tdm-materials-and-resources>.

Improvement Measures				
Improvement Measures Agreed to by the Project Sponsor.	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>Improvement Measure I-TR-3: Construction Management Plan and Public Updates.</p> <p>Construction Coordination – To reduce potential conflicts between construction activities and pedestrians, bicyclists, transit and vehicles at the project site, the project sponsors should require that the contractor prepare a Construction Management Plan for the project construction period. The preparation of a Construction Management Plan could be a requirement included in the construction bid package. Prior to finalizing the Plan, the project sponsor/construction contractor(s) should meet with San Francisco Public Works (Public Works), San Francisco Municipal Transportation Agency (SFMTA),), the Fire Department, Muni Operations and other City agencies to coordinate feasible measures to include in the Construction Management Plan to reduce traffic congestion, including measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during construction of the proposed project. This review should consider other ongoing construction in the project vicinity. As determined necessary by the SFMTA to minimize the potential for impacting vehicle and transit traffic on O’Farrell Street, the Construction Management Plan could include restrictions on travel lane closures or construction truck deliveries or materials removal during the AM (7 to 9 AM) and PM (3 to 7 PM) peak periods when tow-away regulations are in effect on O’Farrell Street.</p> <p>Carpool, Bicycle, Walk and Transit Access for Construction Workers – To minimize parking demand and vehicle trips associated with construction workers, the construction contractor could include as part of the Construction Management Plan methods to encourage carpooling, bicycle, walk and transit access to the project site by construction workers (such as providing transit subsidies to construction workers, providing secure bicycle parking spaces, participating in free-to-employee ride matching program from www.511.org, participating in emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers.</p> <p>Construction Worker Parking Plan – As part of the Construction Management Plan that could be developed by the construction contractor, the location of construction worker parking could be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking could be discouraged. All construction bid documents could include a requirement for the construction contractor to identify the proposed location of construction worker parking. If on-site, the location, number of parking spaces, and area where vehicles would enter and exit the site could be required. If off-site parking is proposed to accommodate construction workers, the location of the off-site facility, number of parking spaces retained, and description of how workers would travel between an off-site facility and the project site could be required.</p> <p>Project Construction Updates for Adjacent Businesses and Residents – To minimize construction impacts on access to nearby institutions and businesses, the project sponsors could provide nearby residences and adjacent businesses with regularly-updated information regarding project construction, including construction activities, peak construction vehicle activities (e.g., concrete pours), travel lane closures, and parking lane and sidewalk closures. A regular email notice could be distributed by the project sponsors that would provide current construction information of interest to neighbors, as well as contact information for specific construction inquiries or concerns.</p>	Project sponsor	Develop Construction Management Plan prior to the start of construction, and implement plan throughout the construction period.	Project sponsor and construction contractor. Planning will review and approve the Construction Management Plan (CMP).	Considered complete upon completion of project construction.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 28, 2018

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Case No.: **2013.1535ENV/CUA**
Project Address: **450-474 O'FARRELL STREET/ 532 JONES STREET**
Zoning: RC-4 (Residential-Commercial, High Density) District
80-T-130-T Height and Bulk District
North of Market Special Use District No. 1
Block/Lot: 0317/007, 009, 011
Project Sponsor: Fifth Church of Christ, Scientist
450 O'Farrell Partners, LLC
39 Forrest Street, Suite 201
Mill Valley, CA 94941
Attn: Tyler Evje
te@thompsondorfman.com
Staff Contact: Marcelle Boudreaux - (415) 575-9140
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303 FOR: I) PLANNED UNIT DEVELOPMENT PURSUANT TO SECTION 304, WITH MODIFICATIONS FOR REAR YARD (SECTION 134(G)), DWELLING UNIT EXPOSURE (SECTION 140); OFF-STREET LOADING (SECTION 152) AND PERMITTED OBSTRUCTIONS (SECTION 136(C)); II) FOR DEMOLITION OF FIVE EXISTING DWELLING UNITS (SECTION 317); III) EXCEEDING HEIGHT OF 50 FEET WITH STREET FRONTAGE GREATER THAN 50 FEET (SECTION 253); IV) HEIGHT GREATER THAN 80 FEET IN NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT NO. 1 (SECTION 249.5/263.7); V) BULK EXCEEDANCE (SECTION 270); VI) ESTABLISHMENT OF NEW RELIGIOUS INSTITUTION USE (SECTION 303). THE PROJECT, LOCATED AT 450-474 O'FARRELL STREET AND 532 JONES STREET, TO DEMOLISH THE EXISTING COMMERCIAL BUILDING (474 O'FARRELL STREET), EXISTING COMMERCIAL AND RESIDENTIAL BUILDING (532 JONES STREET), AND EXISTING RELIGIOUS BUILDING (450 O'FARRELL STREET), AND CONSTRUCT A 13-STORY MIXED USE BUILDING CONTAINING UP TO 176 RESIDENTIAL UNITS, AND APPROXIMATELY 3,827 SQUARE FEET GROUND FLOOR RETAIL, 9,555 SQUARE FEET NEW RELIGIOUS (CHURCH) USE, AND BELOW-GRADE PARKING FOR UP TO 46 VEHICLES, LOCATED AT LOTS 007, 009 AND 011 IN ASSESSOR'S BLOCK 0317, WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY), NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT NO. 1, AND 80-T-130-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 8, 2015, Bruce Fairty of 450 O'Farrell Partners, LLC (hereinafter "Project Sponsor") filed a complete application with the Department for the project, as modified by subsequent submittals, with the San Francisco Planning Department (hereinafter "Department") for a Conditional Use Authorization

request pursuant to Section 303 for Planned Unit Development under Section 304, with modifications to Section 132(c) (permitted obstructions), Section 134 (rear yard modification), Section 140 (dwelling unit exposure), and Section 152 (residential off-street loading), and additional Conditional Use Authorization to the Planning Code under Section 317(g)(5) for demolition of existing residential units; Section 253(b) for new construction over 40 feet in height and a street frontage greater than 50 feet; Section 263.7 for an exception to the 80-foot base height limit in North of Market Residential Special Use District No. 1; Section 271 for exceptions to Section 270, governing the bulk of the building; and Section 303 for the new religious institution (church) use. The project proposes demolition of three buildings: 450 O'Farrell Street (currently occupied by the Fifth Church of Christ, Scientist); 474 O'Farrell Street (one-story, vacant retail building); and 532 Jones Street (one-story restaurant use, with five existing residential units). The proposal is to merge these three lots, and construct a new mixed-use building rising up to 130-foot-tall (13-story), with up to 176 dwelling units, restaurant and/or retail space on the ground floors, and a replacement church (proposed religious institution) incorporated into the ground and two upper levels, with up to 46 below grade parking spaces, private and common open space and Class 1 and 2 bicycle parking spaces, (the "Project") on the subject property located on Lots 007, 009, 011 in Assessor's Block 0317.

On November 21, 2014, Project Sponsor had on file a complete environmental evaluation application with the Department for environmental review for the Project.

The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on February 22, 2017.

On October 25, 2017, the Department published a Draft EIR ("DEIR") for public review (Case No. 2013.1535ENV). The DEIR was available for public comment until December 11, 2017. On November 30, 2017, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the DEIR. On June 13, 2018, the Department published a Comments and Responses document, responding to comments made regarding the DEIR prepared for the Project.

On June 28, 2018, the Commission reviewed and considered the Final EIR ("FEIR") and found that the contents of said report and the procedures through which the FEIR was prepared and publicized in compliance with the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Commission found that the FEIR was adequate, accurate, and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the DEIR, and certified the FEIR by Motion No. ##### for the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

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. These improvement and mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

On June 28, 2018, the Commission adopted Motion No. #####, adopting CEQA findings, including a Statement of Overriding Considerations, and adopting the MMRP, which findings and adoption of the MMRP are hereby incorporated by reference as though fully set forth herein.

On March 2, 2016, the Project Sponsor submitted a request for review of development exceeding 40 feet (Case No. 2013.1535SHD), pursuant to Section 295, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (RPD). Department staff prepared a preliminary shadow fan analysis depicting the potential shadow cast by the development which indicated that the project could potentially cast shadow on Boedekker Park and Tenderloin Recreation Center, parks under the jurisdiction of RPD. A shadow study was prepared by CADP (dated January 21, 2016) that included more precise articulation of the envelope and accounted for shadows from existing buildings. Staff analyzed this study and concluded that the Project could not potentially cast shadow on properties under the jurisdiction. Therefore, the Project would have no impact to properties subject to Section 295.

The Planning Department, Office of the Commission Secretary, is the custodian of records for these actions, and such records are located at 1650 Mission Street, Fourth Floor, San Francisco, California.

On June 28, 2018, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2013.1535ENVCUA. 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 on behalf of the applicant, the Planning Department staff, and other interested parties.

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 on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2013.1535ENVCUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- A. The above recitals are accurate and constitute findings of this Commission.
- B. **Project Description.** The project proposes demolition of three buildings: 450 O'Farrell Street (currently occupied by the Fifth Church of Christ, Scientist); 474 O'Farrell Street (one-story, vacant retail building); and 532 Jones Street (one-story restaurant use, with five existing residential units). The proposal is to merge these three lots, and construct a new mixed-use building rising up to 130-foot-tall (13-story), with up to 176 dwelling units, restaurant and/or retail space on the ground floors, and a replacement church (proposed religious institution) incorporated into the ground and two upper levels, below grade parking and mechanical spaces, private and common open space and 116 Class 1 and 9 Class 2 bicycle parking spaces. The project would construct a total of approximately 218,155 square feet ("sf") of development, including 182,668 sf of residential space, 3,827 sf of restaurant/retail space, 9,555 sf for religious institution use, 8,398 sf of residential open space (288 sf of private open space and 8,110 sf of common open

space), and 21,105 sf of below-grade parking (up to 46 spaces). The project also proposes merger of three Lots 007, 009, and 011 in Assessor's Block 0317.

- C. **Site Description and Present Use.** The project site is currently occupied by the three-story, 26,904-square-foot Fifth Church of Christ, Scientist, including a 1,400-square-foot parking lot with four parking spaces at 450 O'Farrell Street; a one-story, 4,415-square-foot vacant retail building at 474 O'Farrell Street; and a one-story, 1,012-square-foot restaurant and residential building with five units at 532 Jones Street.
- D. **Surrounding Properties and Neighborhood.** The Project Site is located within the RC-4 zoning district, a District defined by its compact, walkable, transit-oriented and mixed-use nature, within the Downtown/ Civic Center neighborhood. The immediate context is primarily residential with neighborhood-serving commercial uses. The immediate vicinity includes buildings ranging from five to 12 stories, and within a two-block radius up to 16-stories (including at the end of the subject site block). Within ¼-mile radius east of the site is the dense commercial retail area surrounding Union Square and the western boundary of the Financial District, and within ¼-mile south of the site is the City's major ceremonial and transit corridor Market Street. The project site is located within the boundaries of the Uptown Tenderloin Historic District which is listed in the National Register. Other zoning districts in the vicinity of the project site include: C-3-G (Downtown General), C-3-R (Downtown Retail), and P (Public), which exhibit a range of height and bulk districts: 80-T, 80-A, 80-130-F, and 225-S.
- E. **Public Outreach and Comments.** The Department received public comment during the environmental review process, some focused outside of the scope of EIR and included concerns about increased traffic, excess noise, and gentrification. Since the notice period for this hearing, the Department has received one letter directly in support of the project's additional rental housing and the church project (attached). A letter of objection to the surrounding safety due to the project was received (attached). The sponsor team has submitted a detailed outreach report (attached), outlining the numbers and details of outreach conducted with local nonprofits, businesses and residents, over approximately two years. In addition, the sponsor has submitted over 60 letters of support (attached) from neighborhood businesses, residents and members of area churches in support of a project that provides an adequate size church, provides rental housing and retail space on this site.
- F. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
1. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 15 points.

The Project submitted a completed Environmental Evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM

Program Standards, resulting in a required target of 15 points (residential). As currently proposed, the Project will achieve its required 15 points through the following TDM measures:

- *Unbundled Parking*
- *Parking Supply*
- *On-Site Affordable Housing*

2. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 21, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the proposed dwelling units as affordable. In addition, pursuant to Section 415.6(a)(9), the Commission shall require that the project sponsor replace the number of existing affordable units removed with units of a comparable number of bedrooms and sales prices or rents on the site, in addition to compliance with the requirements set forth in this Section.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The Project Sponsor submitted such Affidavit on June 4, 2018. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 21, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the total proposed dwelling units as affordable. Twenty-three (23) units (5 studios, 9 one-bedrooms, 9 two-bedrooms) of the total 171 net new units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. In addition, the Project proposes demolition of five studio units currently existing at the site presumed to be subject to the Rent Stabilization and Arbitration Ordinance and these five will be replaced as on-site affordable units. Total number of on-site affordable units for the Project will be 28 of the 176 total dwelling units, or 16%.

G. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in Section 303(c) in that:

1. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Downtown/ Civic Center neighborhood contains a mix of residential, commercial and institutional uses, including religious facilities. This mixed-use building will be compatible with that neighborhood mix of uses. The project will provide rental housing, ground floor retail space, and a new Christian Science church and Reading Room (institutional use) to replace the existing church site (deemed obsolete and oversized), a vacant commercial building adjacent to the church, and a one-story restaurant building containing five existing residential units that will be replaced on-site. Specifically, this mixed-use project includes 176 newly constructed dwelling units (with 28 on-site affordable units including the five replacement units), supporting a need in the City, a new church facility, retail space, and below grade parking.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project's proposed building massing is consistent with the character and design of the neighborhood, and will not impede any development of surrounding properties. The project would be a contemporary, but compatible, design that references the character-defining features of the surrounding district and is compatible with size and scale, composition, materials and architectural details. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation. The elements include the retained church façade and colonnade, the new church structure, and two different architectural styles for floors seven and above. The façade of the main building is set back from the street, beyond the existing 450 O'Farrell building façade and the new church building. The expression of the upper levels is compatible with the overall design and district, but read as secondary elevations. Finally, a vertical notch is proposed at the corner of O'Farrell Street and Shannon Alley, further reducing the building's massing impact. The building's design is well-articulated horizontally and vertically in order to reduce the apparent massing and includes retention of a unique urban design feature as a device to orient the community.

- b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project site is located accessible by public transit, with multiple public transit alternatives (MUNI Bus lines 2-Clement, 3-Jackson, 27-Bryant, 31-Balboa, 38-Geary, 38R-Geary Rapid, and 45-Union/Stockton; Powell Street and Civic Center BART/MUNI) within close walking distance. Additionally, the Project site is directly adjacent to O'Farrell and Jones Streets, both major thoroughfares which provide ready access to those driving.

Parking is available either along surrounding neighborhood streets or within the proposed underground parking garage. The proposed below-grade garage proposes up to 46 parking spaces, of which 10 are to be dedicated to the church and one car share space. The vehicular entrance is located on Shannon Street, which will be less detrimental to the existing traffic pattern than would be a garage entrance on O'Farrell Street, which has a dedicated transit lane and one vehicular travel lane. The residential entrance, including entrance to the on-site bicycle parking, is located along Shannon Street, a feature designed to activate this elevation of the project site. Pedestrian entrances to the retail and church uses are on O'Farrell and additional retail use from Jones Streets, further activating those major streets. Given the small amount of retail space (less than 4,000 square feet) and limited loading needs as discussed in the project EIR, the project will seek an exception to off-street loading requirements by providing an on-street solution. The development will not be detrimental to the convenience of persons residing or working in the vicinity.

- c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not emit any noxious odors or emissions. As a primarily residential and religious building, there will be limited generation of dusts or odors, and all activities are contained inside the building, which prevents noise pollution from emanating. The location of exhaust fans and louvers will comply with applicable regulations to prevent emissions from directly affecting surrounding residents and the public. The design does not contain large expanses of glazing or highly reflective glass that would create unwanted glare. During construction, appropriate measures will be taken to minimize the generation of and impacts from noise, dust and odor as required by the Building Code and any other applicable limitations.

- d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

Street trees are proposed along O'Farrell and Jones Streets as appropriate to meet Better Streets requirements and introduce a greening element downtown. The project proposes common and private open space in the form of private decks, setbacks, and portions of the property at the upper levels behind the retained colonnade; and common open space through a lower level courtyard, and a roof deck. The common open space areas will include landscaping and screening. The project will be properly and minimally lit, with signage to in conformance with Code requirements to promote easy access to, from, and within the building. Parking is all located below grade, with the parking garage entrance screened per Code.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The Project generally complies with the applicable sections of the Code, with certain exceptions. The residential uses contemplated for the Project within the RC-4 are generally permitted, and the proposed commercial uses are permitted within the RC-4 zoning district. Some of the project massing, including the contemplated maximum height and bulk exceedance, require additional Conditional Use authorization. The Project seeks several modifications to the requirements of the Planning Code through the PUD process. The purpose of the PUD process is to allow a well-designed development on larger sites to request modifications from the strict requirements of the Planning Code, provided that the Project generally meets the intent of these Planning Code requirements and will not adversely affect the General Plan.

4. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The project site is located within the RC-4 zoning district and subarea No. 1 of the North of Market Residential Special Use District. This SUD has a stated purpose which includes protect and enhance important housing resources in an area near downtown, conserve and upgrade existing low and moderate income housing stock, preserve buildings of architectural and historic importance and preserve the existing scale of development, maintain sunlight in public spaces, encourage new infill housing at a compatible density, limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area, and limit the number of commercial establishments which are not intended primarily for customers who are residents of the area. Considered as a whole, although the project demolishes historic resources, the Project would add housing and commercial goods and services to add to and to support the residential-commercial District, in addition to a new church facility, into one mixed-use building. The Project site is well-served by transit and existing commercial services, with amenities accessible by foot, bike or transit. The Project includes a mix of unit types, including 45 studios, 69 one-bedroom units, 62 two-bedroom units, and provision of on-site affordable units. This mix of units can serve diverse housing sizes. On balance, the Project conforms with multiple goals and policies of the General Plan.

H. **Planned Unit Development.** Section 304 establishes criteria and limitations for the authorization of Planned Unit Development (PUD)'s over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. In cases of projects on sites ½-acre or greater that exhibit outstanding overall design and are complementary to the design and values of the surrounding area, such projects may merit modification of certain Code requirements.

1. Specifically the project seeks these modifications:
 - a) *A modification of the rear yard requirements per Section 134(g) of the Planning Code, as a modification through the PUD process, to allow for open space in a configuration other than a rear yard. Although the building does propose full lot coverage, the L-shaped design combined with sculpting of the mass produce a configuration of lower floors adjacent to the northern neighbor's*

lightwell. The project proposes a compliant amount of residential open space, as follows: private open space in the form of private decks, setbacks; and common open space through a lower level courtyard, and a roof deck.

- b) *An exception to dwelling unit exposure requirements per Section 140 of the Planning Code for 21 of the 176 units. Although these units do not look onto an area that meets the exact dimensional requirements for an inner court that expands five feet at each upper level the, buildings L-shape creates an open area that allows these units to face onto an area with access to light and air.*
 - c) *An exception to the off-street loading requirements per Section 152 of the Planning Code, which requires one residential loading space for the project. Instead, the project proposes to convert one of the three existing general on-street metered parking spaces on O'Farrell Street adjacent to the project site to a metered commercial loading space, and would request from the San Francisco Municipal Transportation Agency (SFMTA) that the hours of operation of the existing two vehicle passenger loading/unloading zone adjacent to the project site be revised from only during church service to all day passenger loading/unloading, with an exception during the tow away peak periods.*
 - d) *An exception to permitted obstructions. The balconies at upper residential levels project over Shannon Street 4 inches beyond what is permitted per technical dimensions at public rights of way when sidewalk is less than 9 feet, as outlined in Section 136(c) of the Planning Code. This exceedance will be minimally perceptible but allow additional habitable space at these balconies.*
2. On balance, the Project complies with said criteria of Section 304(d) in that it:
- a) Affirmatively promotes applicable objectives and policies of the General Plan;

See General Plan Compliance discussion under Item #J.

- b) Provides off-street parking adequate for the occupancy proposed;

Off-street parking is not required in the RC-4 zoning district. The project provides off-street parking for residential use at a ratio less than .25 in a below grade garage. Up to 46 spaces are proposed, with 10 dedicated to visitors to the religious institution and one car share space. Balanced with multiple transit lines within ¼-mile, options for walking, and over 125 bicycle parking spaces, both on-site and on the sidewalks, this off-street parking is adequate for the proposed uses, for this downtown location.

- c) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The open space provided by the project complies with the residential open space requirements under the Code. Private open space is provided in the form of decks and balconies to eight residential units; and common open space is provided for the balance of residential units through a lower level roof deck courtyard and at the roof deck.

- d) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

Pursuant to Section 249.5, in the North of Market Residential Special Use District No. 1 the density ratio for the site is one dwelling unit for each 125 square feet of lot area, allowing up to 176 units on this 22,106 square foot site. Accordingly, no increase in density is being sought.

- e) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section 231 of this Code;

The proposed retail use is properly scaled for the neighborhood and the project as a whole. The project proposes two retail spaces, totaling less than 4,000 square feet. This is in accord with other small, ground floor retail uses on the surrounding blocks, and appropriate for the overall size of the project.

- f) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

No exception to the 130-foot height limit is being sought. Please review discussion of Conditional Use Authorization in Items #(I)(2) and #(I)(3).

- g) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

The site is located within the RC-4 zoning district, therefore, this is not applicable.

- h) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code;

The site is located within the RC-4 zoning district, therefore, this is not applicable.

- i) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The site is located within the RC-4 zoning district, therefore, this is not applicable.

- j) Provide street trees as per the requirements of Section 138.1 of the Code.

The project will comply with all street tree requirements per requirements pursuant to the Public Works Code.

- k) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

The site is located within the RC-4 zoning district, therefore, this Code Section is not applicable to the Project.

I. Additional Findings to Section 303(c) for Conditional Use Authorization request. Each Planning Code Section may establish criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization.

1. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- a. whether the property is free of a history of serious, continuing Code violations;

The mixed use property has housed a restaurant and residential uses. Although some violations are on file for the property for both uses, these have been abated through the Department of Building Inspection (DBI) process. There are no pending Building Code complaints associated with the 532 Jones Street property.

- b. whether the housing has been maintained in a decent, safe, and sanitary condition;

Currently, per information provided by the Sponsor, two of the residential units are used as storage for non-residential uses, and one residential unit is vacant. The remaining two residential units are occupied by employees of the ground floor restaurant in the building (d.b.a. Shalimar). There are no open complaints for the residential use.

- c. whether the property is an "historical resource" under CEQA;

The building is considered a contributor to the Uptown Tenderloin National Register Historic District, therefore is an historical resource under CEQA, however

is not listed as individually significant in either the National Register or California Register.

- d. whether the removal of the resource will have a substantial adverse impact under CEQA;

The EIR for the project determined that demolition of the 532 Jones building would not have a significant adverse impact to historical resources (Uptown Tenderloin National Register Historic District) under CEQA. The replacement project will be compatible with the scale of the surrounding neighborhood.

- e. whether the project converts rental housing to other forms of tenure or occupancy;

The existing units are rental housing, and the project proposes to initially offer all dwelling units as rental units. Therefore, as proposed the project sponsor indicates that there is no conversion to other forms of tenure or occupancy.

- f. whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

The existing five units are not deed-restricted, tax-credit funded affordable housing. Although Planning Staff does not have the authority to make a determination on the rent control status of a property, it is to be assumed that the units to be demolished are subject to the Residential Rent Stabilization and Arbitration Ordinance due to building construction date circa 1950. Only two of the five units are occupied, and the project sponsor will be working with MOH and other parties to ensure a relocation plan. The project includes five additional on-site affordable units in excess of its inclusionary housing requirement (13.5%, or 23 units) as new, on-site replacement units. The project proposes a total of 28 on-site affordable units pursuant to Section 415 of the Planning Code.

- g. whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

Although the existing housing will not be conserved, the mixed-use project, which merges three lots, will replace the five existing units – only two of which are currently occupied – with 176 newly constructed units. The five replacement residential units and 171 new residential units in the project meet the stated purpose of the North of Market Residential Special Use District and the City's priority policies to encouraging dense infill housing in close proximity to transit. By providing a varied unit mix and on-site affordable units (23 inclusionary units and 5 replacement inclusionary units), the surrounding neighborhood's cultural and economic diversity will be enhanced.

- h. whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The project conserves neighborhood character with a mixed-use project including 176 newly constructed dwelling units, including 16%, or 28 units, as on-site affordable, a church, retail space, and below grade parking, all while including features that are consistent with the character defining features of the Uptown Tenderloin National Register Historic District. Architectural elements from existing structures will be incorporated into the new building design to maintain its connection to the neighborhood's history. Additionally, retention of the existing 450 O'Farrell building facade and colonnade along O'Farrell Street will preserve a unique urban design feature of this building, as a key orientation element for the block and neighborhood. The new building design is compatible with the prevailing development pattern and neighborhood character on the project and surrounding blocks. The unit mix – studios, junior one bedrooms, one bedrooms, and two bedrooms – is balanced with compliant residential open space at various levels, and enables individuals and families to live in a building together. The minimal amount of ground floor retail supports the new and existing residential uses, and, overall, the project seeks to enhance the neighborhood's economic and cultural diversity.

- i. whether the project protects the relative affordability of existing housing;

None of the five units in the existing building are deed-restricted affordable housing, however, are presumed to be subject to the Rent Stabilization and Arbitration Ordinance. The project as a whole is required to comply with San Francisco's inclusionary housing program under Section 415 of the Planning Code. In addition, the five units to be demolished will be replaced as on-site inclusionary. As a result, 16% of the dwelling units provided on-site will be affordable (23 required inclusionary units and 5 replacement inclusionary units).

- j. whether the project increases the number of permanently affordable units as governed by Section 415;

By demolishing the five existing units, and replacing them with a project that will comply with Section 415 of the Planning Code, the number of affordable units will increase. The Project's required inclusionary is 13.5% or 23 affordable units and the replacement five affordable units, will produce a project with 28 on-site affordable units, thereby increasing the supply of newly constructed affordable units within a market-rate project.

- k. whether the project locates in-fill housing on appropriate sites in established neighborhoods;

The project locates in-fill housing in close proximity to transit, in the Downtown/ Civic Center neighborhood within the dense residential-commercial Uptown Tenderloin Historic District.

- l. whether the project increases the number of family-sized units on- site;

The five existing units are all studios, and therefore are not family-sized. The project currently proposes a diverse unit mix, with 45 studio units, 69 one-bedroom units, and 62 two-bedroom units proposed. Thus, the number of family-size units will increase as a result of the project.

- m. whether the project creates new supportive housing;

The project does not provide supportive housing.

- n. whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

The project is of superb architectural and urban design quality and enhances existing neighborhood character. The EIR for the project, the new building has been determined compatible with the Uptown Tenderloin National Register Historic District. The project will be a contemporary, but compatible, design that references the character-defining features of the surrounding district, in terms of size and scale, composition, and materials. The massing is compatible in terms of lot occupancy, solid-to-void ratio, and vertical articulation. Materials selection includes pre-cast concrete, with varying finishes, with deep recesses for glazing at the primary elevations fronting the street, and non-reflective metal panel systems with vertical oriented glazing and spandrel panel at the elevations setback from the street and secondary elevations.

The project retains the 450 O'Farrell building facade and colonnade along O'Farrell Street in order to preserve a unique urban design feature of this building, as a key orientation element for the block and neighborhood. Further, the design minimizes the building's mass with alternating setbacks, which seeks to minimize the appearance of bulk and minimize impacts to adjacent neighbors light and air, consistently applied design guidelines.

- o. whether the project increases the number of on-site Dwelling Units;

The existing 532 Jones Street building contains five dwelling units, while the project proposes 176 dwelling units – an increase of 171 total dwelling units.

- p. whether the project increases the number of on-site bedrooms;

The existing 532 Jones Street building contains five studio units, i.e. no bedrooms. The project currently proposes a total of 193 bedrooms, in addition to 45 studios, which includes the junior one-bedrooms.

- q. whether or not the replacement project would maximize density on the subject lot;

The project maximizes density by proposing to merge three lots - the 532 Jones Street, 474 O'Farrell Street and 450 O'Farrell Street lots - and developing one building to maximize the permitted density in the North of Market Residential Special Use District, subarea No. 1. The project will increase the dwelling units from 5 units by adding 171 units, for a total of 176 units. By merging three lots and building vertically to the permitted height limit for the site, the project is able to provide full use of the density available on the subject lot, as well as the adjacent two lots. Notably, the project sculpts the massing adjacent to the existing neighbors to preserve light and air. The maximum units in this project given the density allowed in this special use district is 176 units.

- r. if replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

Not applicable. The building to be replaced is assumed to be subject to the Residential Rent Stabilization and Arbitration Ordinance.

2. **Additional Findings pursuant to Section 253(b)(1)** establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications for a building exceeding a height of 40 feet in a RM or RC District where the street frontage is more than 50 feet. In reviewing any such proposal for a building or structure exceeding 40 feet in height in a RH District, 50 feet in height in a RM or RC District, or 40 feet in a RM or RC District where the street frontage of the building is more than 50 feet the Planning Commission shall consider the expressed purposes of this Code, of the RH, RM, or RC Districts, and of the height and bulk districts, set forth in Sections 101, 209.1, 209.2, 209.3, and 251 hereof, as well as the criteria stated in Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and may permit a height of such building or structure up to but not exceeding the height limit prescribed by the height and bulk district in which the property is located. On balance, the Project does comply with said criteria in that:

The height of the building varies from 55 feet to 130 feet, exceeding the 40 feet in height on a site with more than 50 feet of street frontage in an RC district, but in compliance with the 80-T-130-T height and bulk district applicable to this project site. As discussed at length in the Section 303(c) findings and further in the General Plan Compliance section, the project is on balance compatible with the criteria, objectives, and policies and principles of the RC-4

district, North of Market Residential Special Use District subarea No. 1, and the General Plan. Specifically, RC-4 districts call for a mixture of high-density dwellings with supporting commercial uses and open space. The project provides that 176 dwelling units in a diverse mix, with retail and religious institution uses on the lower levels.

3. **Additional Findings pursuant to Section 249.5(c)(1) for Section 263.7** establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications for a building exceeding a height of 80 feet in the North of Market Residential Special Use District. In the 80-120-T and 80-130-T Height and Bulk Districts located within the North of Market Residential Special Use District (NOMRSUD), heights higher than 80 feet would be appropriate in order to effect a transition from the higher downtown heights to the generally lower heights of the existing buildings in the NOMRSUD core area and the Civic Center area and to make more feasible the construction of new housing, provided that development of the site is also consistent with the general purposes of the NOMRSUD as set forth in Section 249.5(b). In making determinations on applications for Conditional Use authorizations required for uses located within the North of Market Residential Special Use District, the Planning Commission shall consider the purposes as set forth in Subsection 249.5(b) as delineated below. On balance, the Project does comply with said criteria in that:

- a) protect and enhance important housing resources in an area near downtown;

The project increases housing resources, with a varied unit mix, in the downtown area by a total of 171 units.

- b) conserve and upgrade existing low and moderate income housing stock;

The project replaces the existing five residential units with newly constructed replacement units. As such, the project provides a total of 28 on-site inclusionary affordable units.

- c) preserve buildings of architectural and historic importance and preserve the existing scale of development:

Although the project demolishes buildings of architectural and historic importance, the replacement project is compatible with the scale of development in the neighborhood.

- d) maintain sunlight in public spaces;

The project EIR determined that the project would not cause any shadow impacts on area parks and open spaces or any other significant shadow impacts. Further,

analysis conducted pursuant to Section 295 of the Planning Code determined that no parks under the jurisdiction of Recreation and Parks Department would be impacted by the project.

- e) encourage new infill housing at a compatible density;

The project is an infill housing development in close proximity to various modes of transit, with additional options for walking and biking, at a density consistent with the special use district and compatible with the dense urban neighborhood

- f) limit the development of tourist hotels and other commercial uses that could adversely impact the residential nature of the area;

No tourist hotel is contemplated by the project.

- g) limit the number of commercial establishments which are not intended primarily for customers who are residents of the area.

The limited retail space proposed is compatible with other mixed-use projects in the area and of a scale that would be primarily intended to serve residents of the area.

Additional Findings pursuant to Section 271(c) establishes criteria for the Planning Commission to consider in addition to Section 303(c) when reviewing applications for a building's bulk limits to be exceeded. Section 270 of the Planning Code establishes the bulk districts and the maximum dimensions within each bulk district. Within the "T" bulk district, at a setback height established pursuant to Section 132.2, but no higher than 80 feet, the maximum plan dimension is established at 110 feet (plan length) and 125 feet (diagonal). The project exceeds these dimensions with a proposed diagonal of approximately 165 feet 6 inches and plan dimension of approximately 115 feet. Exceptions to the Section 270 bulk limits are permitted through Section 271. On balance, the Project does comply with said criteria in that:

- a. The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:
 - i. Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;
 - ii. Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;
 - iii. Differences in materials, colors or scales of the facades that produce separate major elements;

- iv. Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and
 - v. In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.
- b. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:
- i. A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;
 - ii. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;
 - iii. Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and
 - iv. Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The project's O'Farrell Street elevation is articulated to break the massing down into several distinct sections. The front façade of the 450 O'Farrell building would be retained and incorporated into the proposed project as a unique urban design feature and create a distinct entry to the O'Farrell Street retail use. The 13-story massing would be setback from the street/retained façade. The building component to the west will rise to eight stories and will house the church on the street level and residences above. The rest of the structure will be set back from O'Farrell Street, helping to reduce the building's massing at the street.

The proposed O'Farrell Street elevation references the tripartite composition characteristic of the district. Specifically, the existing 450 O'Farrell Street façade and the proposed church façade will be the base, the apartments will be the middle, and the parapet will define the top. The proposed base at the new church and at the Jones Street elevation will be further articulated as a two-part vertical composition with a high ground floor, similar to the bases of the adjacent and surrounding district contributors.

The articulation of the proposed façade along on O'Farrell Street will divide the façade in vertical subzones and will reflect the verticality of the nearby buildings by breaking up the horizontal form. The projecting precast concrete sections (rendered in white) with punched rectangular windows accentuate the elongated form of the building. On the western half of the elevation, the orientation of the rectangular windows strengthens verticality while adding rhythm to the façade, through application of an alternate materials palette: non-reflective metal, spandrel panel and glazing system. The secondary façades, including the western setback and the Shannon Street elevation, will be relatively flat, broken by lines and projecting balconies on Shannon Street.

Continuous street walls are typical of the district. Along O'Farrell Street, the existing 450 O'Farrell Street façade will be retained. The 8-story building component to the west, which will be clad in a textured pre-clad concrete and will house the new church, will extend to the property line. In addition, the Jones Street elevation will also extend to the property line, creating a continuous street wall. This urban design move preserves and enhances the pedestrian environment since the required use of transparency at these elevations provides an openness for pedestrians and users.

The building's design is well-articulated in order to reduce the apparent massing and includes retention of a unique urban design feature as a device to orient the community. The site is within the Uptown Tenderloin National Register Historic District, and the new building has been determined compatible with the District and the character of the surrounding neighborhood, specifically the scale and size, composition, materials, and architectural details.

- J. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

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 1.10

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

OBJECTIVE 2:

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

Policy 2.1

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

OBJECTIVE 4:

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

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3

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

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6

Respect the character of older development nearby in the design of new buildings.

OBJECTIVE 3:

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

Policy 3.1

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.5

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.4

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The Project is a high-density residential development at an infill site, providing 176 new dwelling units in a mixed-use area. The Project includes 28 on-site affordable housing units for rent, which assist in meeting the City's affordable housing goals. The Project is also in close proximity to ample public transportation.

The Project generally promotes the purpose of the North of Market Residential Special Use District through infill housing at compatible density. The project introduces 171 new residential units with on-site affordable units near downtown, provides five new replacement residential units on-site, proposes less than 4,000 square feet of ground floor commercial which can support existing and new residents, and does not shade public open spaces. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Project will activate O'Farrell Street with the re-located church site and retail use, Shannon Street with the residential lobby, and Jones Street with additional retail use. Further, street improvements such as street trees and bicycle parking will further enhance the public realm, consistent with the better street plan policies in the General Plan.

The proposed new construction would produce high-quality architectural design that is compatible with the surrounding neighborhood and with the Uptown Tenderloin National Register Historic District, in which the site is located. The new building will reflect the characteristic pattern which gives to the City and its neighborhood an image, sense of purpose, and a means of orientation; and, moderating major new development to complement the City pattern, by providing a new, mixed-use development consistent with neighboring 6- to 19-story development in close proximity to the site. In addition, the project maintains a sense of scale on the block through retaining a portion of the façade of the 450 O'Farrell building, which is to be incorporated into the new building. The Project would provide a new religious facility that will enable an existing church, which in its current location has been located at this site for more than 90 years, to continue to be located within the community and provide updated, code compliant, and expanded religious instructional and outreach facilities, while salvaging and reusing certain features of the building's interior elements.

The project, on balance, promotes the policies and objectives of the General Plan by locating housing for all at a mixed-use infill development site, with neighborhood-serving commercial, and at a density to support it, where households can easily rely on public transportation, walking and bicycling for a majority of daily trips.

3. **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 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 proposes demolishing the existing restaurant and retail spaces, and replacing those with new retail spaces that are consistent in size and intensity with the rest of the block. The overall retail space proposed is less than 4,000 square feet, thereby creating opportunities for residents while not diminishing the residential nature of the mixed-use block.

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 introduces 171 new residential units with on-site affordable units near downtown, provides five new replacement residential units as on-site affordable units, proposes less than 4,000 square feet of ground floor commercial which can support existing and new residents, and does not shade public open spaces. Although the proposal does not preserve historic architectural resources, the new building scale, materials and architectural features are compatible with the surrounding neighborhood character and buildings. The Project will activate O'Farrell Street with the re-located church site and retail use, Shannon Street with the residential lobby, and Jones Street with additional retail use. The new building will reflect the characteristic pattern which gives to the City and its neighborhood an image, sense of purpose, and a means of orientation; and, moderating major new development to complement the City pattern, by providing a new, mixed-use development consistent with neighboring 6- to 19-story development in close proximity to the site.

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

The project proposes to replace the five existing residential units, none of which are deed-restricted affordable units but are presumed to be subject to the Rent Stabilization and Arbitration Ordinance, with 176 total residential units, 2 of which are designated on-site affordable housing. As a result, the project creates an increase in the City's supply of affordable housing.*

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

The Project Site is served by nearby public transportation options. The Project site is very accessible by public transit, with multiple public transit alternatives (MUNI Bus lines 2-Clement, 3-Jackson, 27-Bryant, 31-Balboa, 38-Geary, 38R-Geary Rapid, and 45-Union/Stockton; Powell Street and Civic Center BART/MUNI) within close walking distance. Additionally, the Project site is directly adjacent to O'Farrell and Jones Streets, both major thoroughfares which provide ready access to those driving. Parking is available either along surrounding neighborhood streets or within the proposed below grade parking garage. This garage has up to 46 parking spaces, of which 10 parking spaces will be dedicated to churchgoers, and one car share space, in addition to 125 Class 1 and Class 2 bicycle spaces. Given the accessibility of the project site, and the limited retail uses proposed, the project will not create community traffic that impedes MUNI service or overburdens the streets.

- 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 does not include commercial office development. Although the Project would remove a PDR use, the Project does provide new housing, which is a top priority for the City. The Project incorporates new PDR use, thus assisting in diversifying the neighborhood character.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Part of the project includes demolition of a building (450 O'Farrell Street) determined individually eligible for the California Register of Historic Resources. In certifying the Project's Environmental Impact Report (EIR), the Planning Commission adopted a Statement of Overriding Considerations, Motion No. #####, finding that the impacts of demolition of the individual historic architectural resource are outweighed by the benefits of the Project. The proposed new construction would produce high-quality architectural design that is compatible with the Uptown Tenderloin National Register Historic District, in which the site is located.

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

A shadow analysis prepared by CADP (dated January 21, 2016) determined that the Project would not cast any net new shadow on nearby open spaces or spaces under the jurisdiction of the Recreation and Parks Department (Boeddeker Park and Tenderloin Recreation Center).

4. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
5. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2013.1535ENVCUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 28, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the FEIR and the record as a whole and hereby adopts the CEQA findings contained in Planning Commission Motion No. XXXXX, incorporated herein as part of this motion, by this reference thereto, and the MMRP attached to Motion No. XXXXX as Exhibit B and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the FEIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 28, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

**Draft Motion
June 28, 2018**

**CASE NO. 2013.1535ENVCUA
450-474 O'Farrell/ 532 Jones Streets**

NAYS:

ABSENT:

ADOPTED: June 28, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a mixed-use residential and institutional use building with ground floor commercial and below grade parking located at 450-474 O'Farrell Street and 532 Jones in Lots 007, 009 and 011 of Block 0317 pursuant to Planning Code Section(s) **303, 304, 317, 253, 249.5, and 271** within the **RC-4 District and North of Market Residential Special Use District** and a **80-T-130-T** Height and Bulk District; in general conformance with plans, dated **June 28, 2018**, and stamped "EXHIBIT B" included in the docket for Case No. **2013.1535ENVCUA** and subject to conditions of approval reviewed and approved by the Commission on **June 28, 2018**, under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **June 28, 2018** under Motion No. **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

Chapter 116 Residential Projects. The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

1. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
2. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
3. **Design Considerations.**
 - a. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - b. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE's operations and noise during all hours of the day and night.
4. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
5. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

11. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

12. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan

information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

13. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- b. On-site, in a driveway, underground;
- c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

14. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

15. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

16. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to

implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

17. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

18. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

19. **Car Share.** Pursuant to Planning Code Section 166, no fewer than **one (1)** car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

20. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **125** bicycle parking spaces (**116** Class 1 spaces for the residential portion of the Project and **9** Class 1 or 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines.

Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

21. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

22. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
23. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org
24. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
25. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
26. **Inclusionary Affordable Housing Program.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.
- a) **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 13.5% of the proposed dwelling units as affordable to qualifying households. Further, pursuant to Planning Code Section 415.6(a)(9), the project is required to replace five affordable units existing at the site and that will be removed with units of comparable number of bedrooms and sales prices or rents, in addition to compliance with the requirements set forth in Planning Code Section 415. Therefore, the Project is required to provide 16% of the proposed dwelling units as affordable to qualifying households. The Project contains 176 newly constructed units, of which five units are replacement units; therefore, 28 affordable units are currently required, five of which are the affordable replacement units. The Project Sponsor will fulfill this requirement by providing the 28 affordable units on-site. If the number of market-rate units change, the number of required affordable units, twenty-three (23), shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD"). If the number of existing units to be removed changes, which is currently five (5) units, the number of replacement affordable units shall be

modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- b) **Unit Mix.** The Project contains newly constructed: 40 studios, 69 one-bedroom, and 62 two-bedroom units; therefore, the required affordable unit mix at 13.5% is 5 studios, 9 one-bedroom, and 9 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD. In addition, the project includes replacement of five affordable studio units currently existing at the site; therefore, the required affordable replacement is five affordable studio units. If the number of units to be removed changes, which is currently five (5) units, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- c) **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- d) **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than sixteen (16%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- e) **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- f) **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission,

and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing and Community Development at 415-701-5500, www.sf-moh.org.

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- ii. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide

a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.

- vi. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
- vii. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- viii. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

MONITORING - AFTER ENTITLEMENT

27. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
28. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

OPERATION

29. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
30. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
31. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

450

O'FARRELL

450

O'FARRELL



28 JUNE 2018

DLR Group | KwanHenmi

Cover

AP1.00



Urban Location

NTS



Neighborhood Location

NTS

Sheet List

AP1.00	-	Cover
AP1.01	-	Location Maps and Sheet List
AP1.02	-	Material Palette
AP1.03	-	Survey
AP1.04	-	Site Plan (Existing)
AP1.05	-	Site Plan (Proposed)
AP1.06	-	Site Aerial Photo
AP1.07	-	Streetscape Plan
AP1.08	-	Context Photos
AP1.09	-	Project Data
AP1.10	-	Typical Units
AP1.11	-	Bike Parking Access
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AP2.00	-	Floor Plan - Level P1
AP2.01	-	Floor Plan - Level 1
AP2.02	-	Floor Plan - Level 2
AP2.03	-	Floor Plan - Level 3
AP2.04	-	Floor Plan - Level 4
AP2.05	-	Floor Plan - Level 5
AP2.06	-	Floor Plan - Level 6
AP2.07	-	Floor Plan - Level 7-9
AP2.10	-	Floor Plan - Level 10
AP2.11	-	Floor Plan - Levels 11-13
AP2.14	-	Roof Plan
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AP3.01	-	Elevation - O'Farrell Street
AP3.02	-	Elevation - Shannon Street
AP3.03	-	Elevation - Jones Street
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AP3.11	-	Building Section - Transverse
AP3.12	-	Building Section - Longitudinal
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AP4.01	-	Building Detail - Precast
AP4.02	-	Building Detail - Window Wall and Balconies
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AP5.01	-	View - O'Farrell from East
AP5.02	-	View - O'Farrell and Shannon
AP5.03	-	View - O'Farrell and Shannon
AP5.04	-	View - O'Farrell and Jones
AP5.05	-	View - Jones Street
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AP6.01	-	Axonometric - from Southeast
AP6.02	-	Axonometric - from Southwest
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AP7.01	-	Rendering - O'Farrell Street from West (Day) - Closeup
AP7.02	-	Rendering - O'Farrell Street from West (Day)
AP7.03	-	Rendering - O'Farrell Street from East (Day) - Closeup
AP7.04	-	Rendering - O'Farrell Street from East (Day)
AP7.05	-	Rendering - O'Farrell Street from East (Night) - Closeup
AP7.06	-	Rendering - O'Farrell Street from East (Night)

Notes:

- 1 - Parking in the basement is unbundled per SF Planning Code Section 167
- 2 - Bird safe glazing per SF Planning Code Section 139 is not required on this project.

450 O'FARRELL

Project Sponsors:

450 O'Farrell Partners LLC
39 Forrest Street
Suite 201
Mill Valley, CA 94941
Contact: Tyler Evje
Tel: 415 569 4554
Email: TE@thompsondorfman.com

Fifth Church of Christ, Scientist
450 O'Farrell Street
San Francisco, CA 94102
Contact: Ela Strong
Tel: 510 579 4179
Email: ela@elastrong.com

Architect:

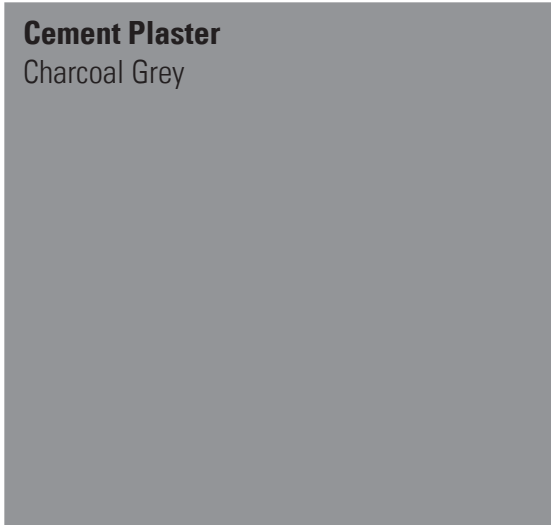
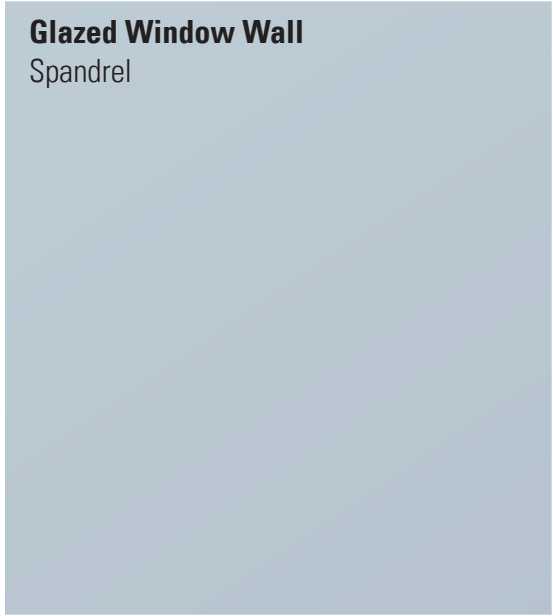
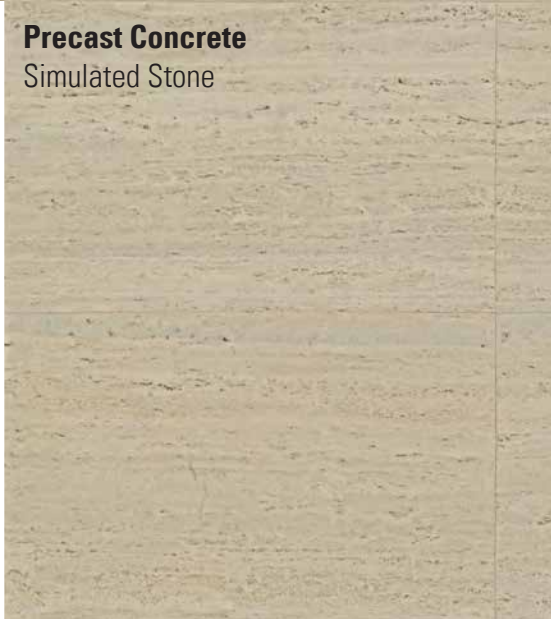
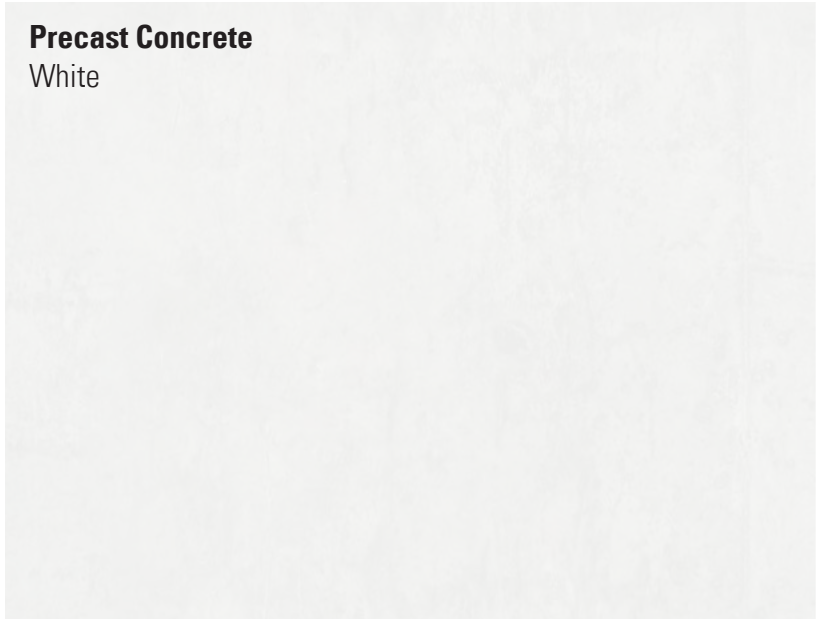
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28 JUNE 2018

 DLR Group | **KwanHenmi**

**Location Maps
and Sheet List**

AP1.01



Material Palette

- Precast Concrete**
- White
 - Simulated Stone

- Glazed Window Wall**
- Clear
 - Spandrel

- Metal Panel**
- Charcoal Grey

- Cement Plaster**
- Charcoal Grey

28 JUNE 2018

450 O'FARRELL

JASON KIRCHMANN PLS 8806



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1225 E. 14TH AVE. SUITE 100
SAN FRANCISCO, CA 94103
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450 & 474 O'FARRELL STREET AND 532 JONES STREET, SAN FRANCISCO
APN 0317-007, 0317-009, & 0317-011

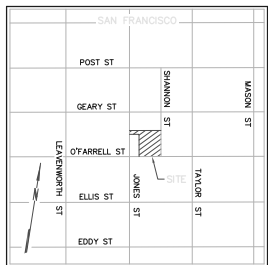
TOPOGRAPHIC MAP

28 JUNE 2018

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Survey

AP1.03



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- APN ASSESSOR'S PARCEL NUMBER
- BLRD BUILDING
- BLRD BOLLARD
- CO CLEANOUT
- E ELECTRIC
- GB GRADE BREAK
- GI GRADE INLET
- MB MAILBOX
- MH MANHOLE
- RTWL RETAINING WALL
- SQFT SQUARE FEET
- TC TOP FACE OF CURB
- TG TOP OF GRADE
- TEL TELECOMMUNICATIONS
- UB UTILITY BOX
- W WATER
- WM WATER METER

SYMBOLS & LEGEND

- EXISTING
 - SIGN
 - VALVE
 - FIRE DEPARTMENT CONNECTION
 - MANHOLE
 - CLEANOUT
 - STREET LIGHT
 - TREE
- CENTER LINE
- - - PROPERTY LINE
- - - FENCE
- - - GRADE BREAK
- /// BUILDING LINE
- CONCRETE

TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES: THE PROFESSIONAL PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. CHANGES TO THIS MAP MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

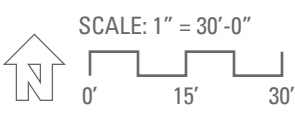
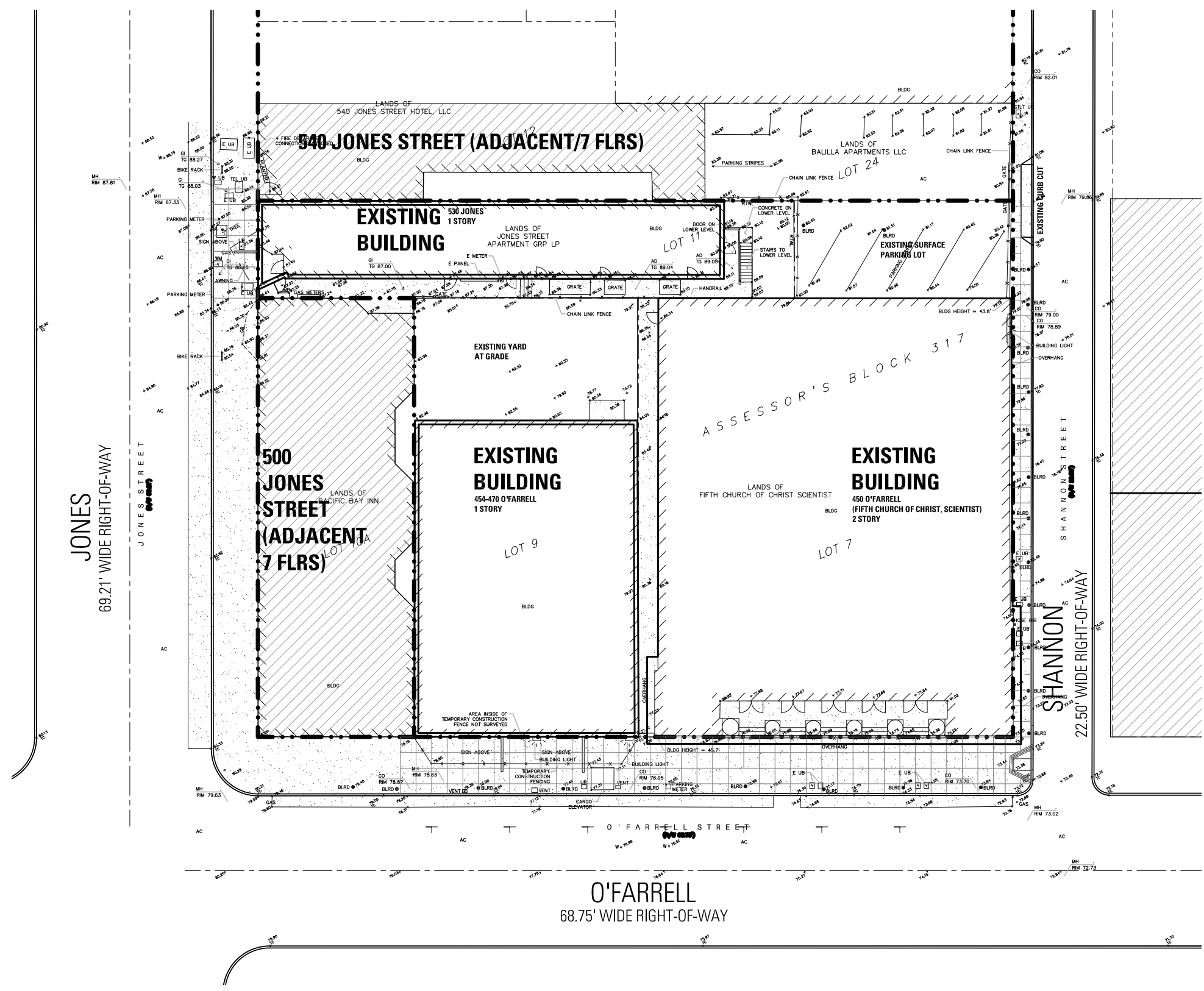
TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED TREE ARBORIST.

BENCHMARK: 91.99' AT A CROW CUT AT THE OUTER RIM OF A STORM WATER INLET AT THE NORTHEAST CORNER OF THE INTERSECTION OF JONES STREET AND O'FARRELL STREET.

FIELD SURVEY DATE: 08/07/14 - 04/24/15

Site Plan

450
O'FARRELL



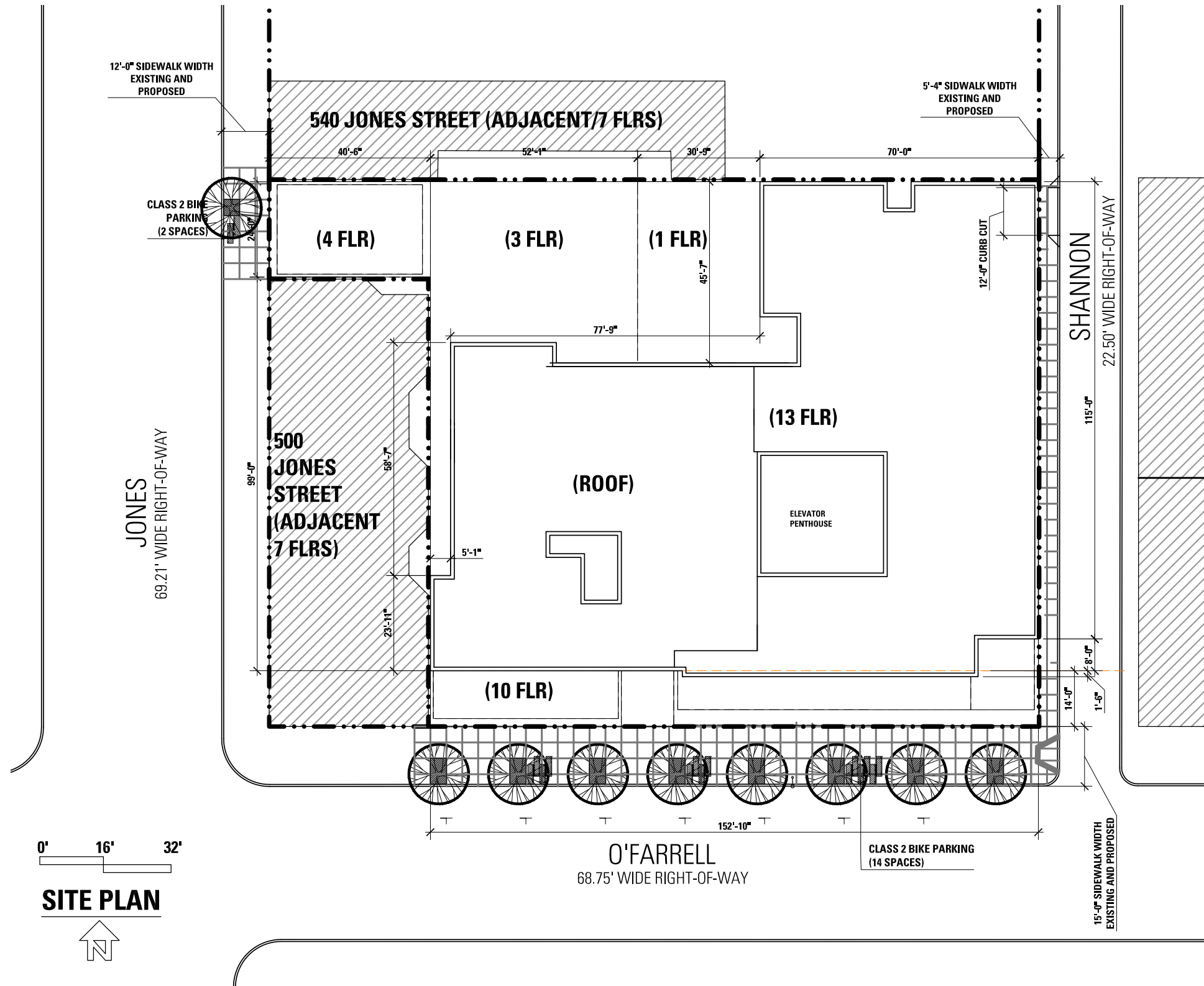
28 JUNE 2018

DLR Group | KwanHenmi

Site Plan (Existing)

AP1.04

450 O'FARRELL



0' 16' 32'
SITE PLAN
N

SCALE: 1" = 30'-0"
0' 15' 30'

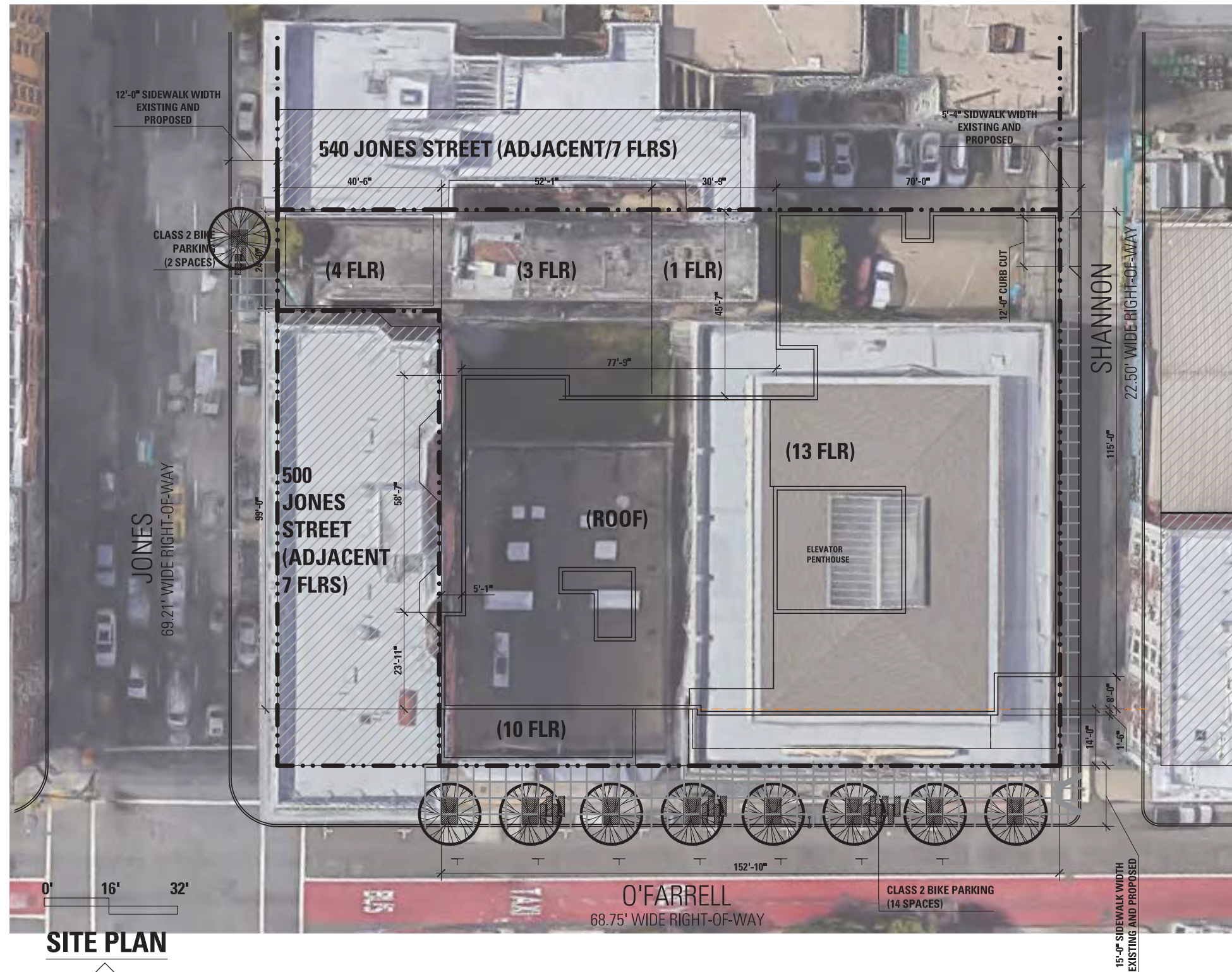
28 JUNE 2018

DLR Group | KwanHenmi

Site Plan (Proposed)

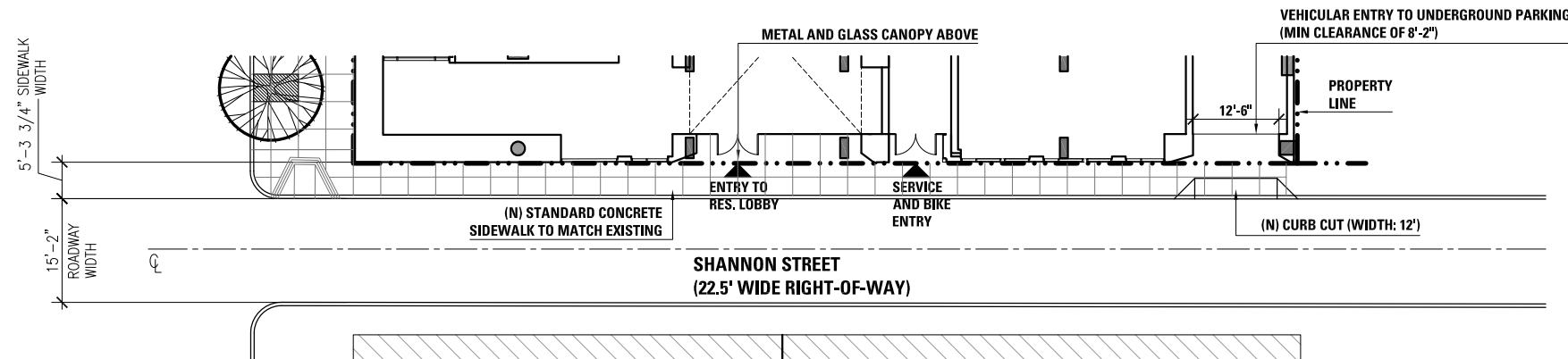
AP1.05

450 O'FARRELL

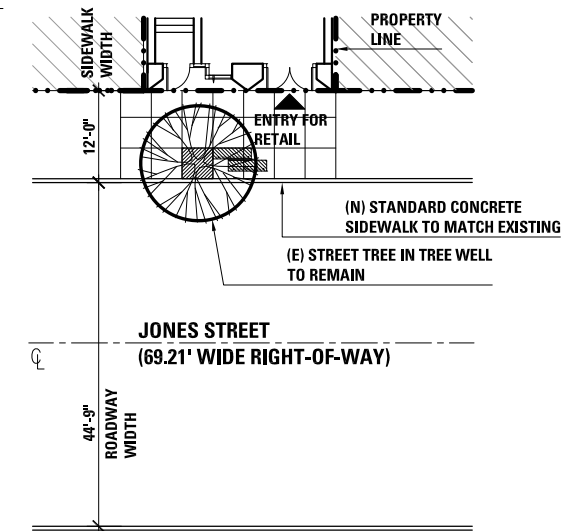


450

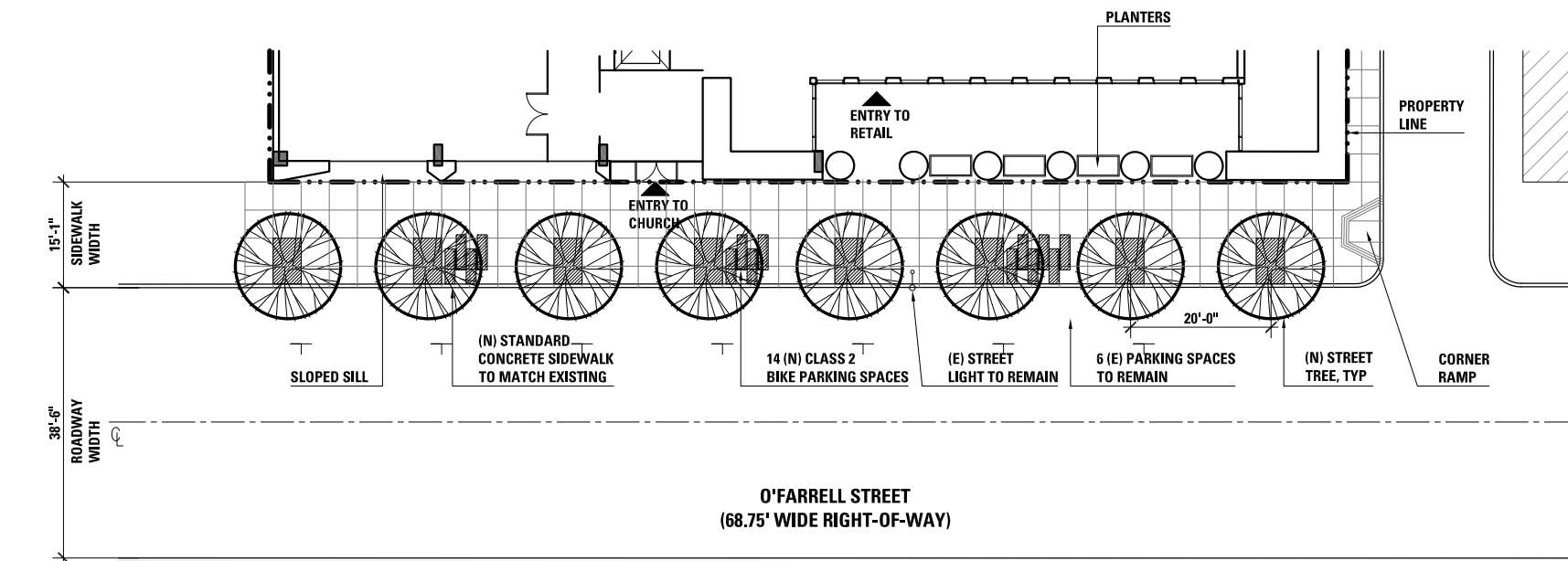
O'FARRELL



2 STREETScape - SHANNON



3 STREETScape - JONES



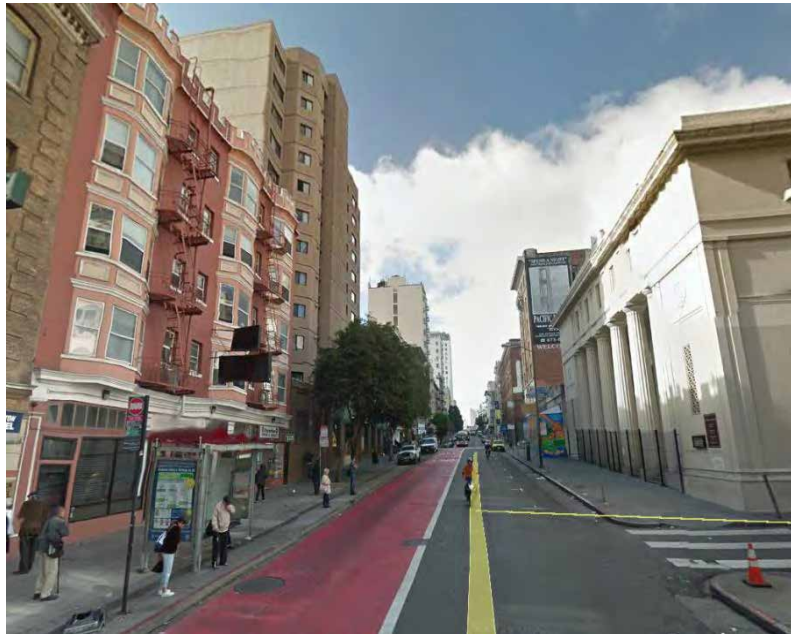
1 STREETScape - O'FARRELL

28 JUNE 2018

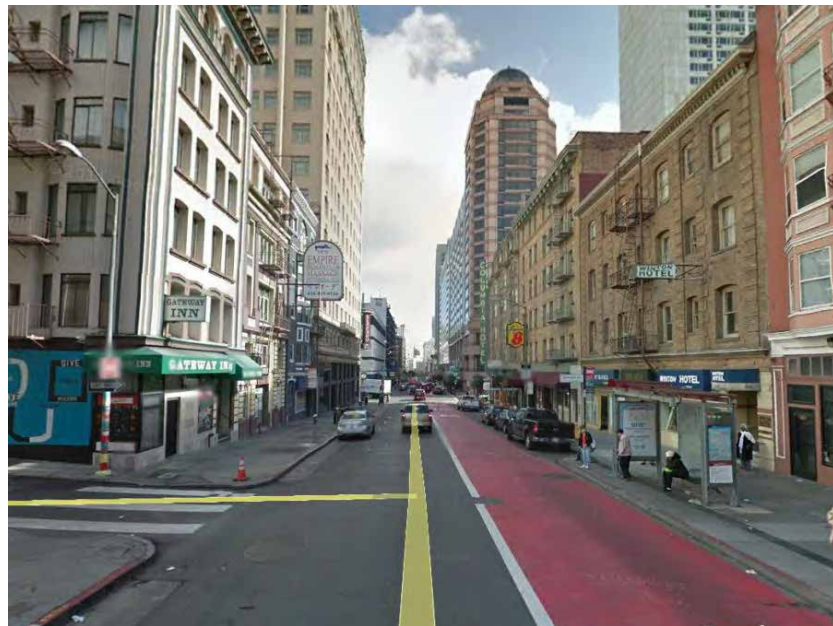
DLR Group | KwanHenmi

Streetscape Plan

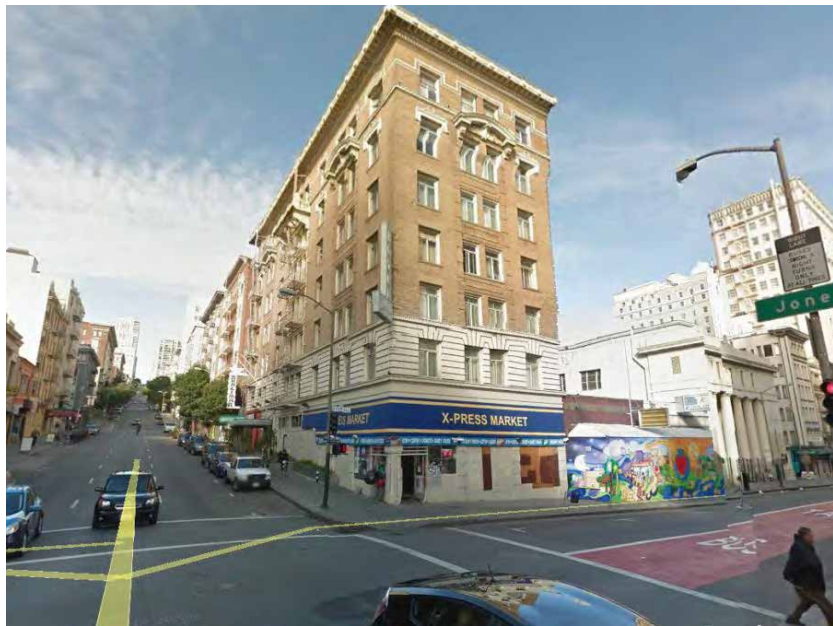
AP1.07



3



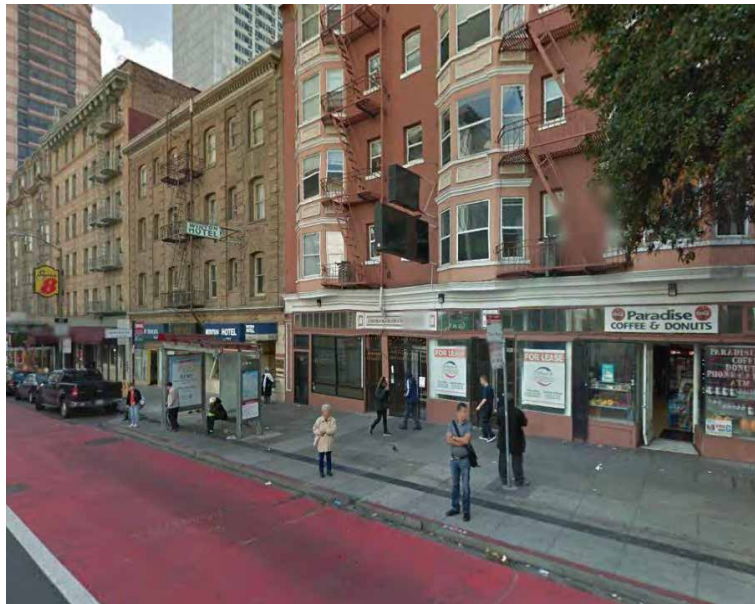
4



5



1



2



PHOTO KEY

450

O'FARRELL

28 JUNE 2018

DLR Group | KwanHenmi

Context Photos

AP1.08

Project Data

Unit Count and Area Tabulation

Level	Gross Area	Rentable *	Retail	Church
Basement	22,105			
1	21,080		3,057	6,765
2	8,290	6,050	770	
3	14,415	9,210		2,790
4	16,300	11,080		
5	15,430	13,090		
6	15,295	12,960		
7	15,420	12,960		
8	15,420	12,960		
9	15,420	12,960		
10	14,745	12,360		
11	14,745	12,360		
12	14,745	12,360		
13	14,745	12,360		
Totals	218,155	140,710	3,827	9,555

* Net of Circulation, Hallways, etc.

S	Jr1	1	2	Total
0	0	0	0	
3	0	2	3	8
1	2	3	5	11
1	1	6	5	13
1	3	6	6	16
1	3	6	6	16
1	3	6	6	16
1	3	6	6	16
1	3	7	5	16
1	3	7	5	16
1	3	7	5	16
1	3	7	5	16
14	30	69	63	176
8.0%	17.0%	39.2%	35.8%	100.0%

Jr 1	ST	Jr 1	ST	Jr 1	Jr 1	1 BR	1 BR	2 Bed	1 BR	1 BR	1 BR	1 BR	1 BR	1 BR	1 BR	1 BR	1 BR	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed
550	470	630	510	650	710	660	790	930	700	730	770	850	600	840	700	830	1,040	960	1,070	1,130	1,210	
S1	S2	S3	S4	S5	S6	A1	A1'	A1''	A2	A3	A3'	A3''	A4	A5	A6	A8	B1	B3	B4	B5	B6	
	1		2					1				1			1		2					
	1			1	1			1		1		1			1		2	1		1		
	1	1					1		1	1		1			1	1	2	1		1	1	
3	1						1		1	1	1				1	1	2	1	1	1	1	
3	1					1			1	1	1				1	1	2	1	1	1	1	
3	1					1			1	1	1				1	1	2	1	1	1	1	
3	1					1			1	1	1				1	1	2	1	1	1	1	
3	1					1			1	1	1		1	1	1		2	1	1	1		
3	1					1			1	1	1		1	1	1		2	1	1	1		
3	1					1			1	1	1		1	1	1		2	1	1	1		
3	1					1			1	1	1		1	1	1		2	1	1	1		
27	12	1	2	1	1	8	2	2	10	11	9	3	4	4	12	6	24	11	9	11	6	

Count of Units which Require Sec 140

0
0
4
4
4
1
1
1
1
1
1
1
1
1
1
21

Total Units

450
O'FARRELL

Rear Yard

Site Area	22,105 sf
Rear Yard Required	5,526 sf (22,105 x .25)
Rear Yard Provided	3,773 sf (Levels 2 and 4 Combined)

Residential Amenity Area

Level 1 (Lobby)	1,944 sf
Level 4	2,497 sf
Total	4,441 sf

Retail Area

Retail Space 1 (Facing O'Farrell)	3,057 sf
Retail Space 2 (Facing Jones) (Enters at Grade from Jones)	770 sf
Total	3,827 sf

Church Area

Lower Level (Level 1)	6,765 sf
Upper Level (Level 3)	2,790 sf
Total	9,555 sf

Parking

Cars	
Resident Typ	29 sp
Resident Accessible	1 sp (1 or 2% of typ spaces)
Accessible Typ	0 sp
Accessible Van	1 sp (1 per 8 accessible)
Car Share	1 sp
Church Use Typ	9 sp
Church Use Accessible	1 sp (1 or 2% of typ spaces)
Accessible Typ	0 sp
Accessible Van	1 sp (1 per 8 accessible)
Total	41 sp (All Inclusive)

Open Space

Requirement	Zone: RC-4	
Private	176 Units	36 sf
OR		
Common		48 sf
Provided		
Private		
Counted Area	Counted Area	Actual Area
Private Decks - Rear yard @Level 2	(4 units)	144 sf
O'Farrell Setback Deck @ Level 10	(2 units)	72 sf
Behind Colonnade West @ Level 4	(1 unit)	36 sf
Behind Colonnade East @ Level 4	(1 unit)	36 sf
Private Total	288 sf	2,230 sf
Provides for	8 units	N/A
Common		
Courtyard @ Level 4		2,271 sf
Roof Deck		5,800 sf
Common Total	8,071 sf	
Provides for	168 units	

Bicycles

Resident Use		
Class 1	119 sp	(100 spaces + 1 for every 4 units above 100)
Class 2	9 sp	(1 spaces for every 20 units)
Church Use		
Class 1	5 sp	(5 for facilities <500 guests)
Class 2	1 sp	(1 per 500 seats or for every portion of each 50 person capacity)
Commercial Use (Eating/Drinking)		
Class 1	1 sp	(1 per 7500 sf of area)
Class 2	6 sp	(1 per 750 sf of area, min 2)

Total Class 1	125 sp
Total Class 2	16 sp

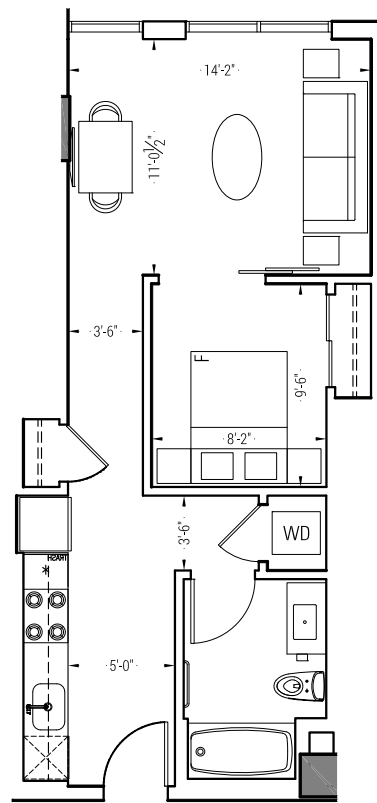
28 JUNE 2018

DLR Group | KwanHenmi

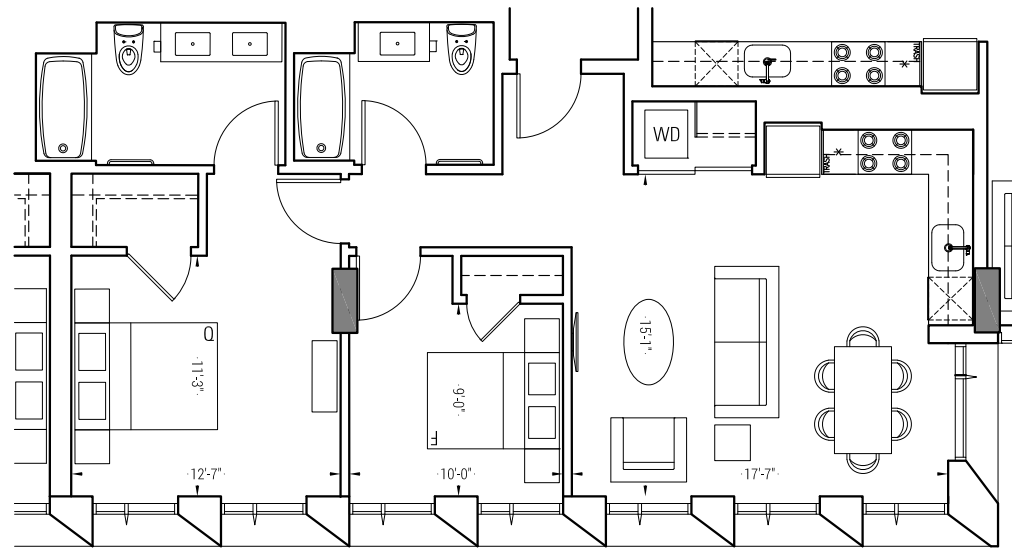
Project Data

AP1.09

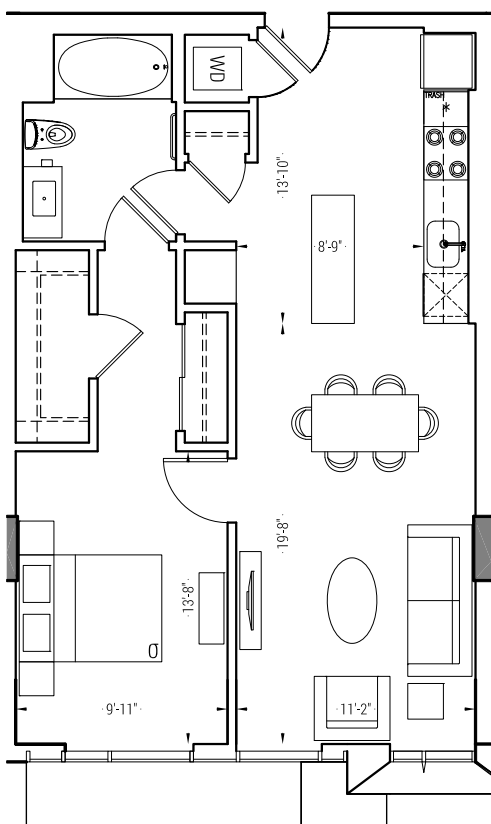
Typical Units



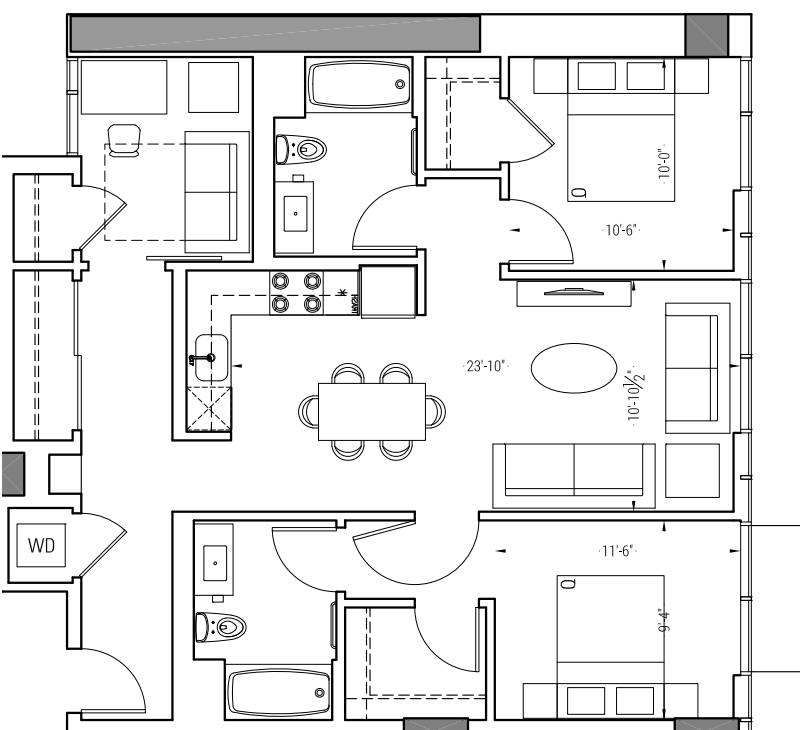
Unit Type S1 (Jr 1 Bed)



Unit Type B3 (2 Bed)



Unit Type A3 (1 Bed)



Unit Type B1 (2 Bed)

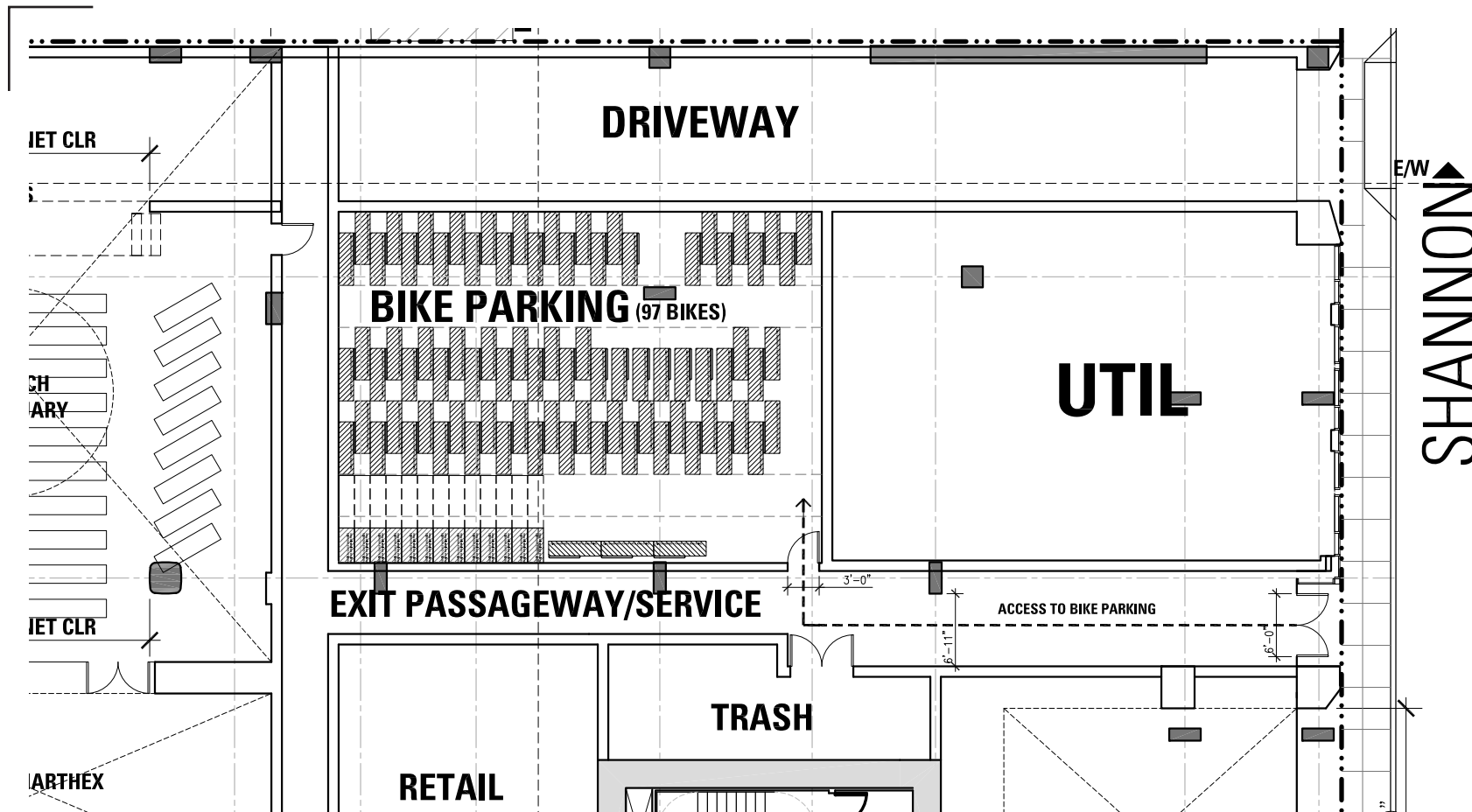
450
O'FARRELL

28 JUNE 2018

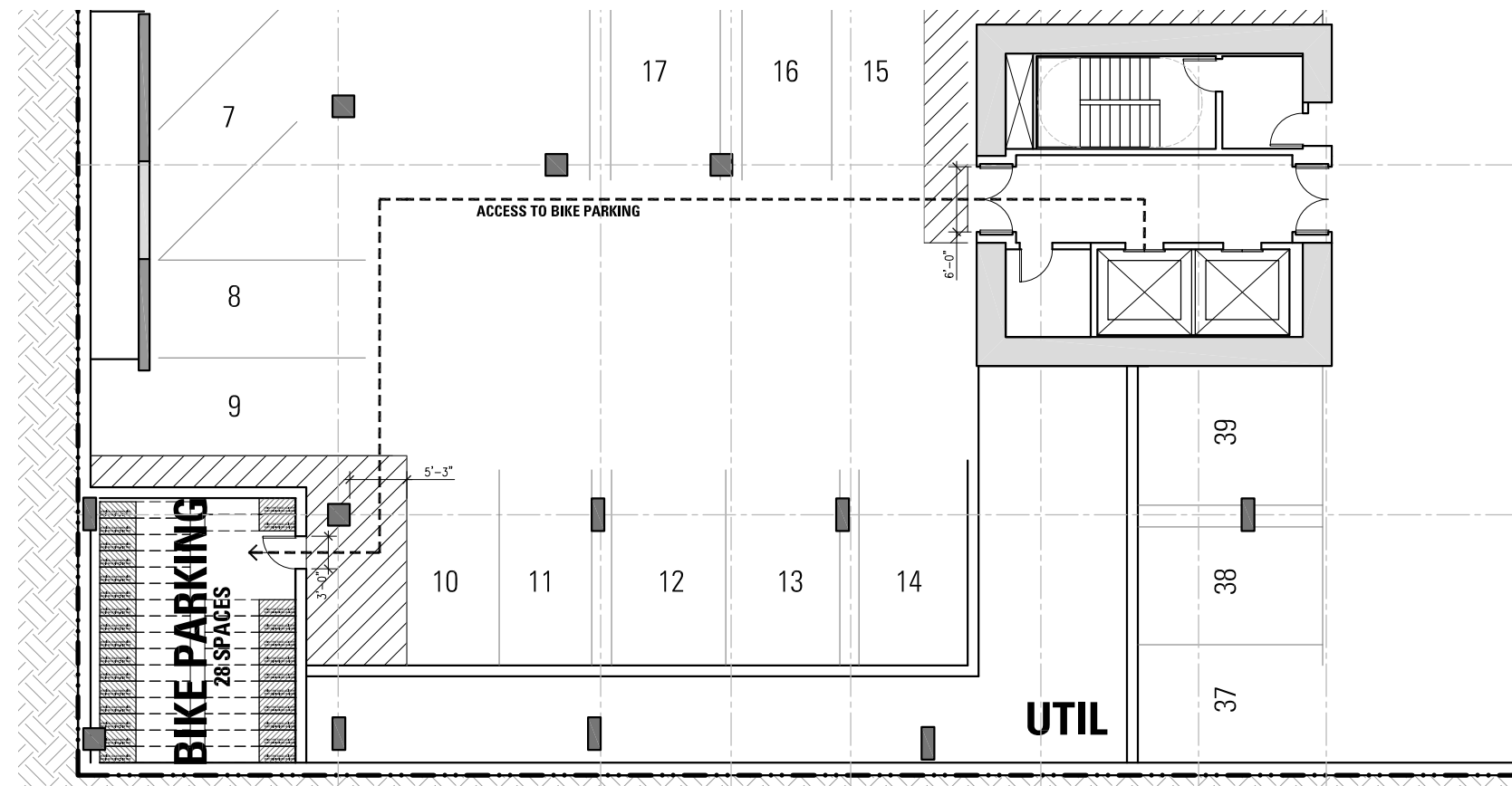
DLR Group | KwanHenmi

Typical Units

AP1.10



BIKE PARKING ACCESS PATH - LEVEL 1



BIKE PARKING ACCESS PATH - LEVEL P1

450
O'FARRELL

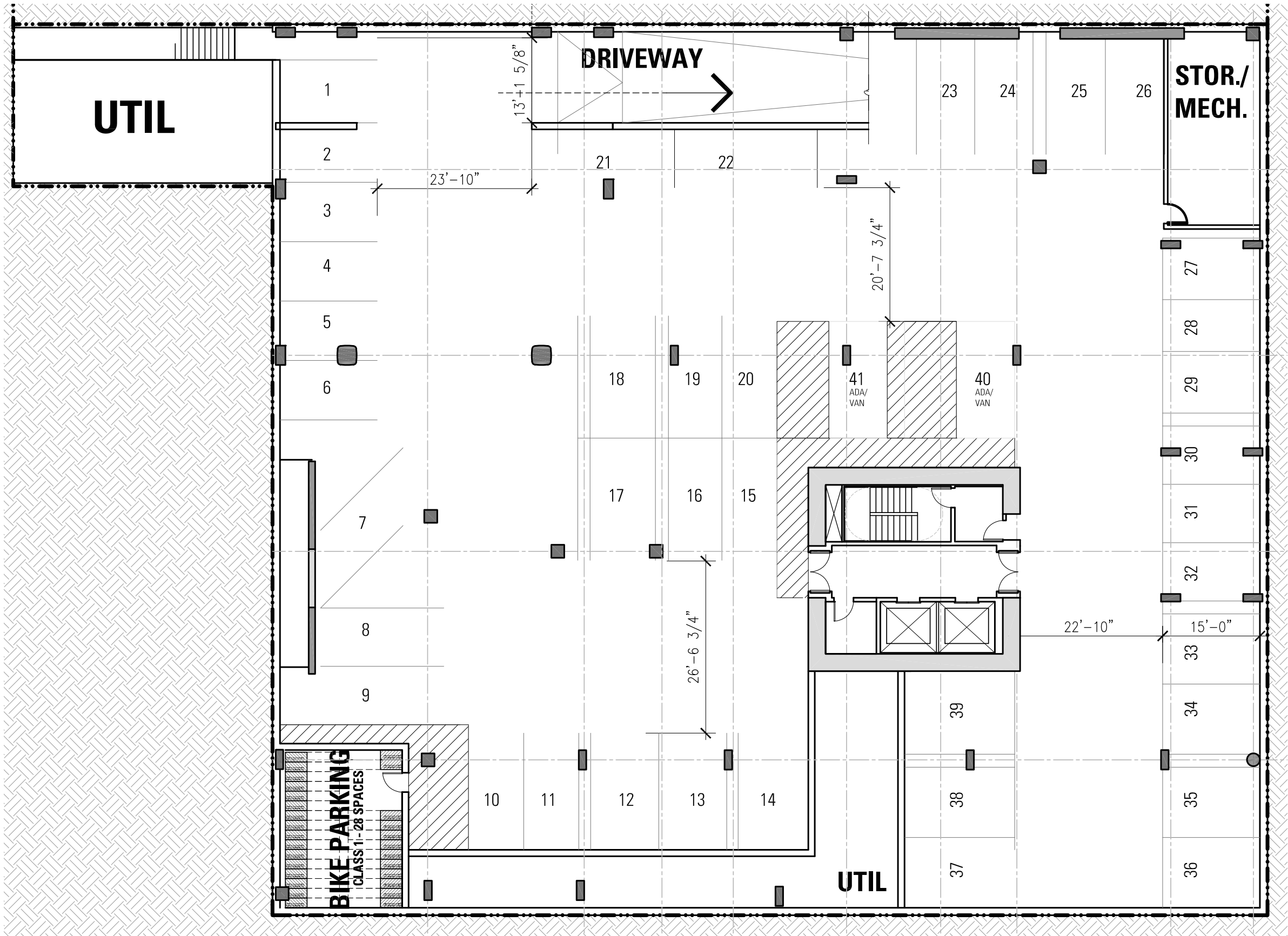
28 JUNE 2018

DLR Group | KwanHenmi

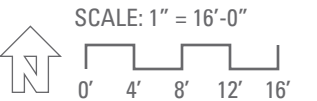
Bike Parking Access

AP1.11

450 O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

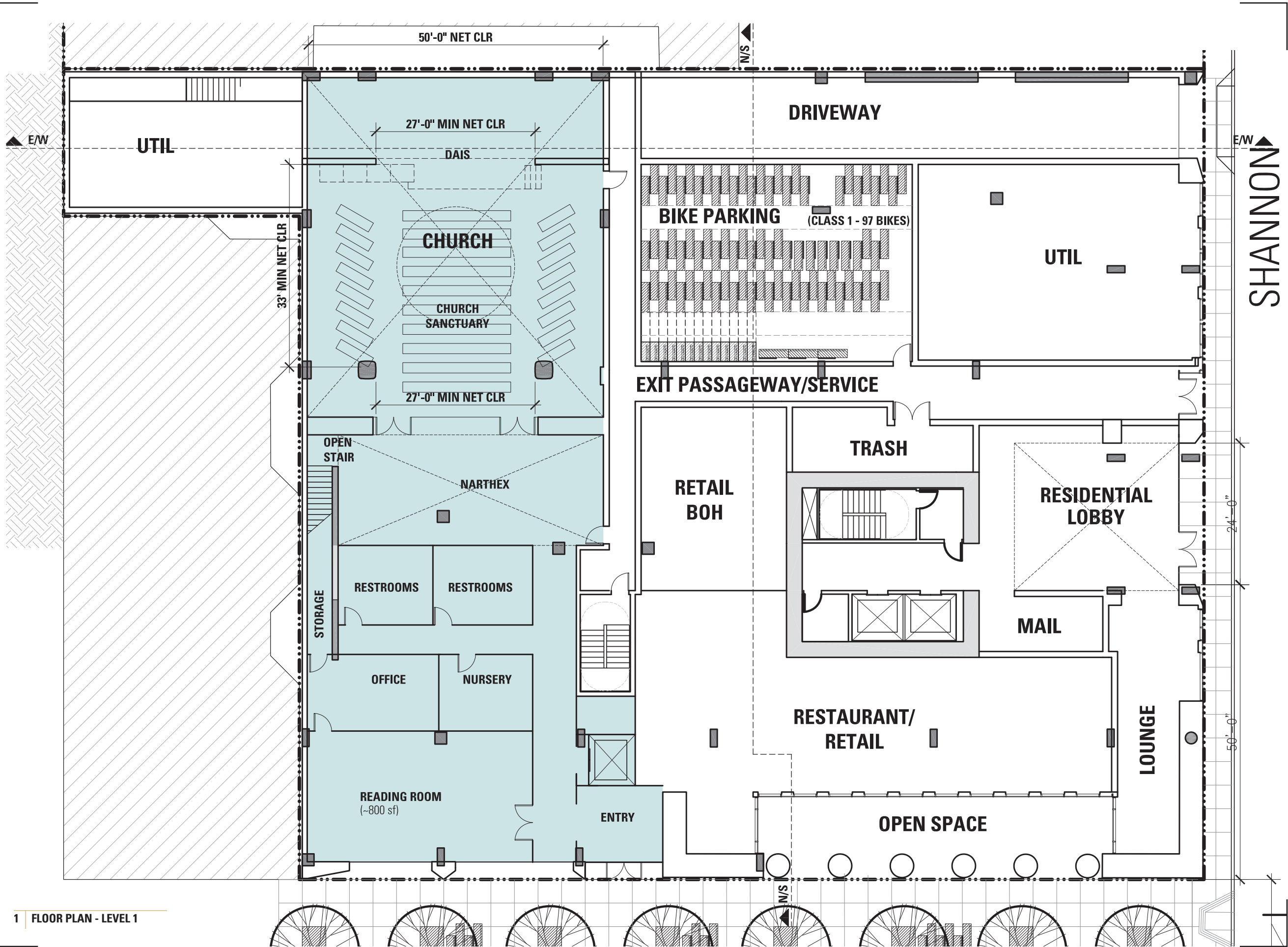


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Floor Plan
- Level P1

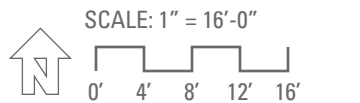
AP2.00



1 FLOOR PLAN - LEVEL 1

450 O'FARRELL

NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code



28 JUNE 2018

DLR Group | KwanHenmi

Floor Plan
- Level 1

AP2.01



450

O'FARRELL

NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

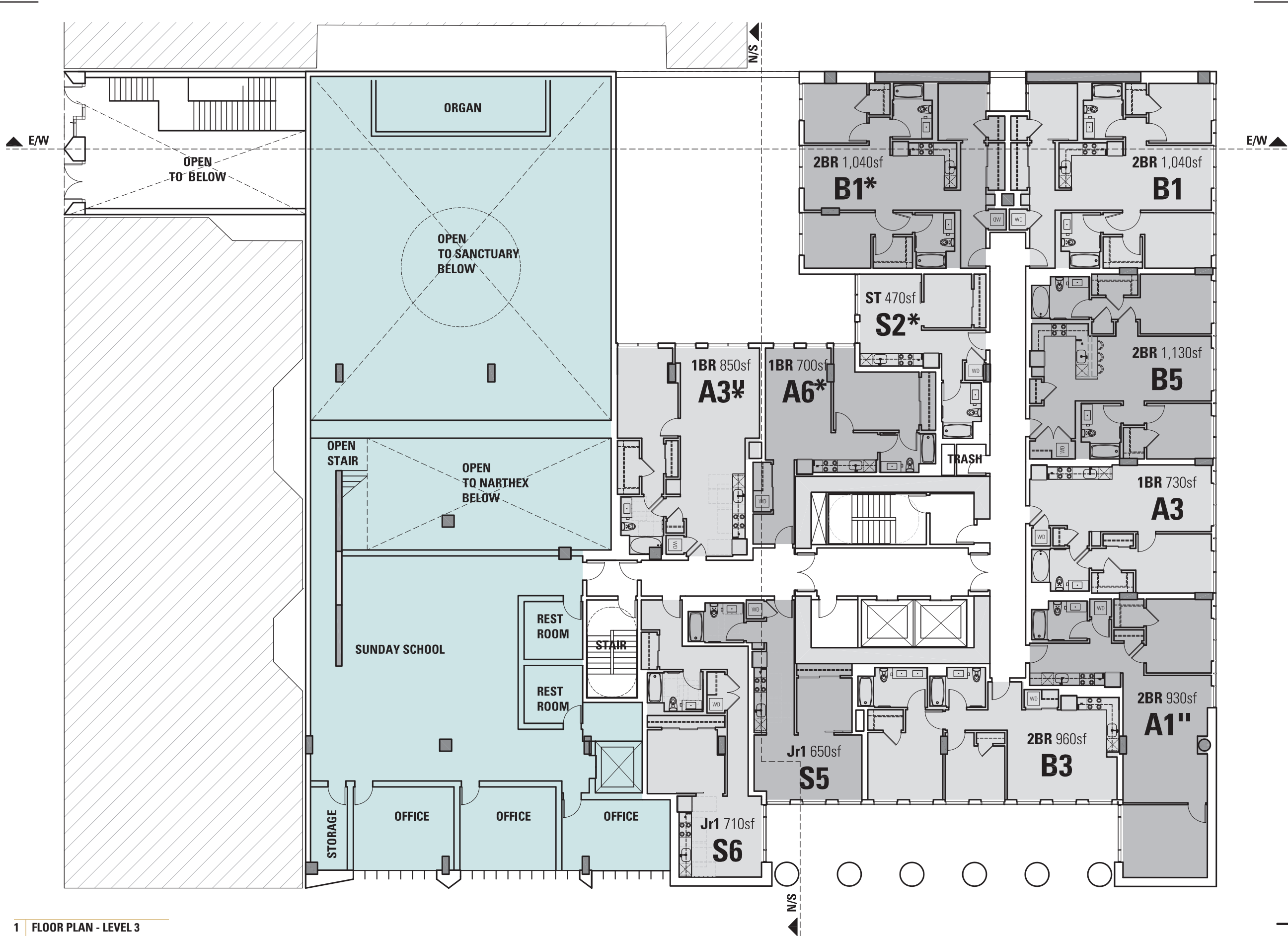
SCALE: 1" = 16'-0"

28 JUNE 2018

DLR Group | KwanHenmi

Floor Plan
- Level 2

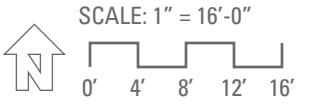
AP2.02



450

O'FARRELL

NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

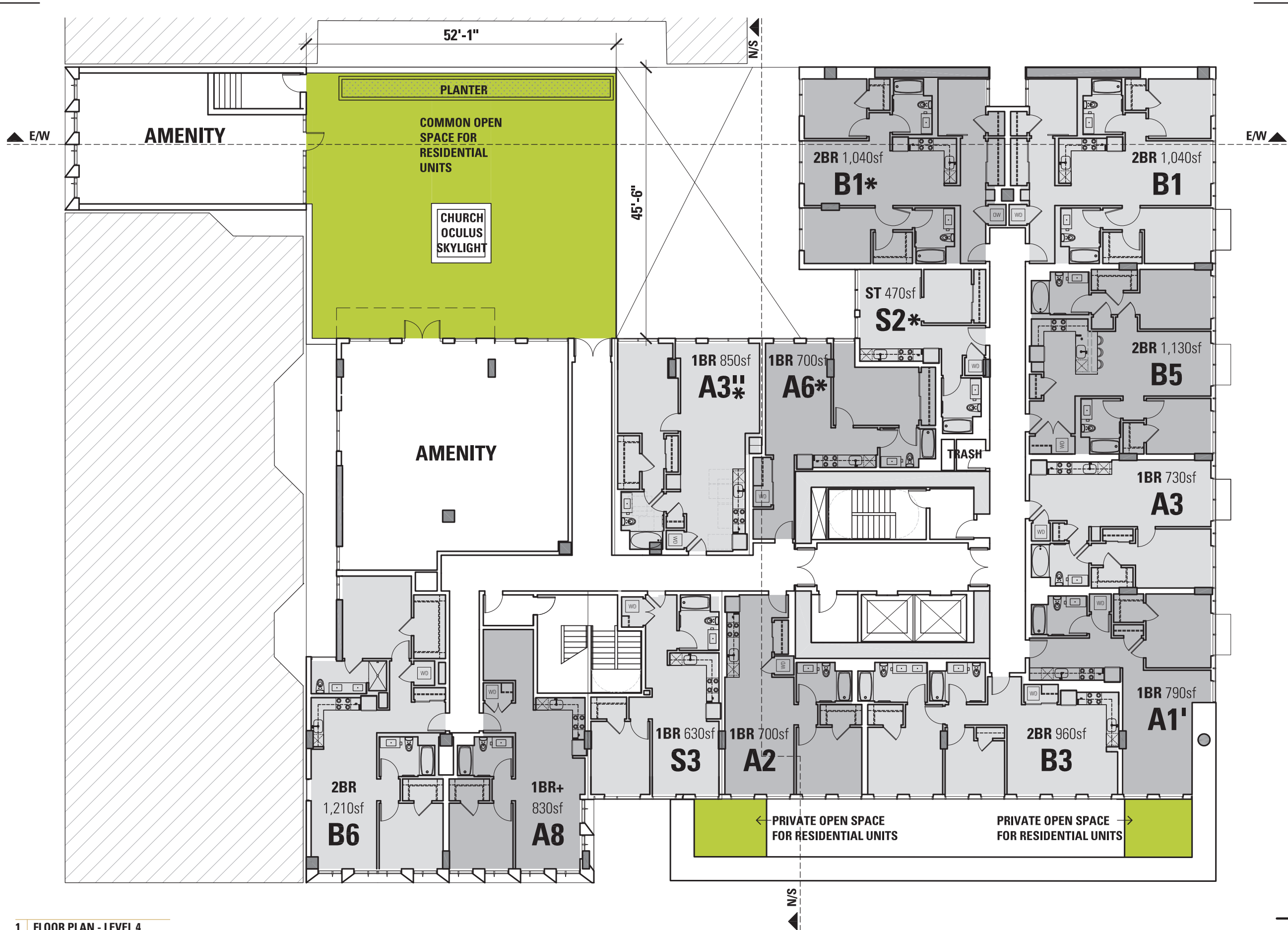


28 JUNE 2018

DLR Group | KwanHenmi

Floor Plan
- Level 3

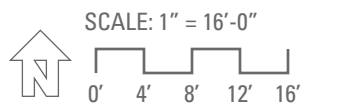
AP2.03



450

O'FARRELL

NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code



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 DLR Group |  KwanHenmi

Floor Plan
- Level 4

AP2.04

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

0' 4' 8' 12' 16'

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Floor Plan
- Level 5

AP2.05

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

0' 4' 8' 12' 16'

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Floor Plan
- Level 6

AP2.06

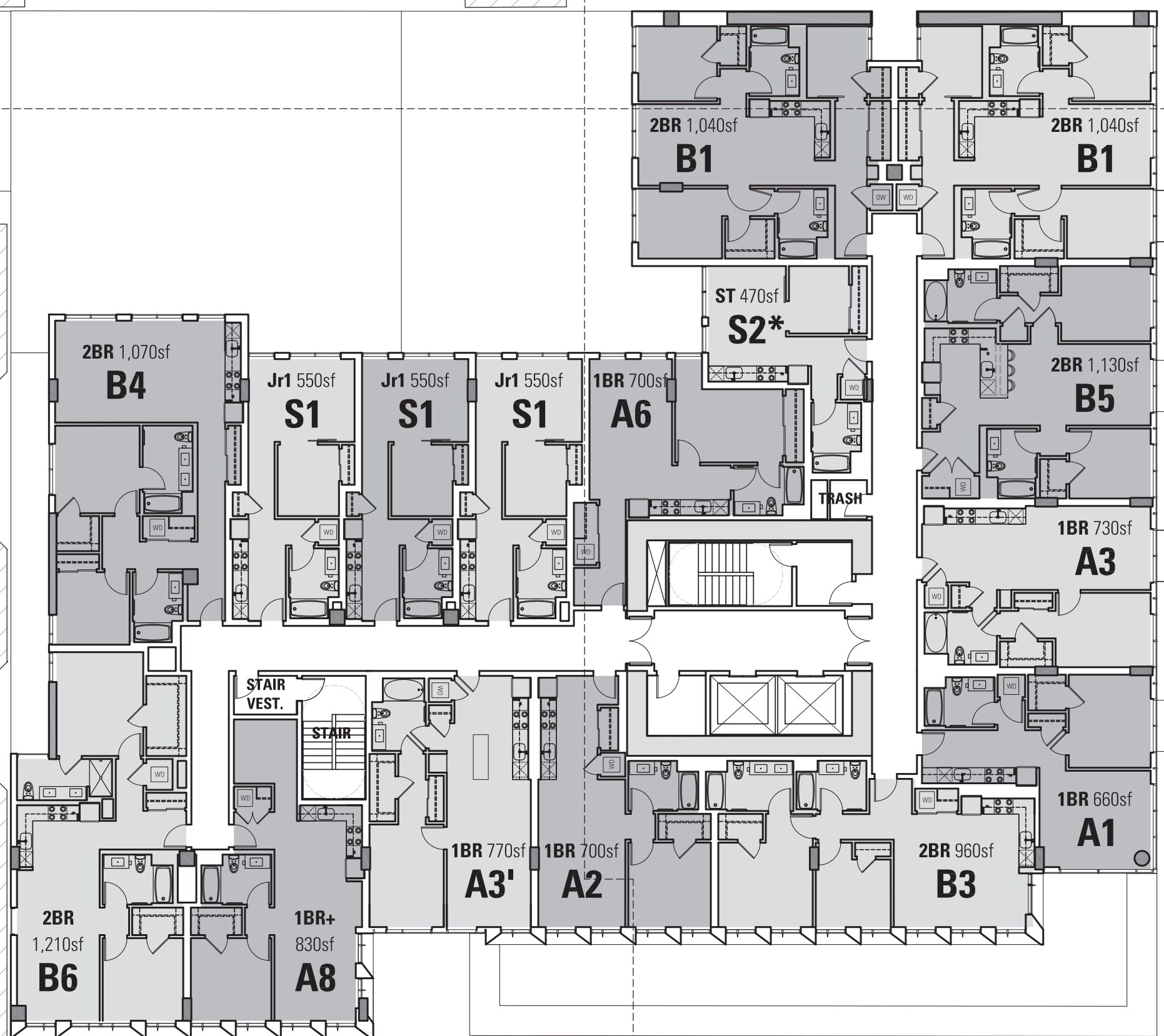
E/W

N/S

E/W

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

0' 4' 8' 12' 16'

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Floor Plan
- Levels 7-9

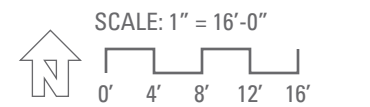
AP2.07



450

O'FARRELL

NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code



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 DLR Group | 

Floor Plan
- Level 10

AP2.10

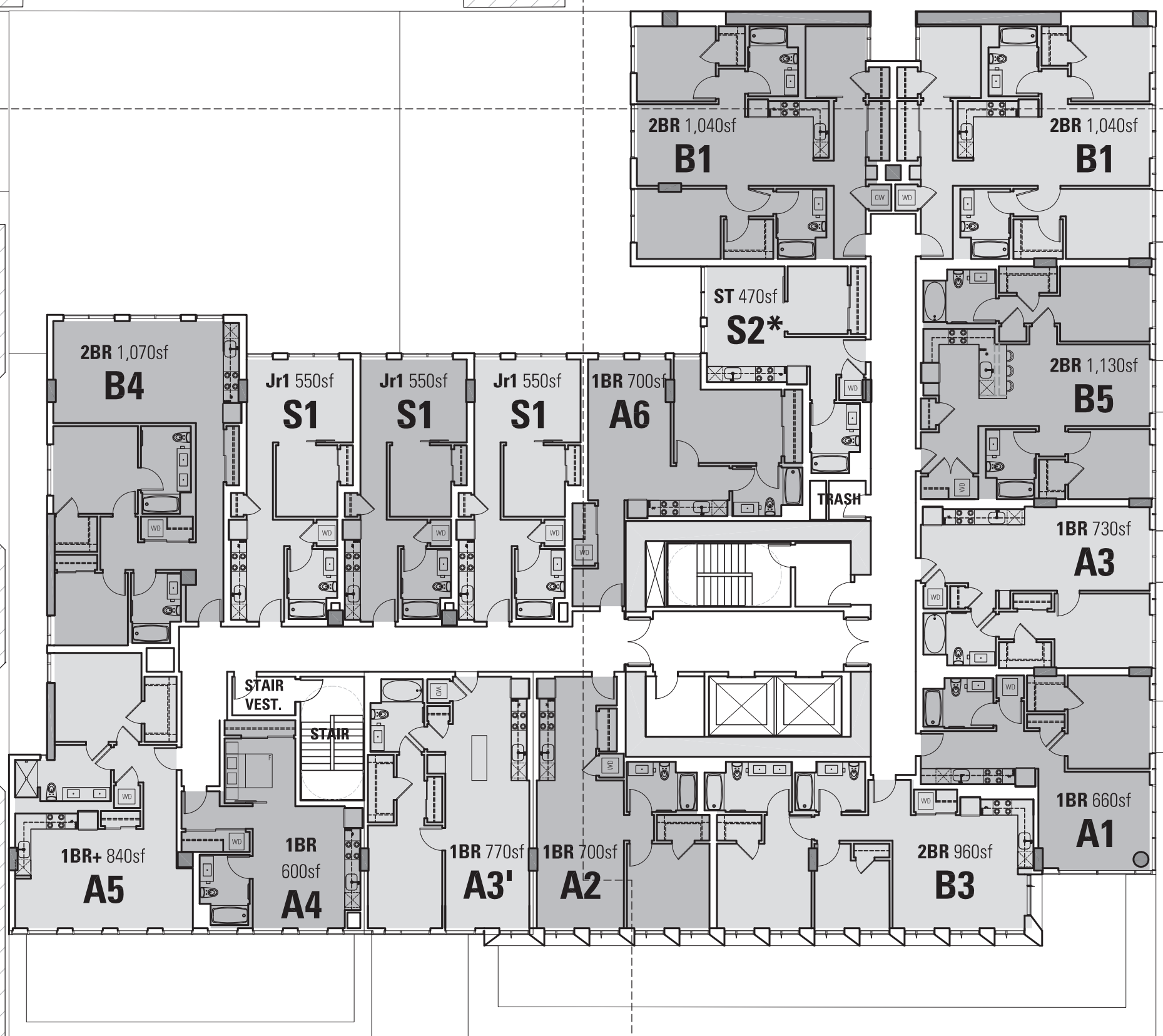
E/W

N/S

E/W

450

O'FARRELL



NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

SCALE: 1" = 16'-0"

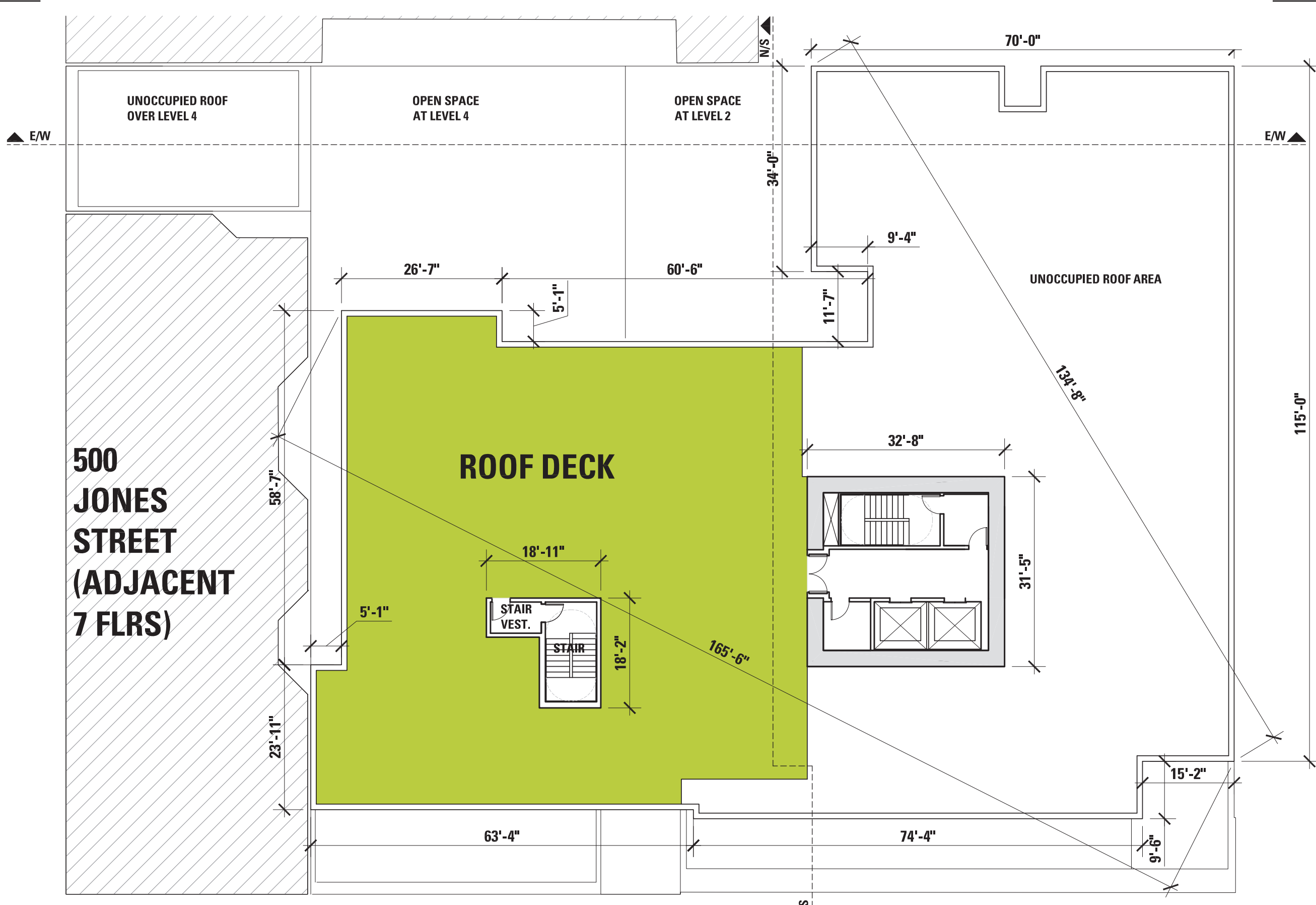
0' 4' 8' 12' 16'

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DLR Group | KwanHenmi

Floor Plan
- Levels 11-13

AP2.11

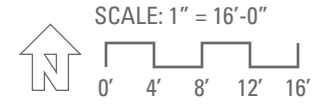


450

O'FARRELL

500
JONES
STREET
(ADJACENT
7 FLRS)

NOTE: Units designated with the * symbol require an exception to section 140 of the SF Planning Code

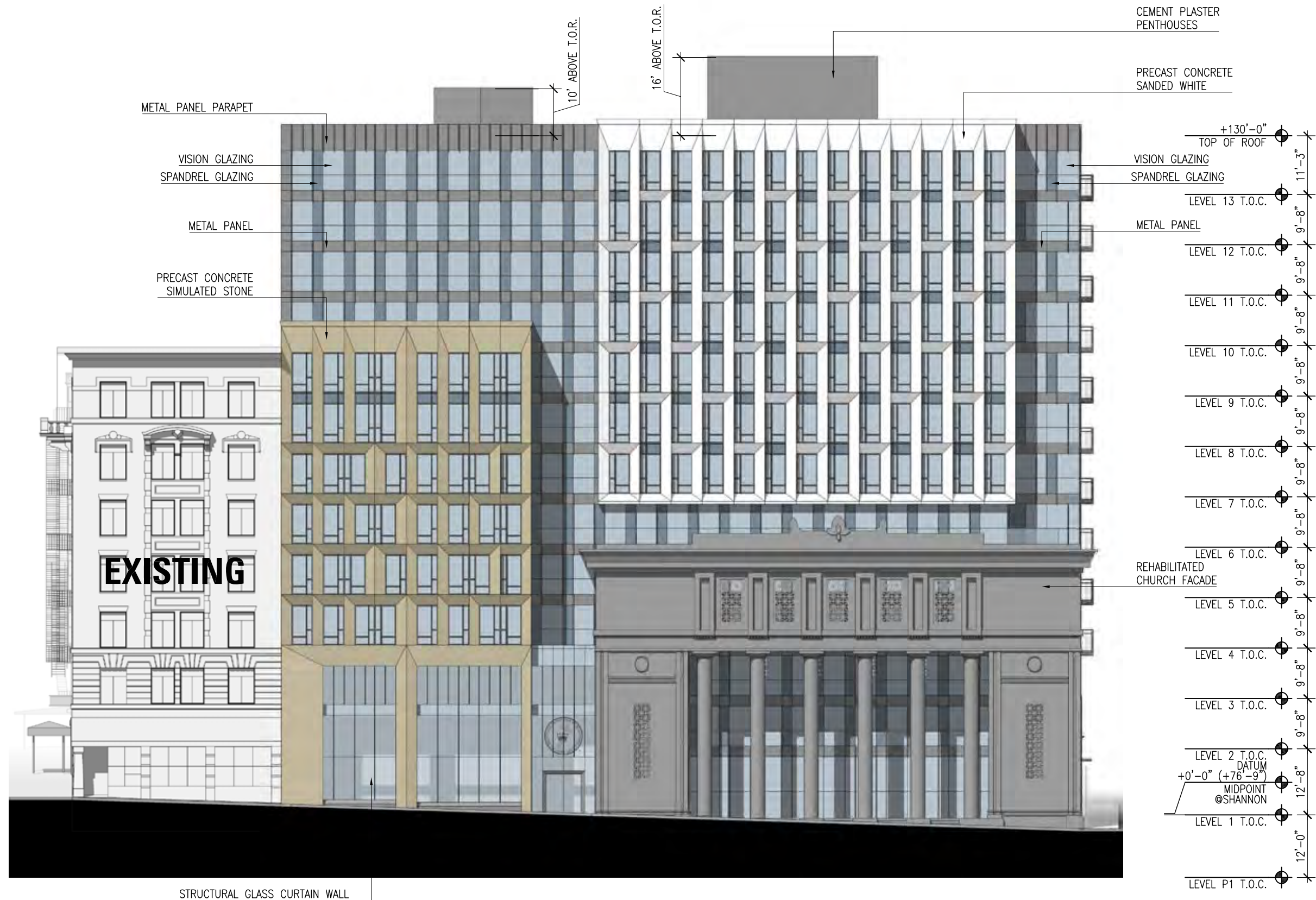


28 JUNE 2018

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Roof Plan

AP2.14



450

O'FARRELL

SCALE: 1" = 20'-0"

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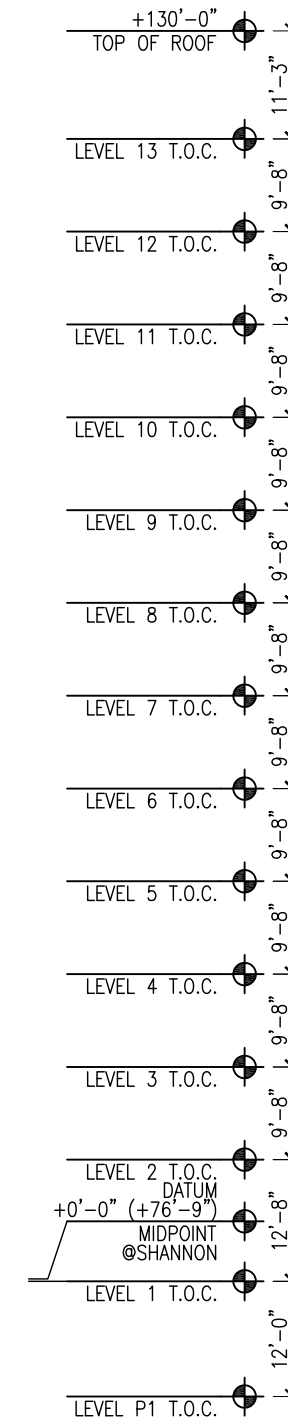
Elevation
- O'Farrell Street

AP3.01



450

O'FARRELL



SCALE: 1" = 20'-0"

28 JUNE 2018

DLR Group | KwanHenmi

Elevation
- Shannon Street

AP3.02

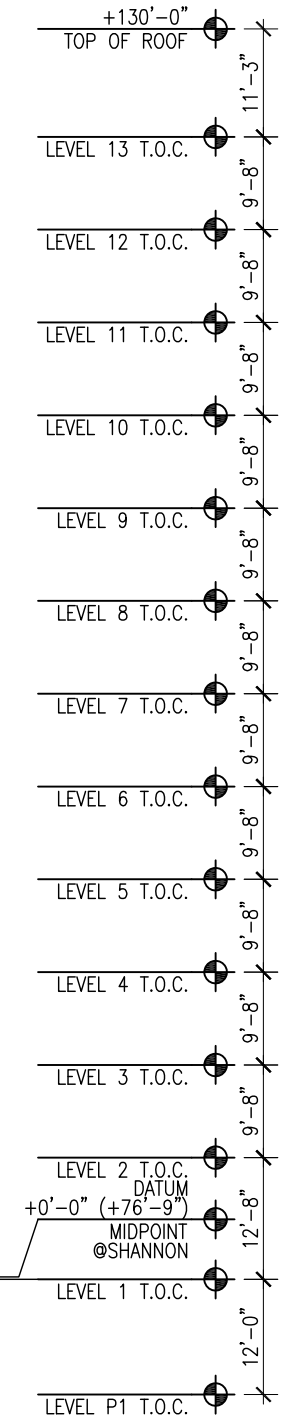
450

O'FARRELL



PRECAST CONCRETE SANDED WHITE

VISION GLAZING



SCALE: 1" = 20'-0"

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Elevation
- Jones Street

AP3.03

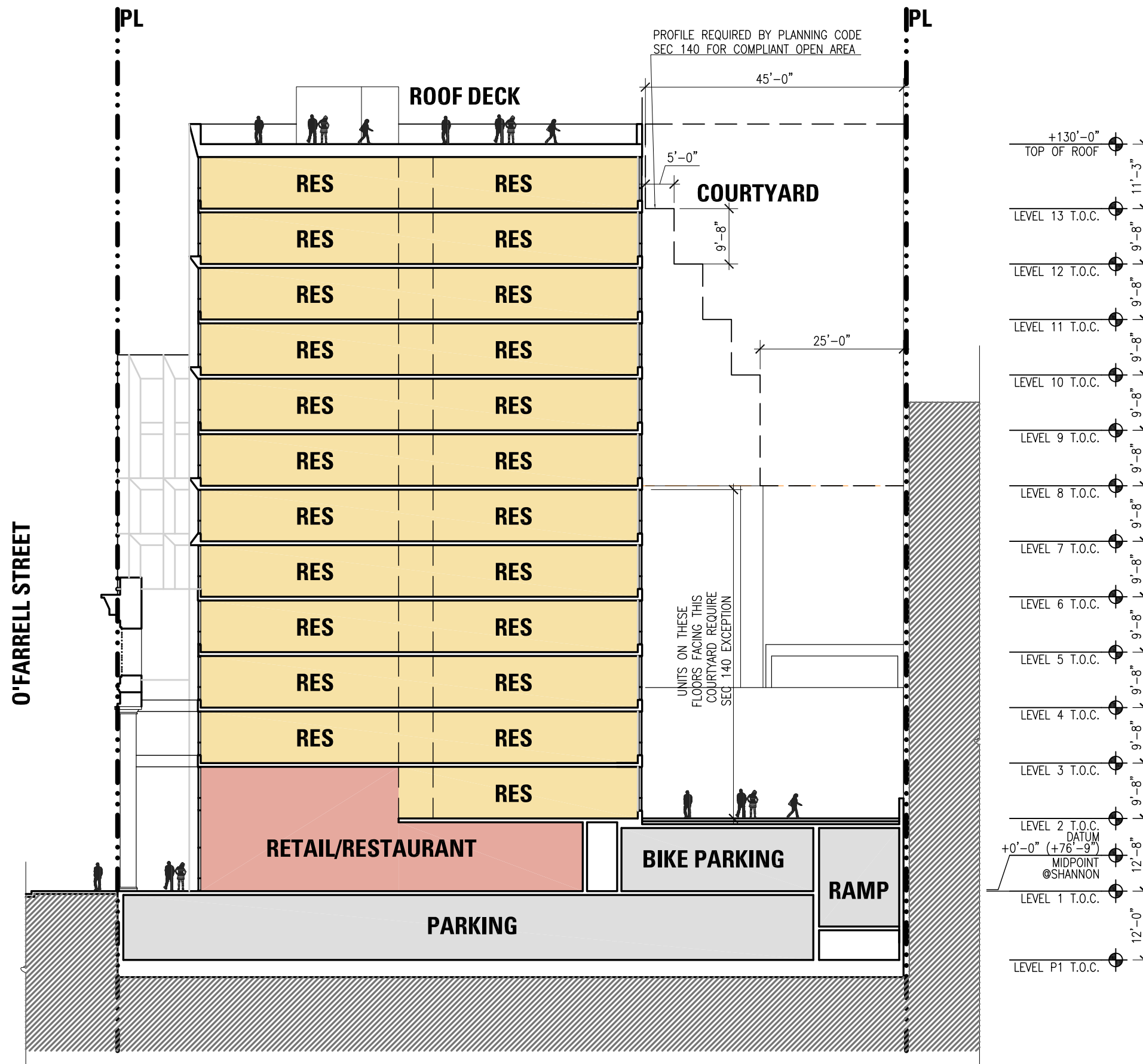
O'FARRELL

28 JUNE 2018

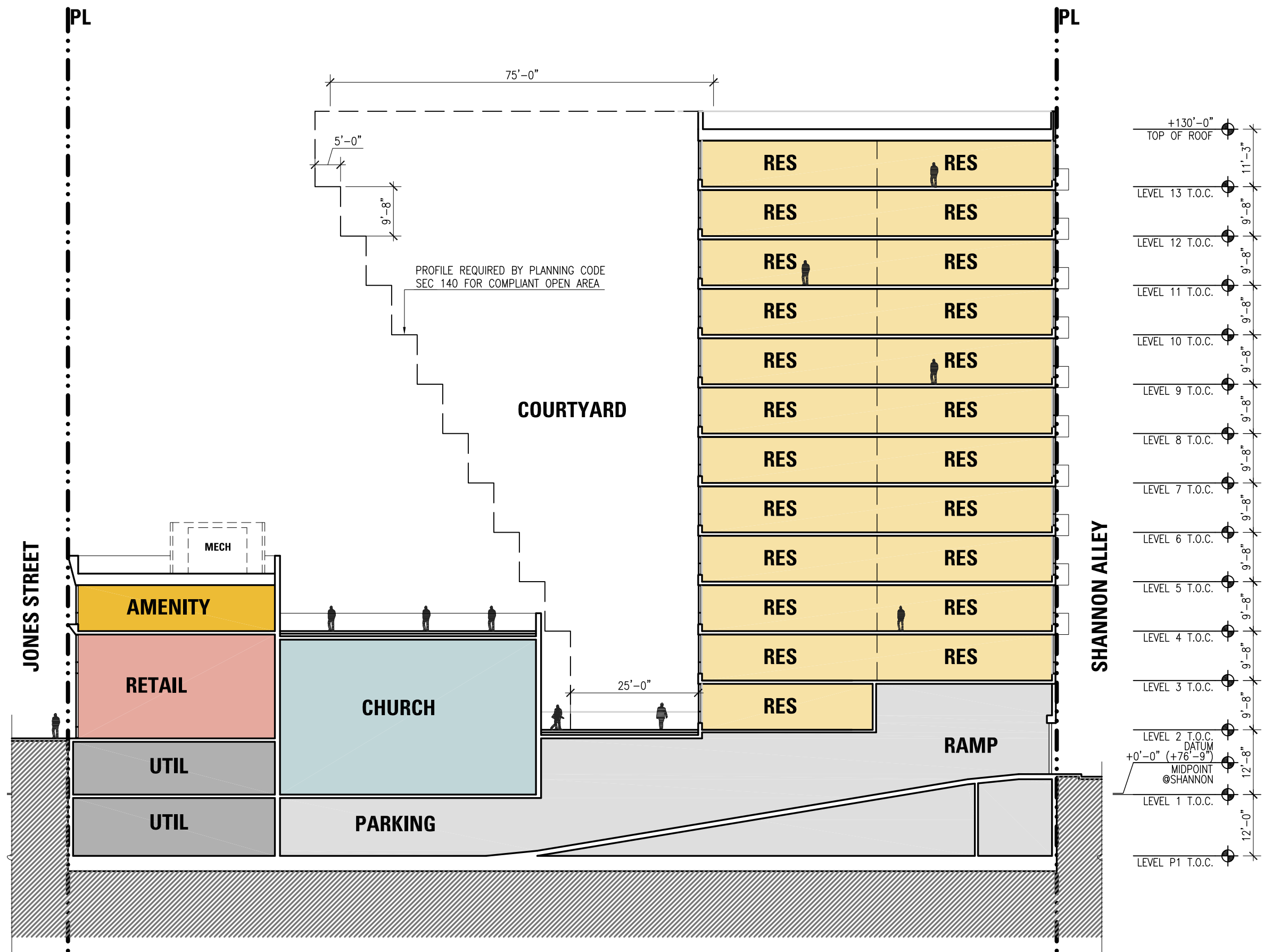
 DLR Group | KwanHenmi

Building Section - Transverse

AP3.11



450 O'FARRELL



1 BUILDING SECTION - LONGITUDINAL

28 JUNE 2018

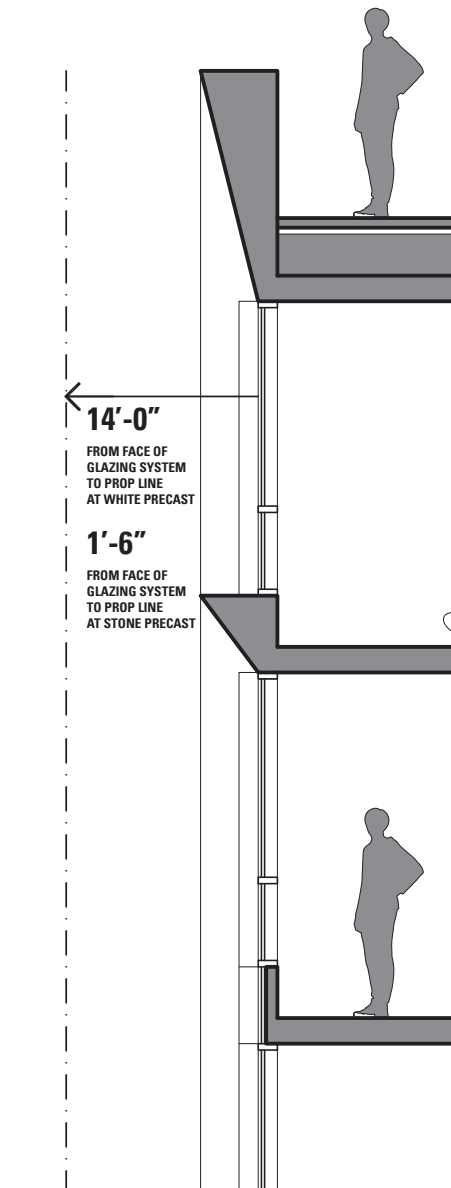
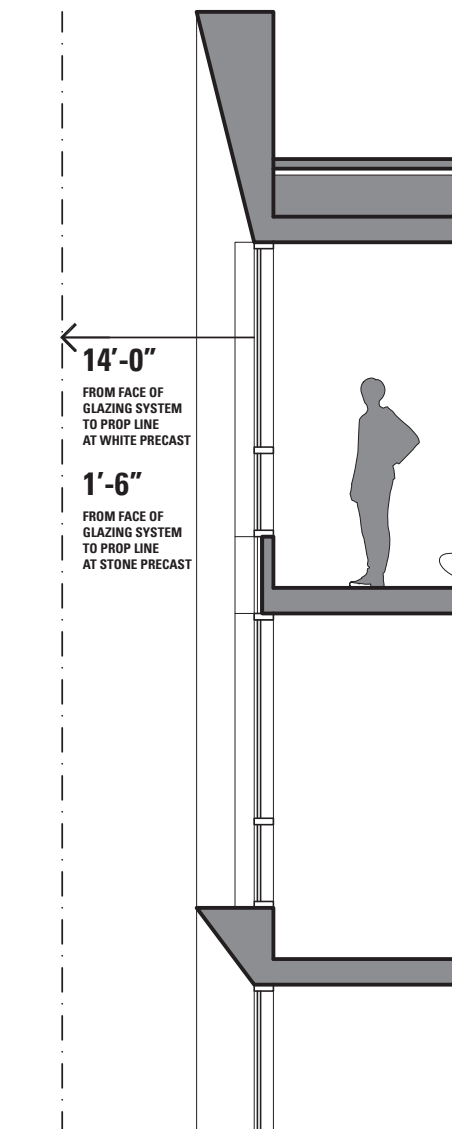
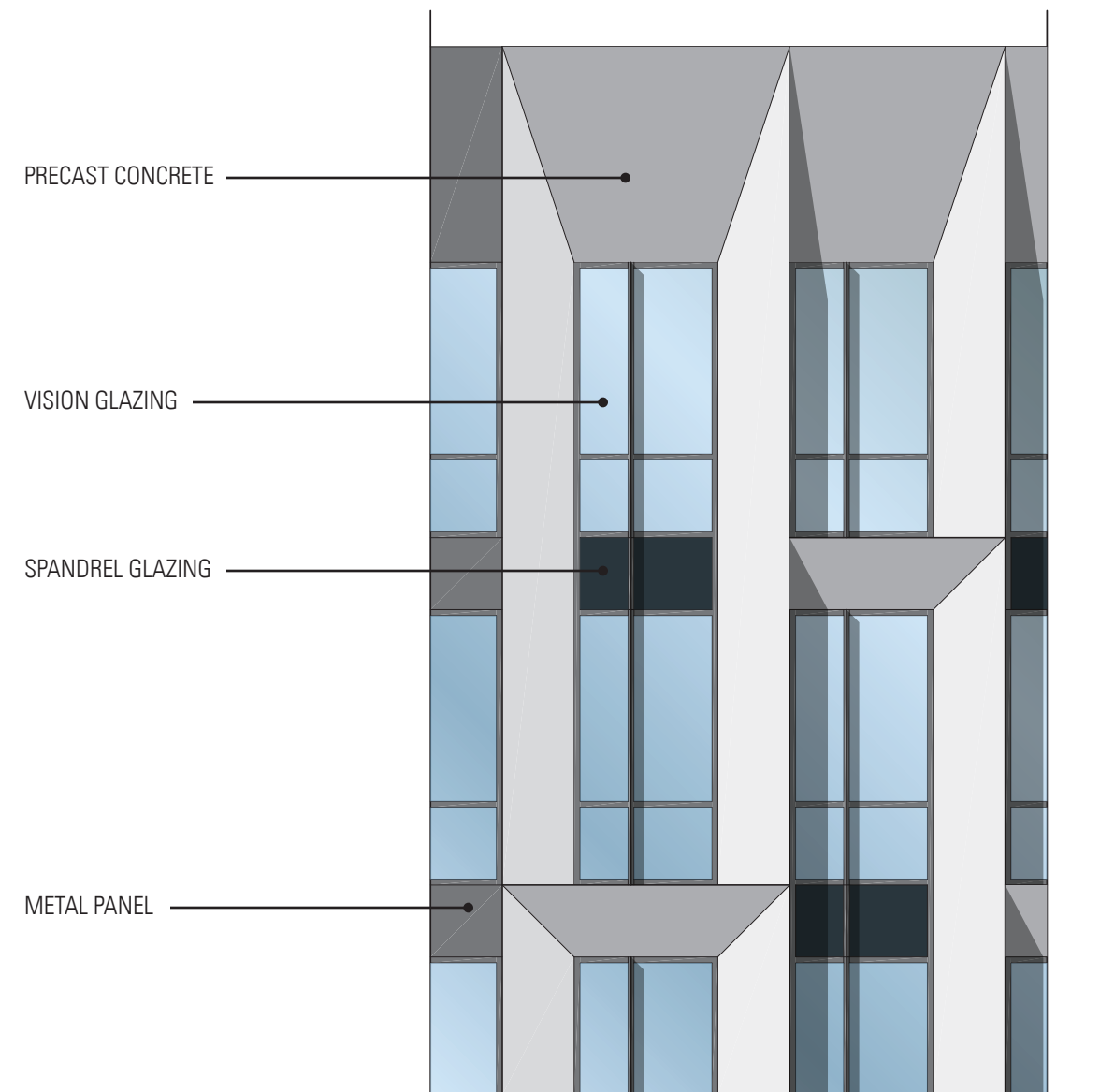
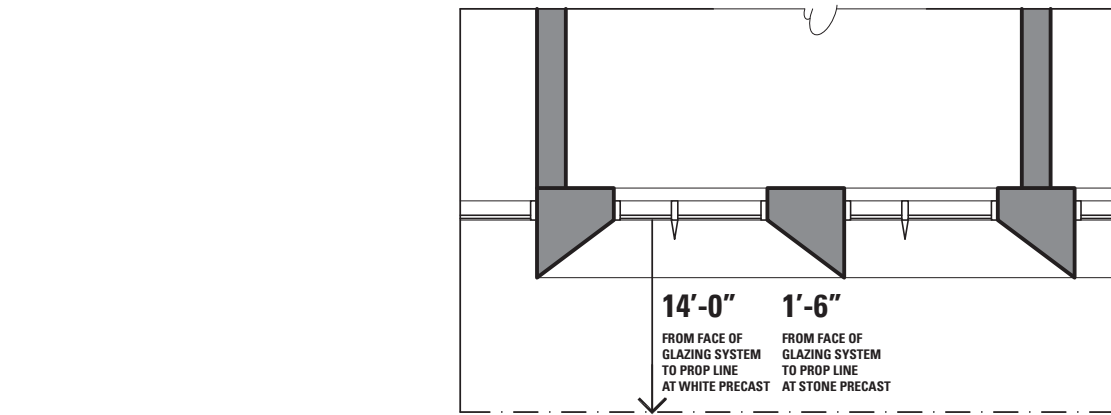
DLR Group | KwanHenmi

Building Section
- Longitudinal

AP3.12

450

O'FARRELL



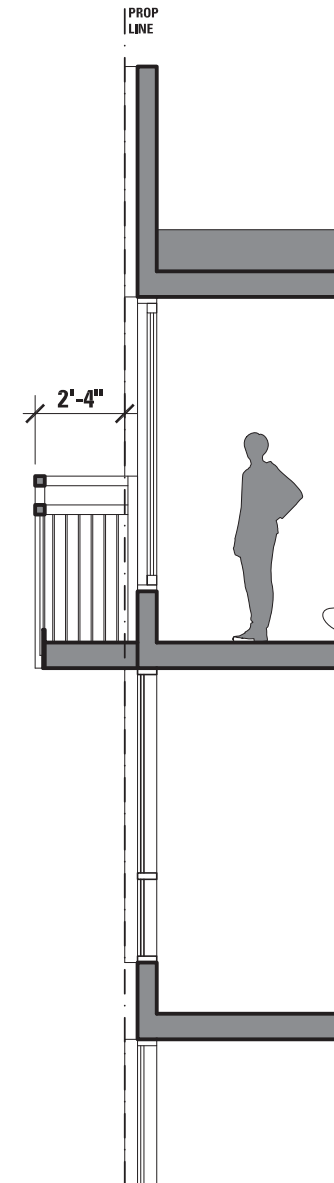
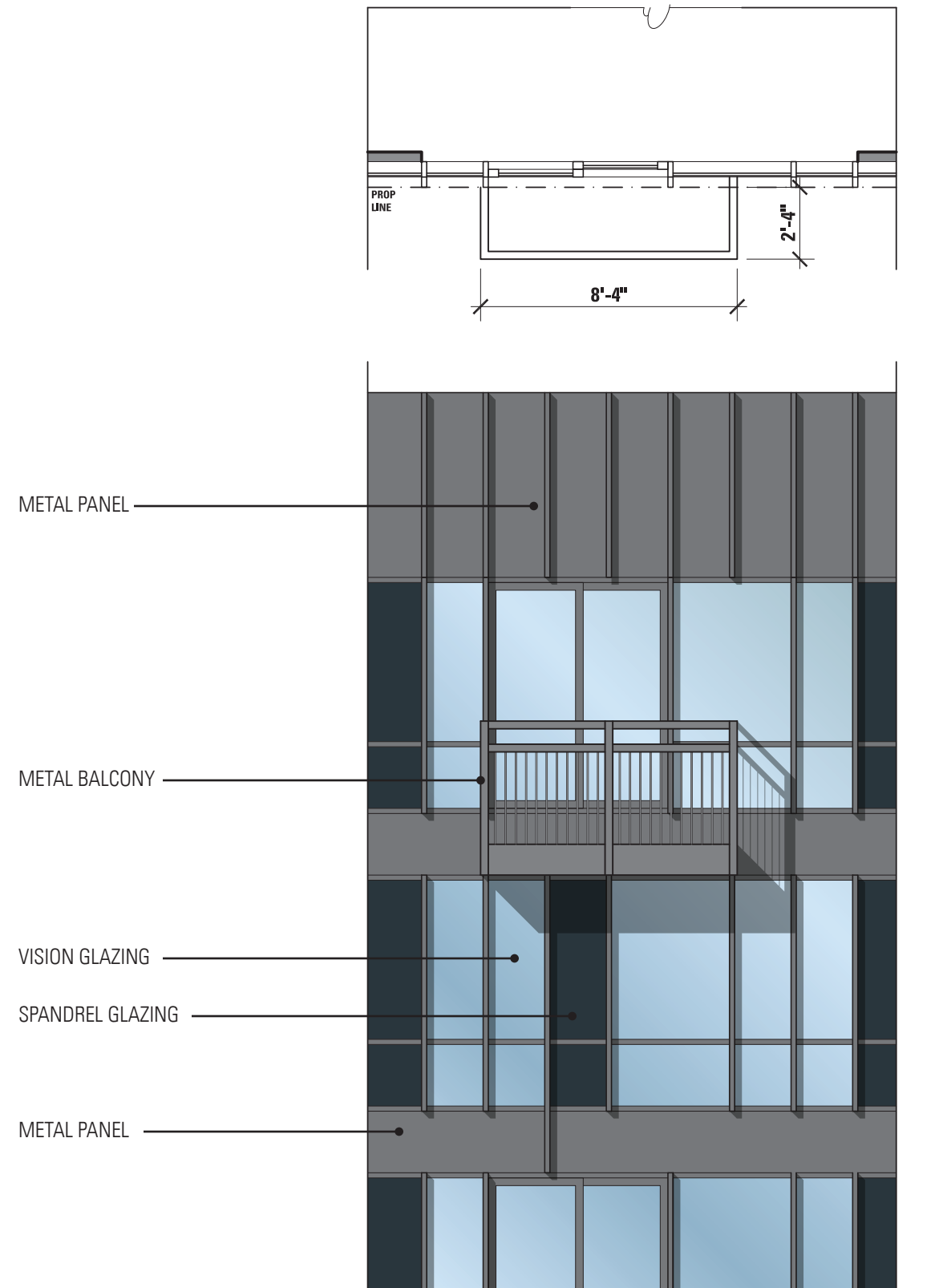
28 JUNE 2018

DLR Group | KwanHenmi

Building Detail
- Precast

AP4.01

450 O'FARRELL



28 JUNE 2018

DLR Group | KwanHenmi

Building Detail
- Window Wall+Balconies

AP4.02



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

View
- O'Farrell from East

AP5.01

PREFERRED PROJECT

FACADE SETBACK 14'
FROM O'FARRELL

THIS BUILDING NOT
PART OF PROJECT



450

O'FARRELL

28 JUNE 2018

DLR Group | KwanHenmi

View
- O'Farrell and Shannon

AP5.02



450

O'FARRELL

28 JUNE 2018

DLR Group | KwanHenmi

View
- O'Farrell and Shannon

AP5.03

450

O'FARRELL



28 JUNE 2018

 DLR Group | KwanHenmi

View
- O'Farrell and Jones

AP5.04



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

View
- Jones Street

AP5.05



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Axonometric
- from Southeast

AP6.01



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Axonometric
- from Southwest

AP6.02



450
O'FARRELL

28 JUNE 2018

DLR Group | KwanHenmi

Rendering (Closeup)
- O'Farrell from West (Day)

AP7.01

450

O'FARRELL



28 JUNE 2018

 DLR Group | KwanHenmi

Rendering
- O'Farrell from West (Day)

AP7.02



450

O'FARRELL

28 JUNE 2018

DLR Group | KwanHenmi

Rendering (Closeup)
- O'Farrell from East (Day)

AP7.03



450

O'FARRELL

28 JUNE 2018

 DLR Group | KwanHenmi

Rendering
- O'Farrell from East (Day)

AP7.04



450

O'FARRELL

28 JUNE 2018

DLR Group | KwanHenmi

Rendering (Closeup)
- O'Farrell from East (Night)

AP7.05



450

O'FARRELL

28 JUNE 2018

DLR Group | KwanHenmi

Rendering
- O'Farrell from East (Night)

AP7.06

Mitigation Monitoring and Reporting Program

SECTION 1: AUTHORITY

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to California Environmental Quality Act (known as CEQA [Public Resources Code Sections 21000 et seq.]) Section 21081.6 to provide for the monitoring of mitigation measures required of the 450-474 O'Farrell Street/532 Jones Street Project (Project), as set forth in the Final Environmental Impact Report (Final EIR) prepared for the Project. This report will be kept on file in the offices of the City Planning Department (City), 1650 Mission Street, Fourth Floor, San Francisco, CA, 94103.

SECTION 2: MONITORING SCHEDULE

Prior to the issuance of building permits, while detailed development plans are being prepared for approval by Agency and/or City staff, Agency and/or City staff will be responsible for ensuring compliance with mitigation monitoring applicable to the project construction, development, and design phases. Agency and/or City staff will prepare or cause to be prepared reports identifying compliance with mitigation measures. Once construction has begun and is underway, monitoring of the mitigation measures associated with construction will be included in the responsibilities of designated Agency and/or City staff, who shall prepare or cause to be prepared reports of such monitoring no less than once a month until construction has been completed. Once construction has been completed, the Agency and/or City will monitor the project as deemed necessary.

SECTION 3: CHANGES TO MITIGATION MEASURES

Any substantive change in the monitoring and reporting plan made by Agency and/or City staff shall be reported in writing to the City Environmental Review Officer. Reference to such changes shall be made in the monthly/yearly Environmental Mitigation Monitoring Report prepared by City staff. Modifications to the mitigation measures may be made by City staff subject to one of the following findings, documented by evidence included in the record:

- a. The mitigation measure included in the Final EIR and the Mitigation Monitoring and Reporting Program is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the project, changes in conditions of the environment, or other factors.

OR

- b. The modified or substitute mitigation measure to be included in the Mitigation Monitoring and Reporting Program either provides corrections to text without any substantive change in the intention or meaning of the original mitigation measure, or provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the Final EIR and the Mitigation Monitoring and Reporting Program; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those

which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and the modified or substitute mitigation measures are feasible, and the City, through measures included in the Mitigation Monitoring and Reporting Program or other City procedures, can assure their implementation.

SECTION 4: SUPPORT DOCUMENTATION

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the project file with the MMRP and shall be made available to the public upon request.

SECTION 5: FORMAT OF MITIGATION MONITORING MATRIX

The mitigation monitoring matrix on the following pages identifies the environmental issue areas for which monitoring is required, the required mitigation measures, the timeframe for monitoring, and the responsible implementing and monitoring agencies.

If any mitigation measures are not being implemented, the Agency and/or City may pursue corrective action. Penalties that may be applied include, but are not limited to, the following: (1) a written notification and request for compliance; (2) withholding of permits; (3) administrative fines; (4) a stop-work order; (5) criminal prosecution and/or administrative fines; (6) forfeiture of security bonds or other guarantees; and (7) revocation of permits or other entitlements.

SECTION 6: DEFINITIONS

For the purposes of this MMRP, the following definitions are used:

- **City’s Environmental Review Officer**— The Environmental Review Officer at the San Francisco Planning Department, referred to herein as “ERO.”
- **Code of Federal Regulations**— Referred to herein as “CFR.”
- **Project Sponsors**— The project sponsors consist of 450 O’Farrell Street Partners, LLC, and the Fifth Church of Christ, Scientist.

Mitigation Monitoring & Reporting Program				
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Cultural Resources				
<p>Mitigation Measure CR-1a: Documentation. Prior to the issuance of demolition or site permits, the project sponsors shall undertake Historic American Building Survey (HABS) documentation of the subject property, structures, objects, materials, and landscaping. The documentation shall be undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior’s Professional Qualification Standards (36 CFR, Part 61). The documentation shall consist of the following:</p> <ul style="list-style-type: none">• Measured Drawings: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. The Planning Department Preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.). The Planning Department Preservation staff will assist the consultant in determining the appropriate level of measured drawings;• HABS-Level Photography: Digital photographs of the interior and the exterior of subject property. Large format negatives are not required. The scope of the digital photographs shall be reviewed by Planning Department Preservation staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service Standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography; and• HABS Historical Report: A written historical narrative and report, per HABS Historical Report Guidelines.• Video documentation: Video footage of the exterior and interior of contributing elements of the subject property. <p>The professional shall prepare the documentation and submit it for review and approval by the Planning Department Preservation staff prior to the issuance of demolition permits. The documentation shall be disseminated by the project sponsors to the Planning Department, San Francisco Main Library History Room, Northwest Information Center-California Historical Resource Information System, and San Francisco Architectural Heritage.</p>	Project sponsors and qualified historic preservation individual	Prior to the issuance of a demolition permit for the building	Planning Department Preservation Technical Specialist to review and approve HABS documentation.	Considered complete upon submittal of final HABS documentation to the Preservation Technical Specialist.
<p>Mitigation Measure CR-1b: Interpretation. The project sponsors shall provide a permanent display of interpretive materials concerning the history and architectural features of the original 450 O’Farrell Street building and its relationship with the Uptown Tenderloin National Register Historic District and the Tenderloin neighborhood. Interpretation of the site’s history and relationship with the District shall be supervised by an architectural historian or historian who meets the Secretary of the Interior’s Professional Qualification Standards, and may engage additional consultants to develop the display. The interpretative materials (which may include, but are not limited to, a display of photographs, news articles, memorabilia, and/or video) shall be placed in a prominent setting on the project site visible to pedestrians, such as a lobby, Reading Room of the new church or O’Farrell Street frontage.</p> <p>A proposal describing the general parameters of the interpretive program shall be approved by the San Francisco Planning Department Preservation staff prior to issuance of a site permit. The content, media and other characteristics of such interpretive display shall be approved by the San Francisco Planning Department Preservation staff prior to issuance of a Temporary Certificate of Occupancy.</p>	Project sponsor and qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualification Standards	Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection for the building	Planning Department Preservation Technical Specialist to review and approve interpretive display	Considered complete upon installation of display.

Mitigation Monitoring & Reporting Program				
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Mitigation Measure CR-1c: Salvage. Prepare an in-depth salvage document for the character-defining features of the existing church building at 450 O’Farrell Street. The project sponsors shall work with a professional who meets the Secretary of Interior’s Standards to develop a salvage report that documents the building’s character-defining features for conservation and assesses the feasibility of reinstallation at the new church space or in other facilities. The salvage report shall include documentation of interior historic interior features, such as the light fixtures, the marble in the bathroom, sanctuary space with balcony, decorative plaster work in the lobby and sanctuary, raised sanctuary stage, the organ pipes, and the grillwork fronting the organ pipes, and any exterior character-defining features that would not be retained by the project. Additionally, the salvage document shall include the identification of diverse organizations with interest in curation of the materials. The professional shall prepare the salvage report and submit it for review and approval by the Planning Department preservation staff prior to the issuance of demolition permits.	Project sponsors and qualified historic preservation individual.	Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection for the 450 O’Farrell Street building	Planning Department Preservation Technical Specialist to review and approve the salvage report	Considered complete upon approval of the salvage report by the Planning Department Preservation Technical Specialist.
Mitigation Measure CR-3a: Vibration Monitoring and Management Plan. The project sponsors shall retain the services of a qualified structural engineer or vibration consultant and a preservation architect who meet the Secretary of the Interior’s Historic Preservation Professional Qualification Standards to conduct a Pre-Construction Assessment of the identified adjacent contributing resources to the Uptown Tenderloin National Register Historic District at 500–520 Jones Street, 536–544 (540) Jones Street, 546–548 (548) Jones Street, 565–575 Geary Street, 438–440 (438) O’Farrell Street, 415 Taylor Street, and 577–579 Geary Street. Prior to any demolition or ground-disturbing activity, the Pre-Construction Assessment shall be prepared. It shall contain written and photographic descriptions of the existing condition of visible exteriors from the public rights-of-way of the adjacent buildings and interior locations upon permission of the owners of the adjacent properties. The Pre-Construction Assessment shall determine specific locations to be monitored and include annotated drawings of the buildings to locate accessible digital photo locations and locations of survey markers and/or other monitoring devices (e.g., to measure vibrations). The Pre-Construction Assessment shall be submitted to the Planning Department along with the demolition and site permit applications. The structural engineer and/or vibration consultant, in consultation with the preservation architect, shall develop, and the project sponsors shall adopt, a vibration management and continuous monitoring plan to protect the adjacent historic buildings against damage caused by vibration or differential settlement caused by vibration during project construction activities. In this plan, the maximum vibration level not to be exceeded at each building shall be 0.2 inch per second, or a level determined by the site-specific assessment made by the structural engineer and/or the vibration consultant in coordination with the preservation architect for the project. The vibration management and monitoring plan shall document the criteria used in establishing the maximum vibration level for the project. In addition, this plan shall state the maximum settlement levels not to be exceeded at each building, which shall range from 3/8-inch to 1/2-inch; or a level determined by the site-specific assessment made by the structural engineer in coordination with the preservation architect for the project. This settlement criterion shall be included in the vibration management and monitoring plan. The vibration management and monitoring plan shall include pre-construction surveys and continuous vibration monitoring throughout the duration of the major construction project activities that would require heavy-duty equipment to ensure that vibration levels do not exceed the established standard. The vibration management and monitoring plan shall be submitted to the Planning Department’s preservation staff prior to issuance of the demolition permit. Should vibration levels be observed in excess of the standard, or if settlement to adjacent buildings occurs beyond the settlement levels described above, construction shall be halted and alternative protective measures shall be put in practice. Alternative protective measures may include, but would not be limited to, additional underpinning, additional shoring, grouting, and soldier piles. Appropriate protective measures to prevent damage to adjacent buildings shall be determined on a case by case basis. Should construction of the proposed project result in any damage to adjacent buildings, repairs may be completed as part of the project. The structural engineer and/or vibration consultant and the historic preservation consultant shall conduct regular periodic inspections of digital photographs, survey markers, and/or other monitoring devices during ground-disturbing activity at the project site. The buildings shall be protected to prevent further damage and remediated to pre-construction conditions as shown in the Pre-	Project sponsors, contractor, qualified structural engineer or vibration consultant and qualified preservation architect	<p>Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection for the 450 O’Farrell Street building</p> <p>Should vibration or settlement levels be observed in excess of the standards set in the mitigation measure, Planning must be notified immediately along with a description of alternative protective measures proposed to be put in place to prevent further damage to adjacent buildings.</p>	<p>Planning Department Preservation Technical Specialist shall review and approve the vibration monitoring and management plan.</p> <p>Planning Department Preservation Technical Specialist shall review and approve alternative protection measures, if necessary.</p>	Considered complete upon submittal to ERO of post-construction report on vibration monitoring plan and effects, if any, on proximately historical resources.

Mitigation Monitoring & Reporting Program				
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Construction Assessment with the consent of the building owner.				
Mitigation Measure CR-3b: Construction Best Practices for Historical Architectural Resources. The project sponsors shall incorporate into construction specifications for the proposed project a requirement that the construction contractor(s) use all feasible means to avoid damage to the adjacent contributing resources at 500–520 Jones Street, 536–544 (540) Jones Street, 546–548 (548) Jones Street, 565–575 Geary Street, 438–440 (438) O’Farrell Street, 415 Taylor Street, and 577–579 Geary Street, including, but not limited to, staging of equipment and materials as far as possible from historic buildings to limit damage; using techniques during demolition, excavation, shoring, and construction that create the minimum feasible vibration; maintaining a buffer zone when possible between heavy equipment and adjacent contributing resource(s); enclosing construction scaffolding to avoid damage from falling objects or debris; and ensuring appropriate security to minimize risks of vandalism and fire. These construction specifications shall be submitted to the Planning Department along with the Demolition and Site Permit Applications.	Project sponsors, contractor, qualified structural engineer or vibration consultant and qualified preservation architect	Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection for the building	Planning Department Preservation Technical Specialist shall review and approve the construction specifications.	Considered complete upon approval of construction specifications by the by the Planning Department Preservation Technical Specialist.
Mitigation Measure M-CP-2: Accidental Discovery. The project sponsors shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, supervisory personnel, etc. The project sponsors shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet. Should any indication of an archeological resource be encountered during any soil-disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken. If the ERO determines that an archeological resource may be present within the project site, the project sponsors shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor. Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsors immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions. The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report. Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC)	Project sponsors, contractor, Planning Department’s archeologist or qualified archaeological consultant, and Planning Department’s Environmental Review Officer.	Prior to issuance of any permit for soil-disturbing activities and during construction.	Project sponsor, ERO, archeologist.	Considered complete upon ERO’s approval of FARR

Mitigation Monitoring & Reporting Program				
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.				
Mitigation Measure M-CP-3: Human Remains. Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws along with the following procedures. This shall include immediate notification of the Coroner of the City and County of San Francisco and the ERO. In the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, as required under M-CP-3, the project sponsor, ERO, and MLD shall have up to but not beyond six days of discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsors and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.	Project sponsors, contractor, Planning Department’s archeologist or qualified archaeological consultant, and Review Officer.	Throughout the duration of ground-disturbing activities	Project sponsor to notify ERO, Coroner, and, if applicable, NAHC of any discovery of human remains	Considered complete upon completion of ground-disturbing activities
Air Quality				
Mitigation Measure M-AQ-2: Construction Air Quality The project sponsors or the project sponsors’ Contractor shall comply with the following A. <i>Engine Requirements.</i> 1. All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall have engines that meet or exceed either U.S. Environmental Protection Agency (USEPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and have been retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy. Equipment with engines meeting Tier 4 Interim or Tier 4 Final off-road emission standards automatically meet this requirement. 2. Where access to alternative sources of power are available, portable diesel engines shall be prohibited. 3. Diesel engines, whether for off-road or on-road equipment, shall not be left idling for more than two minutes, at any location, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions). The Contractor shall post legible and visible signs in English, Spanish, and Chinese, in designated queuing areas and at the construction site to remind operators of the two-minute idling limit. 4. The Contractor shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and require that such workers and	Project sponsors and construction contractor.	Prior to issuance of a site permit, demolition permit, or any other permit from the Department of Building Inspection, with ongoing compliance with the Construction Emissions Minimization Plan throughout the construction period.	ERO to review and approve Construction Emissions Minimization Plan; project sponsor and construction contractor to comply with, and document compliance with, Construction Emissions Minimization Plan as required by the ERO	Construction Emissions Minimization Plan considered complete upon ERO review and acceptance of Plan; measure considered complete upon completion of project construction and submittal to ERO of required documentation

Mitigation Monitoring & Reporting Program																
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule												
<p>operators properly maintain and tune equipment in accordance with manufacturer specifications.</p> <p>B. Waivers.</p> <p>1. The Planning Department’s Environmental Review Officer or designee (ERO) may waive the alternative source of power requirement of Subsection (A)(2) if an alternative source of power is limited or infeasible at the project site. If the ERO grants the waiver, the Contractor must submit documentation that the equipment used for onsite power generation meets the requirements of Subsection (A)(1).</p> <p>2. The ERO may waive the equipment requirements of Subsection (A)(1) if a particular piece of off-road equipment with an ARB Level 3 VDECS is technically not feasible, the equipment would not produce desired emissions reduction due to expected operating modes, installation of the equipment would create a safety hazard or impaired visibility for the operator, or there is a compelling emergency need to use off-road equipment that is not retrofitted with an ARB Level 3 VDECS. If the ERO grants the waiver, the Contractor must use the next-cleanest piece of off-road equipment, according to Table 12.</p> <p>TABLE 12: OFF-ROAD EQUIPMENT COMPLIANCE STEP-DOWN SCHEDULE</p> <table><tr><th>Compliance Alternative</th><th>Engine Emission Standard</th><th>Emissions Control</th></tr><tr><td>1</td><td>Tier 2</td><td>ARB Level 2 VDECS</td></tr><tr><td>2</td><td>Tier 2</td><td>ARB Level 1 VDECS</td></tr><tr><td>3</td><td>Tier 2</td><td>Alternative Fuel*</td></tr></table> <p>** Alternative fuels are not a VDECS.</p> <p>C. <i>Construction Emissions Minimization Plan.</i> Before starting on-site construction activities, the Contractor shall submit a Construction Emissions Minimization Plan (Plan) to the ERO for review and approval. The Plan shall state, in reasonable detail, how the Contractor will meet the requirements of Section A.</p> <p>1. The Plan shall include estimates of the construction timeline by phase, with a description of each piece of off-road equipment required for every construction phase. The description may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed, the description may include: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, the description shall also specify the type of alternative fuel being used.</p> <p>2. The project sponsors shall ensure that all applicable requirements of the Plan have been incorporated into the contract specifications. The Plan shall include a certification statement that the Contractor agrees to comply fully with the Plan.</p> <p>3. The Contractor shall make the Plan available to the public for review on-site during working hours. The Contractor shall post at the construction site a legible and visible sign</p>	Compliance Alternative	Engine Emission Standard	Emissions Control	1	Tier 2	ARB Level 2 VDECS	2	Tier 2	ARB Level 1 VDECS	3	Tier 2	Alternative Fuel*				
Compliance Alternative	Engine Emission Standard	Emissions Control														
1	Tier 2	ARB Level 2 VDECS														
2	Tier 2	ARB Level 1 VDECS														
3	Tier 2	Alternative Fuel*														

Mitigation Monitoring & Reporting Program				
Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>summarizing the Plan. The sign shall also state that the public may ask to inspect the Plan for the project at any time during working hours and shall explain how to request to inspect the Plan. The Contractor shall post at least one copy of the sign in a visible location on each side of the construction site facing a public right-of-way.</p> <p>D. <i>Monitoring.</i> After start of Construction Activities, the Contractor shall submit quarterly reports to the ERO documenting compliance with the Plan. After completion of construction activities and prior to receiving a final certificate of occupancy, the project sponsors shall submit to the ERO a final report summarizing construction activities, including the start and end dates and duration of each construction phase, and the specific information required in the Plan.</p>				
<p>Mitigation Measure M-AQ-4: Best Available Control Technology for Diesel Generators. The project sponsors shall ensure that the backup diesel generator meet or exceed one of the following emission standards for particulate matter: (1) Tier 4 certified engine, or (2) Tier 2 or Tier 3 certified engine that is equipped with a California Air Resources Board (ARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS). A non-verified diesel emission control strategy may be used if the filter has the same particulate matter reduction as the identical ARB verified model and if the Bay Area Air Quality Management District (BAAQMD) approves of its use. The project sponsors shall submit documentation of compliance with the BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emission standard requirement of this mitigation measure to the Planning Department for review and approval prior to issuance of a permit for a backup diesel generator from any City agency.</p>	Project sponsors and construction contractor.	Prior to issuance of site permit	ERO to review and approve the diesel emission control strategy.	Considered complete upon ERO approval of the diesel emission control strategy.

Improvement Measures				
Improvement Measures Agreed to by the Project Sponsor.	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
Transportation				
<p>Improvement Measure I-TR-1: Transportation Demand Management (TDM) Plan. As an improvement measure to encourage the use of sustainable modes, the project sponsors and subsequent property owners, should develop and implement a TDM Plan. The scope and number of TDM measures included in the TDM Plan should be in accordance with the Planning Commission Standards for the TDM Program (TDM Program) for the type of development proposed.¹ The proposed project’s TDM Plan should conform to the most recent version of the TDM Program Standards available at the time of the project’s approval. The Planning Department should review and approve the TDM Plan, as well as any subsequent revisions to the TDM Plan, pursuant to the TDM Program Standards. The TDM Plan should target a reduction in the vehicle miles traveled (VMT) rate (e.g., VMT per capita), monitor and evaluate project performance (actual VMT), and adjust TDM measures over time to attempt to meet VMT target reduction.</p> <p>The TDM Plan may include, but is not limited to, the types of measures summarized below for explanatory example purposes. Actual TDM measures selected should include those from the TDM Program Standards which describe the scope and applicability of candidate measures in detail and include:</p> <ol style="list-style-type: none">1. Active Transportation: Provision of streetscape improvements to encourage walking, secure bicycle parking, shower and locker facilities for cyclists, subsidized bike share memberships for project occupants, bicycle repair and maintenance services, and other bicycle-related services2. Car-Share: Provision of car-share parking spaces and subsidized memberships for project occupants3. Delivery: Provision of amenities and services to support delivery of goods to project occupants4. Family-Oriented Measures: Provision of on-site childcare and other amenities to support the use of sustainable transportation modes by families5. High-Occupancy Vehicles: Provision of carpooling/vanpooling incentives and shuttle bus service6. Information and Communications: Provision of multimodal wayfinding signage, transportation information displays, and tailored transportation marketing services7. Land Use: Provision of on-site affordable housing and healthy food retail services in underserved areas8. Parking: Provision of unbundled parking, short term daily parking provision, parking cash out offers, and reduced off-street parking supply.	<p>This measure is no longer required because it has been superceded by the passage of the Transportation Demand Management (TDM) Program (Board File # 160925/34-17)</p>			
<p>Improvement Measure I-TR-2: Monitoring and Abatement of Queues. To reduce the potential for queuing of vehicles accessing the project site, it should be the responsibility of the project sponsors to ensure that recurring vehicle queues or vehicle conflicts do not occur on Shannon Street. A vehicle queue is defined as one or more vehicles (destined to the parking garage) blocking any portion of the Shannon Street sidewalk or travel lanes for a consecutive period of three minutes or longer on a daily and/or weekly basis.</p> <p>If the Planning Director, or his or her designee, suspects that a recurring queue or conflict is present, the Planning Department should notify the project sponsors in writing. Upon request, the owner/operator should hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant should prepare a monitoring report to be submitted to the Planning Department for review. If the Planning Department determines that a recurring queue or conflict does exist, the project sponsors should have 90 days from the date or the written determination to abate the recurring queue or conflict.</p>	<p>Project sponsor.</p>	<p>During project occupancy.</p>	<p>Transportation consultant, Planning Department</p>	<p>During project occupancy if a queuing of vehicles occurs.</p>

¹ San Francisco Planning Department, *Draft TDM Program Standards*, July 2016 are available online at: <http://sf-planning.org/tdm-materials-and-resources>.

Improvement Measures				
Improvement Measures Agreed to by the Project Sponsor.	Responsibility for Implementation	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Schedule
<p>Improvement Measure I-TR-3: Construction Management Plan and Public Updates.</p> <p>Construction Coordination – To reduce potential conflicts between construction activities and pedestrians, bicyclists, transit and vehicles at the project site, the project sponsors should require that the contractor prepare a Construction Management Plan for the project construction period. The preparation of a Construction Management Plan could be a requirement included in the construction bid package. Prior to finalizing the Plan, the project sponsor/construction contractor(s) should meet with San Francisco Public Works (Public Works), San Francisco Municipal Transportation Agency (SFMTA),), the Fire Department, Muni Operations and other City agencies to coordinate feasible measures to include in the Construction Management Plan to reduce traffic congestion, including measures to reduce potential traffic, bicycle, and transit disruption and pedestrian circulation effects during construction of the proposed project. This review should consider other ongoing construction in the project vicinity. As determined necessary by the SFMTA to minimize the potential for impacting vehicle and transit traffic on O’Farrell Street, the Construction Management Plan could include restrictions on travel lane closures or construction truck deliveries or materials removal during the AM (7 to 9 AM) and PM (3 to 7 PM) peak periods when tow-away regulations are in effect on O’Farrell Street.</p> <p>Carpool, Bicycle, Walk and Transit Access for Construction Workers – To minimize parking demand and vehicle trips associated with construction workers, the construction contractor could include as part of the Construction Management Plan methods to encourage carpooling, bicycle, walk and transit access to the project site by construction workers (such as providing transit subsidies to construction workers, providing secure bicycle parking spaces, participating in free-to-employee ride matching program from www.511.org, participating in emergency ride home program through the City of San Francisco (www.sferh.org), and providing transit information to construction workers.</p> <p>Construction Worker Parking Plan – As part of the Construction Management Plan that could be developed by the construction contractor, the location of construction worker parking could be identified as well as the person(s) responsible for monitoring the implementation of the proposed parking plan. The use of on-street parking to accommodate construction worker parking could be discouraged. All construction bid documents could include a requirement for the construction contractor to identify the proposed location of construction worker parking. If on-site, the location, number of parking spaces, and area where vehicles would enter and exit the site could be required. If off-site parking is proposed to accommodate construction workers, the location of the off-site facility, number of parking spaces retained, and description of how workers would travel between an off-site facility and the project site could be required.</p> <p>Project Construction Updates for Adjacent Businesses and Residents – To minimize construction impacts on access to nearby institutions and businesses, the project sponsors could provide nearby residences and adjacent businesses with regularly-updated information regarding project construction, including construction activities, peak construction vehicle activities (e.g., concrete pours), travel lane closures, and parking lane and sidewalk closures. A regular email notice could be distributed by the project sponsors that would provide current construction information of interest to neighbors, as well as contact information for specific construction inquiries or concerns.</p>	Project sponsor	Develop Construction Management Plan prior to the start of construction, and implement plan throughout the construction period.	Project sponsor and construction contractor. Planning will review and approve the Construction Management Plan (CMP).	Considered complete upon completion of project construction.



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 450-474 O'FARRELL STREET / 532 JONES STREET
RECORD NO.: 2013.1535ENVCUA

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

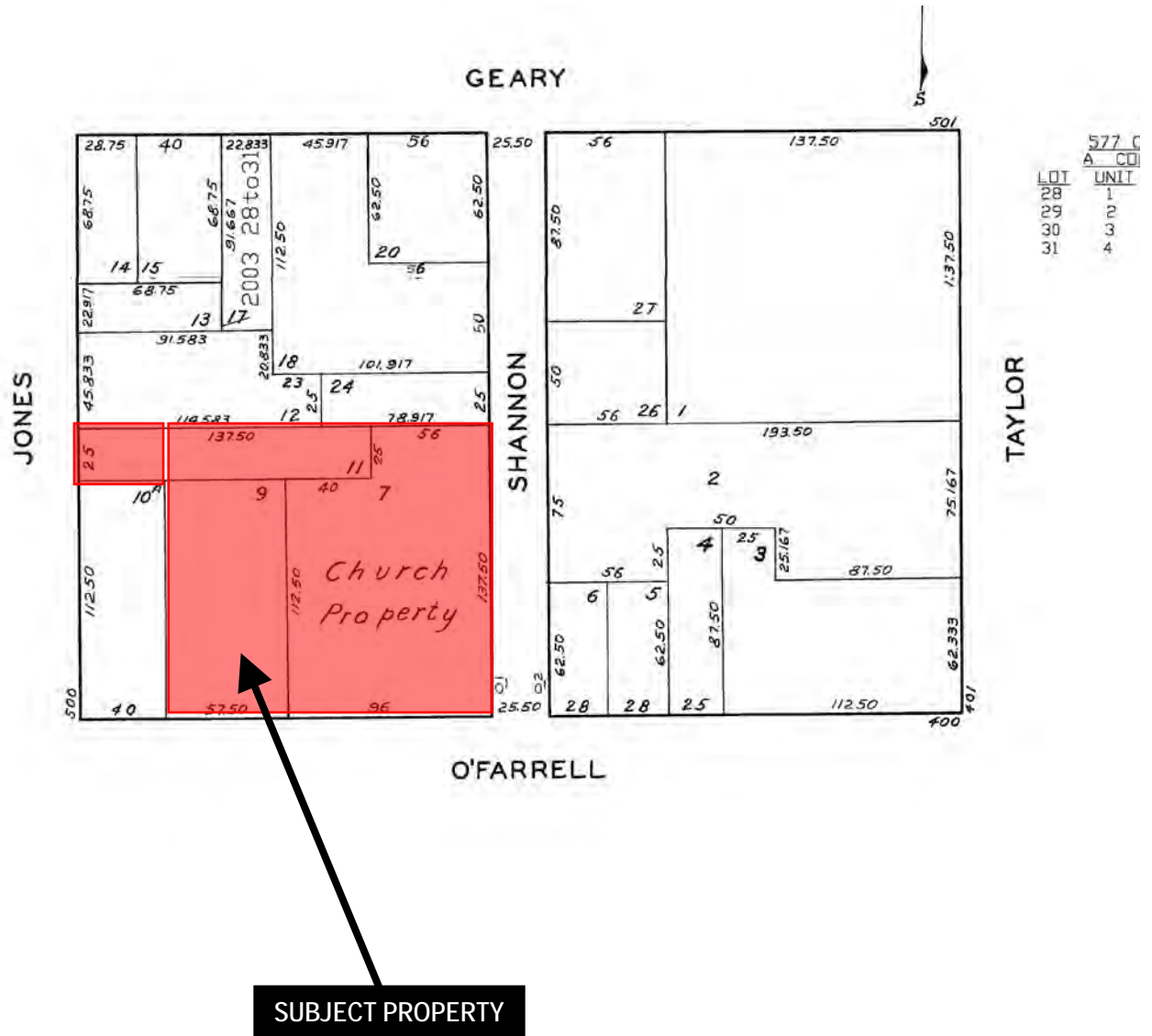
Reception:
415.558.6378

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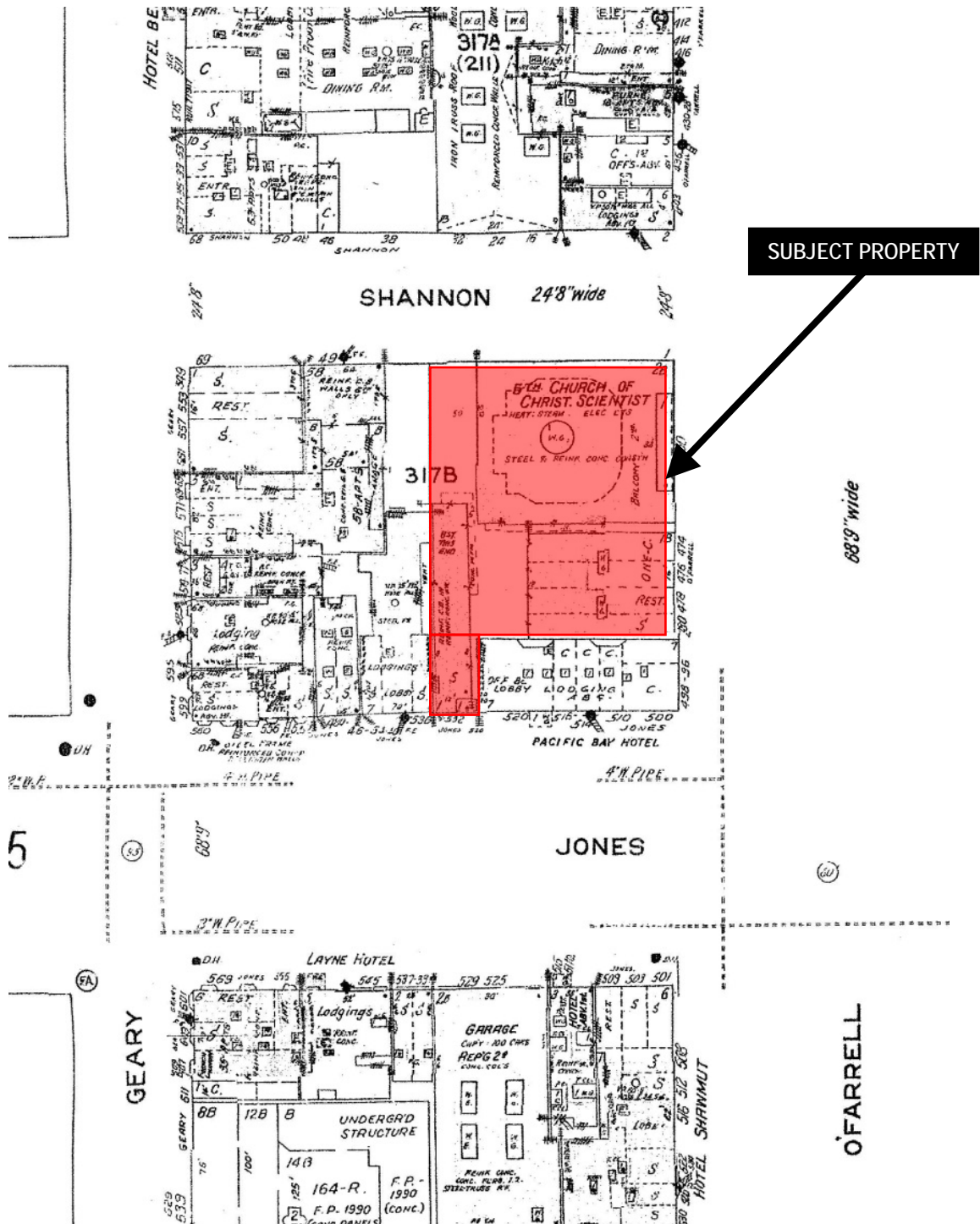
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	22,106	22,106	No change
Residential	0	182,668	182,668
Commercial/Retail	5,815	3,287	1,988
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	1,400	22,105	20,705
Usable Open Space (common)	0	8,359	8,359
Public Open Space	--	--	--
Other(Institutional (Church))	26,904	9,555	17,349
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	5	148	143
Dwelling Units - Affordable	0	28	28
Hotel Rooms	--	--	--
Parking Spaces	4	46	42
Loading Spaces (on-site)	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	0	125	125 (Class 1 + 2)
Number of Buildings	3	1	-2
Number of Stories	Range 1-3	Up to 13	
Height of Building(s)		Up to 130 feet	
Other ()			

Parcel Map



Conditional Use Authorization
Case Number 2013.1535ENVCUA
450-474 O'Farrell St/ 532 Jones St

Sanborn Map*

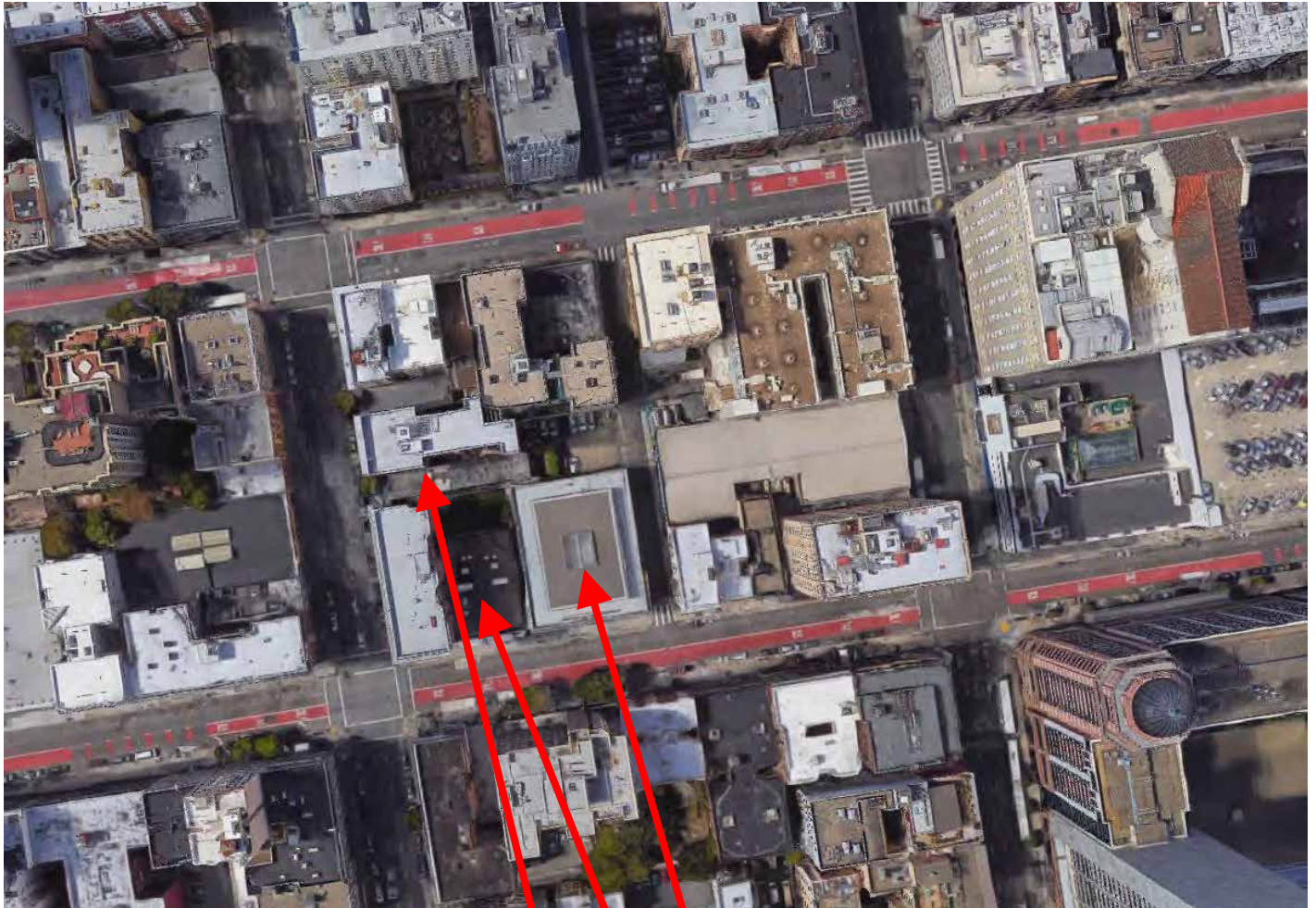


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2013.1535ENVCUA
450-474 O'Farrell St/ 532 Jones St

Aerial Photo

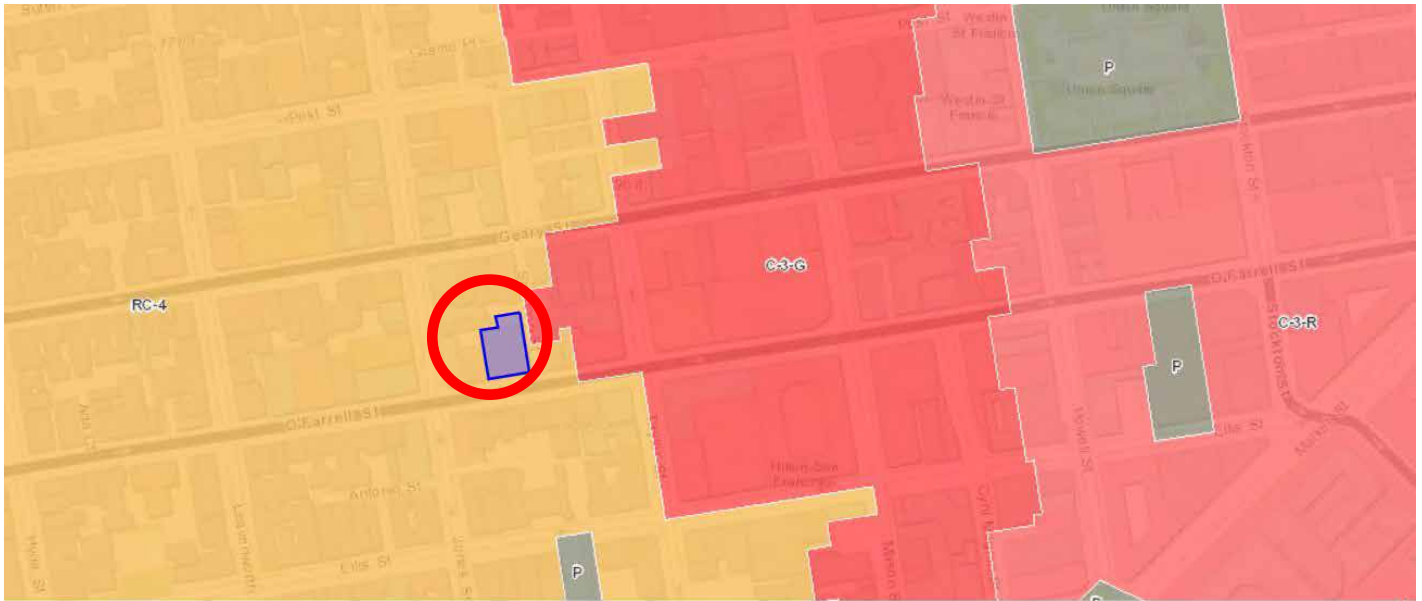


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2013.1535ENVCUA
450-474 O'Farrell St/ 532 Jones St

Zoning Map



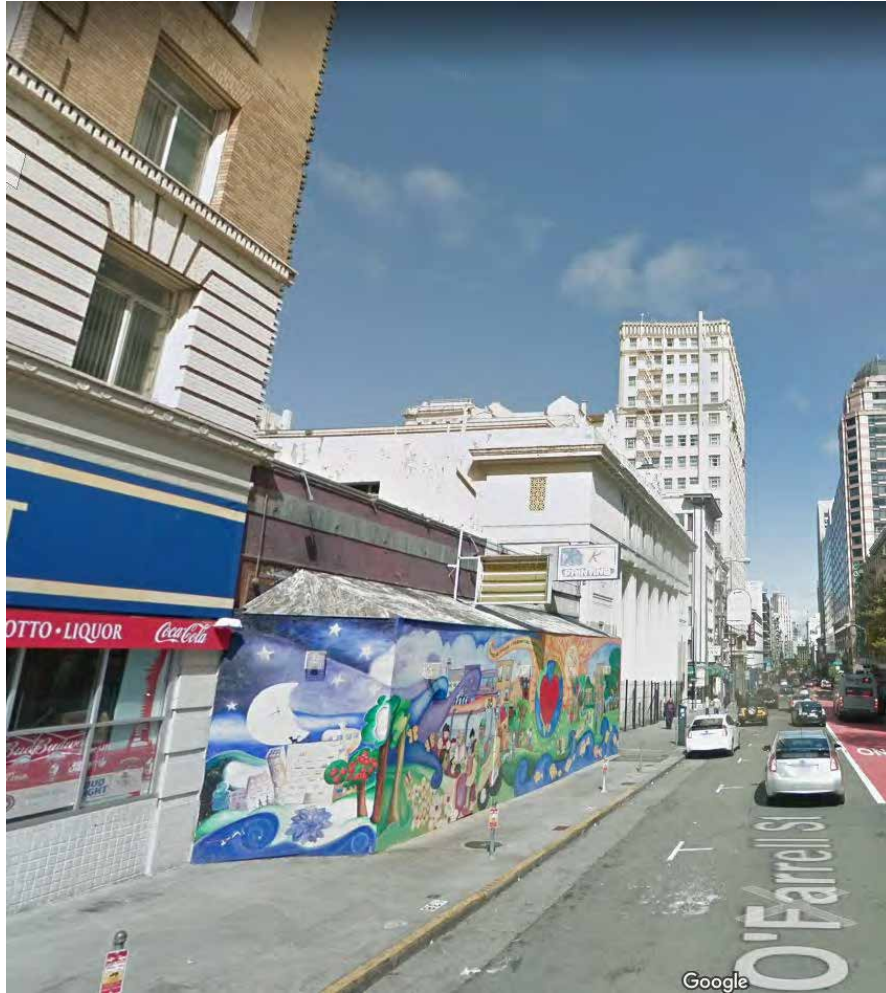
Conditional Use Authorization
Case Number **2013.1535ENV**CUA
450-474 O'Farrell St/ 532 Jones St

Site Photo



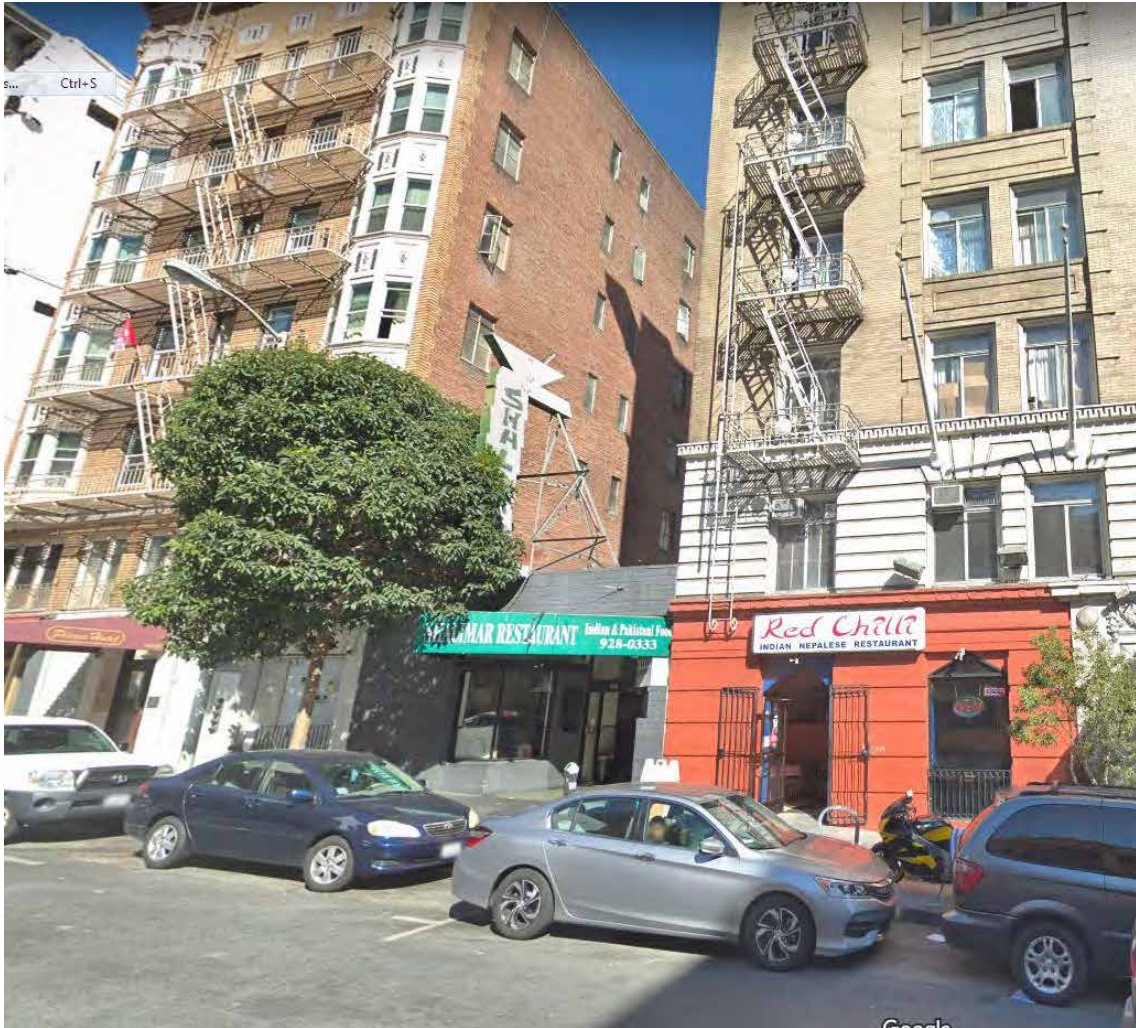
Conditional Use Authorization
Case Number 2013.1535ENVCUA
450-474 O'Farrell St/ 532 Jones St

Site Photo



Conditional Use Authorization
Case Number 2013.1535ENVCUA
450-474 O'Farrell St/ 532 Jones St

Site Photo




Conditional Use Authorization
Case Number 2013.1535ENVCUA
450-474 O'Farrell St/ 532 Jones St

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

I further support the project because it will be a community-building facility
and will enhance the environment

Respectfully,

Signature: 

Name: REV ARTURO

ALBANO

Title: PASTOR/RECTOR

Organization/Church Affiliation:

ST. MARY'S CATHEDRAL

Address:

1111 GOUCH ST, SAN FRANCISCO, CA

Zip: 94109

Email/Phone:

revrockyalba@yahoo.com



FIFTH CHURCH OF CHRIST, SCIENTIST
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: *G. R. Hodge*

Name: G. R. Hodge

Title: Deacon

Church/Organization (If applicable): Providence Baptist Church

Address: P.O. Box

880742

Zip: 94188

Email/Phone: G.Hodge

6982@AOL.Com



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

Name:

Title:

Church/Organization (If applicable):

Address:

Zip:

Email/Phone:

John S. Anderson

John S. Anderson

Rev. Dr.

St. John's Presbyterian

St.

94118

25 Loma St.

415 786 4489



October 3, 2016

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

Dear Planning Commissioners:

St. Mark's Lutheran Church supports the Fifth Church of Christ, Scientist in their proposal of the new church facility and mixed-use development located at 450 O'Farrell Street, San Francisco. This will allow the church to continue to have an active presence within the community as they have over the past decade. In addition, we believe that this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

I further support the project because this congregation provides a vital and important presence in this particular neighborhood. This project enables the congregation to continue to be a sacred presence in our city.

Respectfully,

A handwritten signature in black ink, appearing to read "Elizabeth E. Ekdale", is written over a circular stamp that is partially obscured by the signature.

The Reverend Elizabeth E. Ekdale
Lead Pastor

Rev. Elizabeth E. Ekdale, Lead Pastor
www.stmarks-sf.org

1111 O'FARRELL STREET

SAN FRANCISCO, CA 94109

PHONE (415) 928-7770

FAX (415) 928-8534



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Franklin Fong, ofm

Signature:

Name: Franklin Fong, ofm

Title:

PASTOR

Church/Organization (If applicable):

ST. BONIFACE CHURCH

Address:

133 GOLDEN GATE AVE, SF

Zip:

94102

Email/Phone:

ffong@stbonifacesf.org

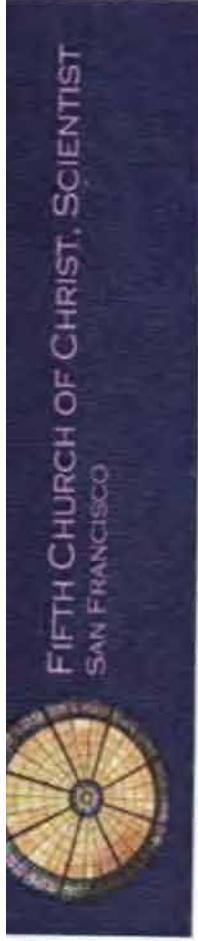


Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Rw. Dr. Christopher L. Zacharias
Name: Rev. Dr. Christopher L. Zacharias Title: Pastor
Church/Organization (If applicable): First A.M.E. Zion Church
Address: 2159 Golden Gate Ave Zip: 94118
Email/Phone: chriszach14@gmail.com - 704-491-7908



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Carolyn L. Hayes

Name: CAROLYN

HAZEL

SCOTT

Title: DR. REV.

Church/Organization (If applicable): URBAN MISSIONS, TRUE HOPE CHURCH

Address: 950

GILMAN AVE

SF

Zip: 94124

Email/Phone: 415.990.1510

seescott1@gmail.com



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Anna Z. Sylvester

Signature:

Anna Z. Sylvester

Name:

Title:

Church/Organization (If applicable): St. Mary the Virgin Episcopal Church

Address: 811 B Quarry Rd.

Zip: 94129

Email/Phone: annavalve@gmail.com



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Martha Arboux

Name: MARTHA ARBOUX

Title: _____

Church/Organization (If applicable): St. Vincent de Paul of San Francisco

Address: 821 Laguna St.

Zip: 94102

Email/Phone: marboux@aol.com



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Cathie Cornello

Name: CATHIE CORNELLO Title: _____

Church/Organization (If applicable): St. John of God

Address: 1459 18th St #208 Zip: 94107

Email/Phone: ccc.ing@gmail.com



FIFTH CHURCH OF CHRIST, SCIENTIST
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Rita R. Semel

Signature:

RITA

R. SEMEL

Title:

Congregation Council

Church/Organization (If applicable):

2190 Washington St #507

Address:

94109

Zip:

415 673 2190

Email/Phone:

Rsemel@gmail.com



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Nancy L. Nielsen

Signature:

Name: Nancy L. Nielsen Title: Deputy Director

Church/Organization (if applicable): Lutheran Social Services

Address: 191 Golden Gate, San Francisco Zip: 94102

Email/Phone: nnielsen@lssnocal.org 415 581-0891, ext 123



FIFTH CHURCH OF CHRIST, SCIENTIST
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Ronald Kobata

Name: Ronald Kobata

Title: Resident Minister

Church/Organization (If applicable): Buddhist Church of San Francisco

Address: 1881 Pine St San Francisco CA

Zip: 94109

Email/Phone: bestfrev@bestfrev.org



First Unitarian Universalist Society of San Francisco
1187 Franklin Street, San Francisco, California 94109

Phone (415) 776-4580
Fax (415) 776-4400
Website www.uusf.org

January 11, 2017

Supervisor Jane Kim
Board of Supervisors
1 Dr. Carlton Goodlett Place, Rm. 244
San Francisco, CA 94102

Dear Supervisor Kim;

Thank you for all of the work that you do for our broader community.

The First Unitarian Universalist Society is an active member of the San Francisco Interfaith Council, helping to house numerous community events including the annual Winter Shelter, Senior and Disability Action, 12-step groups, Up on Top Tenderloin Afterschool Program and a Montessori School.

We are writing to support the Fifth Church of Christ, Scientist, located at 450 O'Farrell Street in their application for development that will create new rental housing. The goal of this project will allow the Fifth Church of Christ, Scientist to remain at its current location where it has maintained a place of worship for almost a century.

With the design and projected availability to new residents, the new structure will offer a new sense of community and safety to the Tenderloin neighborhood.

We ask that you please give consideration and approval to this project in a timely manner.

In harmony,

Kerry Parker
UUSF Center Facilities Director

Ministers

Rev. Dr. John Buehrens
Senior Minister

Rev. Alyson Jacks
Associate Minister

Rev. JD Benson
Assistant Minister

Staff

Saira Malik
Director Finance
& Administration

Kerry Parker
Center Facilities Director

Donald Johnson
Building Manager

Jonathan Silk
Communications Manager

Joe Chapot
Young Adult Coordinator

Dr. Mark Sumner
Music Director

Reiko Oda Lane
Organist

Board of Trustees

Kathleen Quenneville
Moderator

Carrie Steere-Salazar
Vice Moderator

Marc Theobald
Treasurer

Galen Workman
Secretary

Peter Gross
Board Member

Christopher Rodriguez
Board Member

Gayle Reynolds
Board Member

Jim Valent
Board Member

Judy Payne
Board Member

The Mission of the First Unitarian Universalist Society of San Francisco is to be a sanctuary for individual religious growth and learning, to celebrate life and worship in diverse fellowship, to bear witness to suffering and joy, and to work for peace and justice in our world.



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Name: _____

Title: _____

Church/Organization (If applicable): _____

Address: _____

Zip: _____

Email/Phone: _____

Mail to: Fifth Church of Christ Scientist
c/o Craig Communications
70 Washington St.
Oakland, CA 94607



San Francisco Interfaith Council

*Celebrating our diverse faiths & spiritual traditions
Bringing people together to build understanding
Serving our community*

P.O. Box 29055
San Francisco, CA 94129
Phone: 415.474.1321
Fax: 415.474.1325

mgpappas@sfinterfaithcouncil.org
www.sfinterfaithcouncil.org

Michael G. Pappas, M.Div.
Executive Director

Board of Directors:

G.L. Hodge, Chair
Providence Baptist Church

Kaushik Roy, Vice Chair
The Shanti Project

Nick Andrade, Treasurer
Most Holy Redeemer Catholic Church

Betsy Dodd, Secretary
Calvary Presbyterian Church

Fr. Arturo Albano
St. Mary's Cathedral

Fatih Ates
Pacifica Institute

Sr. Sukanya Belsare
Brahma Kumaris

P.J. Cherrin
Mission Minyan

Richard H. Harris, Jr.
Church of Jesus Christ LDS

Rev. Maggi Henderson
Old First Presbyterian Church

Rev. Ronald Kobata
Buddhist Church of San Francisco

Nancy Nielsen
Lutheran Social Services

Mario Paz
Good Samaritan Family Resource Center

Robert T. Phillips
The Baha'i Faith in San Francisco

Rabbi Lawrence Raphael
Congregation Sherith Israel

Rita R. Semel, Past Chair
Congregation Emanu-El

The Rev. Mark Stanger
Grace Cathedral

Rev. Floyd Trammell
First Friendship Institutional Baptist Church

Dr. Sally Wei
Buddhist Tzu Chi Foundation

Fr. Kenneth Westray
St. Vincent de Paul Catholic Church

Rev. Dr. Christopher Zacharias
First AME Zion Church

December 14, 2016

Mr. Rodney Fong, Commission President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Fong,

Greetings and blessings during this season of new light and life.

Over two years ago, the San Francisco Interfaith Council helped to form and continues to convene the SF Interfaith Essential Housing Task Force. Realizing that religious institutions are sitting on some of the most valuable and, in many cases, underutilized properties in San Francisco, our Task Force, comprised of prominent faith leaders in our City, mobilized to address our growing housing affordability challenges.

We are writing today to respectfully request that the Planning Commission and Board of Supervisors give thoughtful consideration to the development application being made by the Fifth Church of Christ, Scientist, located at 450 O'Farrell Street.

The proposed development will create much needed new rental housing, including below market rate housing in San Francisco, while at the same time not displacing those who live in the neighborhood. In addition, the goal of this project is to finance the creation of a new church and an endowment for future church maintenance that will enable the Fifth Church of Christ, Scientist to remain at its current location, where it has maintained a place of worship for nearly a century. Distinct from other commercial lead development projects, the uniqueness of this effort comes with financial limitations.

From an architectural standpoint, the development will provide a new functional church facility that will allow the church to offer Sunday school services to families and children, and a publicly accessible reading room. Historical building elements will be retained, offering a sense of history and origin to define the new church and residential building. The church façade will be maintained, unchanged.

Moreover, the artisan stained glass windows, matching stained glass ceiling oculus, bronze entry doors and pipe organ will all be refurbished and re-homed in the new building. By virtue of its design and projected availability to new residents, the new structure promises to offer a new sense of community and safety to a challenged location.

Together, the San Francisco Interfaith Council and its Interfaith Essential Housing Task Force support our sisters and brothers at the Fifth Church of Christ, Scientist in their efforts to develop this unique and historic property. It is our hope that, after reviewing the application, you, too, will agree that this development will be a jewel for the Tenderloin District. We would ask that you give thoughtful consideration to and approval of this timely application.

Sincerely,

Michael G. Pappas, M.Div.
Executive Director

From: [SooHoo, Candace \(CPC\)](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Subject: FW: B. Nagel's complaint
Date: Monday, June 18, 2018 2:38:32 PM
Attachments: [image001.png](#)

From: Adkins, Donna (ADM)
Sent: Wednesday, June 13, 2018 8:35 AM
To: SooHoo, Candace (CPC)
Subject: B. Nagel's complaint

Good morning, Candace,

I hope you are well. The above client has concerns about plans for an apartment complex being built at 450 O'Farrell. It sounds as if she has concerns about what potentially might happen once the complex is built.

Here is a copy of her complaint: "The Fifth Church of Christ Scientist at 450 O'Farrell is planning a huge apartment complex that will only make the current safety issues on Shannon Alley worse. 1. The crosswalks (especially) at Geary are unsafe now, as people come speeding down and often drive the wrong way on a one way south street. (We had to previously request that crosswalk signs even be painted, as there were none.) 2. The street itself is very unsafe as the sidewalks are so narrow that anyone sitting, sleeping, lying down, camping or having tents means pedestrians, including the disabled, must step into the middle of the road to get by and must be careful to not even get near to someone using drugs, bathrooming, etc.

In spite of these hazards, the church plan would greatly increase the number of pedestrians, bikers and cars. After two years of our pleading, MTA sent us a letter saying 746 daily vehicles travel it at 21 mph. We are supposed to be considered for a traffic calming measure by the second quarter of 2019.

The Church would add 176 units, with 40 parking spaces, an Uber stand (with endless more vehicles), a lobby, mail service, and a bike entrance ALL ON SHANNON ALLEY. PICTURE HOW MANY PEDESTRIANS AND CARS WILL BE ADDED ON A STREET THAT IS ALREADY A MENACE.

The church owns land on O'Farrell and Jones, where all of these could be placed. The claim is that there will be full-time security, as if they are going to leave their desk 24/7, go outside, and remove tents, sleepers, etc, when they would have no authority to do so and the police can't even keep up now.

All of these entrances, could be placed on Jones and O'Farrell, with nothing added to Shannon, and with some systematic efforts by the city to stop all the tents and others now blocking narrow sidewalks and making pedestrians step into the street. Just go measure the sidewalks. You can't even go near if someone is even standing there. The garbage entrance should also be on Jones or O'Farrell as there have been too many close calls there also. The new building will have an overhang to for more campers in the rain.

This church, in addition, has an unfortunate reputation in the community. They have never done anything to aid the neighborhood or the community in general. They have turned away people from

a service if they did not like their looks, and they hid the fact that they have a "secret" ramp only for "special" people, instead letting the disabled try to climb many stairs to attend services. They have no congregation (a dozen people)? They clean their special little area of sidewalk before services, but have contributed nothing else to trying to keep what is known as "feces alley" clean. They have refused to redesign their so called emergency fire exit, which is a step without a sign that just invites groups of people to congregate there and block the sidewalk..

THIS IS YOUR GHOST SHIP. WE CAN ONLY HOPE THAT THE PERSON WHO IS KILLED BY THIS NEGLIGENCE IS NOT A CHILD..”

Let me know if you have any other questions.

Donna

Donna Adkins
Programmatic Access Specialist
Mayor's Office on Disability
1155 Market St., 1st Floor
San Francisco, CA 94103
(415) 554-6789 phone
(415) 554-6159 fax



The Mayor's Office on Disability is a scent free office. Please refrain from wearing any scented products when visiting our office. Thank you for helping us to provide an office that is fully accessible to all people with disabilities.

Project Address: 450 O'Farrell Street

Project Sponsor: 450 O'Farrell Street Partners, LLC & The Fifth Church of Christ, Scientist

Date of SFHAC Review: 4/18/2018

Grading Scale

1= Fails to meet project review guideline criteria

2= Meets some project review guideline criteria

3= Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond what is required

Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee

2. The Project must score a minimum of 3/5 on any given guideline

Guideline	Comments	Grade
Land Use	After reviewing the 450 O'Farrell Street team's plans, the committee was satisfied with their decision to replace a functionally obsolete building with a mixed-use building. The proposed building maximizes height and stories at 130 ft. and 13 stories, respectively. Most importantly, it generates 176 high-quality, well-located homes. In the context of a housing shortage, this is an appreciable number for one site.	3
Affordability	The proposed plans offer 16% affordability (28 out of 176 units), fulfilling the high bar set by San Francisco's zoning requirements.	3
Density	At 13 stories and 176 homes, this project represents a significant contribution to the density of the area. However, 450 O'Farrell Street does not employ density bonuses to further augment this density. The committee places a strong premium on usage of the local or state density bonus programs.	3
Community Input	The project team intentionally engaged in a 2 year community outreach process, which included both public and private meetings with 36 community-based organizations, 28 faith-based organizations, 57 small businesses, and 8 local hotels. In all, this has resulted in 60 letters of support, including Tenderloin Housing Clinic and SF Interfaith Council. The Committee felt the project sponsor committed themselves to a robust outreach campaign, and have followed through. The building design was modified to ensure neighbor's retained their light well, and the team is in discussions for more community benefits related to the project.	4
Urban Design	In their effort to renovate the space, the project team made improvements to the urban design of the original building. Entrances to the church, retail space, and residential area are distinct and inviting, and they will interact well with the community. Creation of an open space behind the renovated colonnade is a clear example. The addition of homes above the ground floor will also result in more "eyes on the street", a notable community benefit.	4

Parking & Alternative Transportation	The project feature a .23:1 parking ratio, which is under the building ensuring its footprint is as small as possible. On top of this preferable ratio, the project team also put 146 bike spaces (.83:1 ratio) to ensure transportation is accessible. This housing is favorably located for transit access. Twelve MUNI bus lines are within two blocks of the project site, and the Powell Street MUNI/BART Station is walking distance.	4
Environmental Features	While the project team is still in the process of deciding between two sustainability benchmarks (LEED/GreenPoint), the project will comply with the city's high building code standards.	3
Preservation	While none of the structures on the project site are listed on the National or State Historic Registers, the project will allow the Church to remain in its location, and occupy a new, renovated building with even greater interaction with the community. This will serve to both preserve and enhance the Church function. Physically, the facade and colonnade will be restored, so the building's community appearance remains true.	4
Additional Comments	The project team showed commendable tenacity in their community outreach responsibilities, which they clearly took on as a priority. Also, the project addresses the missing housing needed between SRO and 80% AMI levels, which is lacking in the City. This will free up SROs to move into, as well as create a community of mixed incomes.	
Final Comments	SFHAC endorses the project at 450 O'Farrell Street as it was presented without reservation.	3.5

**1067 Market Street #5001
San Francisco, CA 94103**

Via US Mail and email

June 14, 2018

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

Re: Support for 450 O'Farrell Street proposed project

Dear President Hillis and Commissioners:

The proposed project at 450 O'Farrell Street is worthy of your support for several reasons.

I rent an apartment in Mid-Market about a ten-minute walk from 450 O'Farrell Street. Additional rental units in this area of the city are needed. Renters like me who appreciate the diversity of the Tenderloin and also enjoy the proximity to Union Square and the Financial District would welcome the increased choice this project represents.

I began attending Fifth Church of Christ, Scientist a few months ago. I am impressed that its members have a long-term vision for staying in the Tenderloin and serving the community by providing church services, Sunday School for children and teenagers, and a Reading Room that invites its neighbors and passersby in for quiet study of the Bible and Christian Science literature. I have found these members to be kind and supportive to newcomers like me as well as to each other. They are sincere in their desire to extend the church's 100-year history well into the future. Right-sizing their facility as the project proposes would enable them to focus on their mission to provide spiritual refreshment in an environment that encourages healing through prayer.

Approving the 450 O'Farrell Street project would be a boon to San Francisco and to the Tenderloin in particular.

Sincerely,



Stephen M. Sass

cc: commissions.secretary@sfgov.org
marcelle.boudreaux@sfgov.org.



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: *Dele O'Malley Daly*

Name: Dele O'Malley Daly Title: owner

Church/Organization (If applicable): _____

Address: 537 Geary St, SF. CA. 94102 Zip: 94102

Email/Phone: 415 474 7432



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Bora Peang

Name: PEANG BORA Title: OWNER

Church/Organization (If applicable): Empire market

Address: 399 Eddy st Zip: 94102

Email/Phone: (415) 240-0378 OR (925) 354-8692

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:



Name:

Paul Robertson

Title:

Business Owner

Business Name (If applicable):

The TL Cafe/Landmark L

Address:

517 O'Farrell St.

S.F.

Zip:

94102


Email/Phone:

415-286-4102

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: Ahmed M. ALBARAK

Title: owner

Business Name (If applicable): STARLIGHT MARKET

Address: 402 ELVIS ST.

Zip: 94102

Email/Phone: (415) 775-3505

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Name: _____

Title: _____

Business Name (If applicable): _____

Address: _____

Zip: _____

Email/Phone: _____

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: Wally Herzallah

Title: Manager

Business Name (If applicable): Dollar and Sense

Address: 345 Eddy St

Zip: 94102

Email/Phone: 415-400-4628

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:



Name:

Title:

Business Name (If applicable):

café casbah

Address:

295 Eddy St.

Zip:

94102

Email/Phone:

(415) 757-0926

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: Alejandra Perez

Title: owner

Business Name (If applicable): Un Cafecito!

Address: 335 Jones st


Zip: 94102

Email/Phone: alejandra.uncafecito@gmail.com

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: Deepa Raj

Title: _____

Business Name (If applicable): O'Farrell Liquor Store

Address: 405 O'Farrell

Zip: 94102

Email/Phone: 4158678140

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Waleed Mashal

Name: Waleed Mashal

Title: Manager

Business Name (If applicable): Xpress Mashal

Address: 498 O'Farrell St

Zip: 94102

Email/Phone: 415 928-3063

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: Hector Chen

Title: Mayor

Business Name (If applicable): El Rincon Yucateco

Address: 491 O'Farrell St

Zip: 699194102

Email/Phone: 415-872-9231

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,



Signature:

Name: Morwan AbuRahma

Title:

Star Market

Business Name (If applicable):

Address: 689 Geary St - SF - CA Zip: 94102

Email/Phone: (415) 673-6002 + (415) 846-3379

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,



Signature:

Name:

MOHAMMAD BAJWA

Title:

OWNER

Business Name (If applicable):

CHUTNEY

Address:

511 JONES ST SF

Zip:

Email/Phone:

925-570-9553

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Name: _____

Ali

Title: _____

Owner

Business Name (If applicable): _____

Salama Halal Meat Butcher Shop

Address: _____

604 Geary St. San Francisco

Zip: _____

Email/Phone: _____

415-474-0359

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: Angela Quach

Title: Owner

Business Name (If applicable): City Supermarket

Address: 669 Geary St. SF

Zip: 94107

Email/Phone: 415-444-2126



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Kathy Holly

Name: Kathy Holly

Title: _____

Church/Organization (If applicable): _____

Address: 255 Red Rock Way # 308th, San Francisco

Zip: 94131

Email/Phone: 415 269-8699



FIFTH CHURCH OF CHRIST, SCIENTIST
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Name: _____

Title: _____

Church/Organization (If applicable): _____

Address: _____

Zip: _____

Email/Phone: _____

William Campbell
William Campbell
2675 Pacific Ave. SF 94115
415 922 5312



FIFTH CHURCH OF CHRIST, SCIENTIST
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Emma S. Tao White

Name: Emma T. White

Title: _____

Church/Organization (If applicable): _____

Address: 151 Beaumont Ave. S.F.

Zip: 94118

Email/Phone: emwhite45@yahoo.com



FIFTH CHURCH OF CHRIST, SCIENTIST
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Margaret Pearce

Name: Margaret Pearce

Title: MS.

Church/Organization (If applicable): _____

Address: 30 Quicstep Ln #3

Zip: 94115

Email/Phone: _____



FIFTH CHURCH OF CHRIST, SCIENTIST
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have over for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Name: _____

Title: _____

Church/Organization (If applicable): _____

Address: _____

Zip: _____

Email/Phone: _____

Maureen Churchman
Individual
324 Connecticut Street
MaureenChurchman@gmail.com
94107



FIFTH CHURCH OF CHRIST, SCIENTIST
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: 

Name: David Andrade

Title: _____

Church/Organization (If applicable): _____

Address: 890 CAUTIONA ST #34

~~ADDRESS: 1040 G ST~~

Zip: 74108

Email/Phone: (932) 350-0532

DAVIDANDRADE1982@GMAIL.COM



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

Linda Krauskopf

Name:

Linda Krauskopf

Title:

Church/Organization (If applicable):

Address:

312 Richmond Ave., SF

Zip:

94110

Email/Phone:



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Name: _____

Church/Organization (If applicable): _____

Address: _____

Email/Phone: _____

Title: _____

Zip: _____



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Name: _____

Church/Organization (If applicable): _____

Address: _____

Email/Phone: _____

Title: _____

Zip: _____

230 Grattan St #35f

94117



FIFTH CHURCH OF CHRIST, SCIENTIST
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Name: _____

Church/Organization (If applicable): _____

Address: _____

Email/Phone: _____

Title: _____

Zip: _____



FIFTH CHURCH OF CHRIST, SCIENTIST
SAN FRANCISCO

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

Name:

Church/Organization (If applicable):

Address:

Email/Phone:

Title:

Zip:

Harold S. Gonzales

737 POST st #435

(415) 500-1437

harold_gonzales@hotmail.com



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Ardis Breslauer

Name: Ardis Breslauer

Church/Organization (If applicable): _____

Title: _____

Address: 241 Hyde St, SF, CA ~~PA~~

Email/Phone: abreslau@pacbell.com Zip: 94109



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Deborah James

Name: Deborah James

Title:

Church/Organization (If applicable):

Address: 540 Jones St Apt 603

Zip: 94102

Email/Phone: (415) 685-6875 djntspirit@a

hotmail.com



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Carol D. Lina Jr.

Name: _____

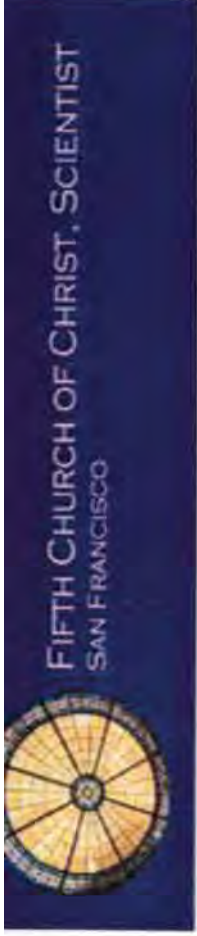
Title: _____

Church/Organization (If applicable): _____

Address: 935 GEARY ST. # 305

Zip: 94109

Email/Phone: 415-760-2940



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Carol D. Lina Jr.

Name: _____

Title: _____

Church/Organization (If applicable): _____

Address: 935 GEARY ST. # 305

Zip: 94109

Email/Phone: 415-760-2940



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: K.Y.S.

Name: Kwai Ying Sato Title: _____

Church/Organization (If applicable): _____

Address: 477 O'Farrell St #1201 Zip: _____

Email/Phone: _____



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

Joseph Brown

Name:

Joseph Brown

Title:

Church/Organization (If applicable):

Address:

445 O'Farrell

Zip:

94102

Email/Phone:



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Xin Lin Zou

Name: XIU LIAN ZHU

Title: _____

Church/Organization (If applicable): _____

Address: 477-O'FARRELL ST

Zip: _____

Email/Phone: _____



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Luna Kwan

Name: _____

Luna Kwan

Title: _____

Church/Organization (If applicable): _____

Address: _____

477 O'Farrell St 208

Zip: _____

Email/Phone: _____

**Dwight B. Washabaugh
445 Wawona Street #333
San Francisco, California 94116**

May 31, 2018

Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, California 94103

Regarding: Support For 450 O'Farrell Street Proposed Project

Dear Commissioners,

I love San Francisco and all it has to offer since attending college here in the late 1960's. While I left the city for a number of years for various employment opportunities I am back now and retired.

Supporting this propose project is an easy decision for me because it will enhance this neighborhood which continues to struggle with many challenges. First there is the need for market-rate and affordable housing. Second this project will support the safety needs so desperately needed in this community. And last but also very important is the opportunity for there to remain a place of worship for this neighborhood.

I have visited this church and discussed the proposed project with the members and feel strongly that this is a well thought out project that will benefit this San Francisco neighborhood.

I urge your approval vote for the 450 O'Farrell Street Proposed Project.

Sincerely,

Dwight B. Washabaugh
Citizen of the City of San Francisco



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Name: _____

LUKE STEWART

Title: _____

MR.

Church/Organization (If applicable): _____

NEIGHBOR

Address: _____

754, POST ST. #504

Zip: _____

94109

Email/Phone: _____

LUKEWHTO@GMAIL.COM

415-218-0755



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Tom Cacciotti

Name: TOM CACCIOITI Title: MR

Church/Organization (If applicable): _____

Address: 631 O'FARRELL # 1704 Zip: 94109

Email/Phone: TCATCH58@GMAIL



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Ellen MacDonald

Name: Ellen MacDonald Title: Ph.D.

Church/Organization (If applicable): _____

Address: _____ Zip: _____

Email/Phone: escmacdonald@gmail.com



Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Deleane Seymour

Name: Deleane Seymour

Title: DIRECTOR

Church/Organization (If applicable): DIRECTOR, GUBBIO PROJECT

Address: 1441 TAYLOR

Email/Phone: 415-574-1641

Zip: 94103

TL WALKING TOURS@gmail.com



Dear Planning Commissioners:

STRAND
I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

Name: _____

Title: _____

Church/Organization (If applicable): NONPROFIT LEARNING INSTITUTE

Address: 1730 O'FARRELL ST, APT PH3D, SF

Zip: 94115

Email/Phone: 2TP1844@GMAIL.COM

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: Victoria Westbrook

Name: Victoria Westbrook Title: Director

Church/Organization (If applicable): Code Tenderloin

Address: 144 Taylor St. / 55 Taylor St. Zip: 94102

Email/Phone: Victoria.westbrook7@gmail.com / 510-717-1733



May 31, 2018

Commission President Rich Hillis

San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 84103

Re: 450 O'Farrell Street, San Francisco, California

Dear Mr. Hillis:

Code Tenderloin is submitting this letter to express support for the proposed mix-use development project at 450 O'Farrell Street. 450 O'Farrell Partners, LLC, in partnership with the Fifth Church of Christ Scientist (the project team), propose to construct a new mixed-use building that contains a new and appropriately sized Christian Science Church, new reading room and offices, as well as 176 residential dwelling units, commercial/retail space, and automobile and bicycle parking.

The project team has had several meetings with us and with other community organizations with a presence in Tenderloin. Following these meetings, the project team has agreed to construct on-site affordable housing units in the project, lower building heights to lessen view impacts, and reorient the entrance for the residential units to Shannon Street to increase area safety. In addition, the project team has agreed to support the community's need for job training and jobs by sponsoring job readiness training.

We strongly support the project and look forward to seeing it built. The new development will enhance the Tenderloin neighborhood, will increase area safety, and will provide much needed housing without displacement, including on-site affordable housing to assure that the Tenderloin continues to be an area where all members of San Francisco's diverse community can thrive.

We appreciate your consideration of the project and hope that it will be approved.

Thank you,

A handwritten signature in black ink, appearing to read "Del Seymour", written over a horizontal line.

Mr. Del Seymour
Executive Director
Code Tenderloin

Cc: Marcelle Boudreaux, case Planner for 450 O'Farrell Street project

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: _____

D Gruber

Name: _____

DAVID GRUBER

Title: _____

MANAGING MEMBER

Church/Organization (If applicable): _____

Address: _____

540 O'FARRELL ST.

Zip: _____

94102

Email/Phone: _____

DGRUBER@GGPROP.COM

415-661-7222

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature: [Signature] (Part of ownership partnership at 540 O'Farrell)

Name: Sade Gruber Title: Property: Inv. Manager

Church/Organization (If applicable): Gruber: Gruber Properties

Address: 1233 4th Ave SF, CA Zip: 94122

Email/Phone: jgruber@ggprop.com

Dear Planning Commissioners:

I support the proposed new church facility and mixed-use development of the Fifth Church of Christ, Scientist located at 450 O'Farrell Street. This will allow the church to continue to have an active healing presence within the community as they have for almost 100 years. In addition, I believe this development will revitalize the Tenderloin neighborhood and meet the needs of this community by providing much-needed rental housing and retail space.

Respectfully,

Signature:

Name:

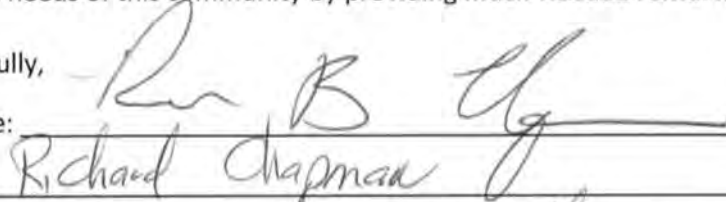
Title:

Church/Organization (If applicable):

Address:

Zip:

Email/Phone:



Richard Chapman

CEO

FBC Chapman Gardens

Winton Hotel

70188@live.com

415-573-2942

June 8, 2018

Planning Commission
San Francisco Planning Department
[1650 Mission Street, Suite 400](#)
[San Francisco, CA 94103](#)

Regarding: Support For 450 O'Farrell Street Proposed Project

Dear President Hillis and Commissioners,

When I was a young adult, I moved to San Francisco to attend the American Conservatory Theatre Training Program. My finances at the time were meager, so I could only afford a studio apartment in the Tenderloin area of San Francisco. It was my first time away from my friends and family. I attended the Fifth Church of Christ Scientist, San Francisco many times during those two years. The church provided a great deal of comfort for me—it was a peaceful, safe place to pray. The relationships, character growth, and experiences gained at that church have continued to act as a strong foundation for me in my professional career.

I urge your **approval vote** for the 450 O'Farrell Street Project. Speaking from experience as a former Tenderloin resident, it would bring a much needed blessing to the people of this San Francisco neighborhood.

Sincerely,



Mrs. D L Gallegos
1009 N Pacific Ave, #4466
Glendale, CA 91202

450 O'Farrell Street, San Francisco Mixed-Use Church Development Progress Outreach Report

Prepared for: 450 O'Farrell Partners, LLC and
Fifth Church of Christ, Scientist

June 2018



Prepared by:



70 Washington Street, Suite 425
Oakland, CA 94607
www.craig-communications.com

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FIGURES

Figure 1	Mailing Radius Map
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APPENDICES

Appendix A	Contact/Mailing Lists
Appendix B	Fact Sheet
Appendix C	Community Meeting Letters
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1.0 INTRODUCTION

The report summarizes outreach conducted by The Fifth Church of Christ Scientist, 450 O'Farrell Partners, LLC, local San Francisco architect Kwan Henmi and Craig Communications (the project team) in support of the 450 O'Farrell Street proposed mixed-use church development project. Outreach for this project began in early 2016 and continues; the project team will update this report on a quarterly basis, at a minimum.

2.0 COMMUNICATION MATERIALS

A variety of communication materials have been prepared and regularly updated - in support of outreach activities for the project. The purpose of the outreach has been to provide project information, provide a contact person for community members, and to gather feedback. Materials include:

- Key stakeholder and 300-foot radius mailing list (Appendix A)
- Project fact sheet (see Appendix B)
- Community meeting notification letters (see Appendix C) – prepared in support of meetings and mailed to interested stakeholders and community members within a 300-foot radius of the project site
- Frequently asked questions – updated as needed based on community input
- Presentations – prepared prior to community meetings
- Meeting collateral (e.g., agendas, sign-in sheets, etc.) – prepared and used during community meetings to document participation

Contact Lists

A list of key contacts and mailing addresses was prepared in support of various outreach deliverables. The key contact list includes important individuals from the City and County of San Francisco, representatives of local social, housing, faith-based, and business organizations, adjacent property owners and tenants, attendees of project community meeting, and other individuals that have requested to receive information on the project. The project mailing list includes property owners and tenants (both business and residential) within a 300-foot radius of the site. The contact lists are used to for all project mailings and are updated prior to each mailing. At a minimum, we review lists quarterly to ensure they are current. Contact lists are located in Appendix A.

3.0 CITY/COUNTY

This project team is committed to working with the County and City of San Francisco to receive input and keep them up-to-date on community interactions and potential issues. Representatives of the departments presented below have been contacted via phone calls, emails, formal and informal in-person meetings to receive project briefings and we remain in regular contact with them.

- San Francisco Board of Supervisor, Jane Kim's Office
- San Francisco Mayor's Office of Housing
- San Francisco Historic Preservation Committee
- San Francisco Planning Department
- San Francisco Tenderloin Police Station
- San Francisco Entertainment Commission

4.0 LOCAL BUSINESSES

The project team has conducted door-to-door outreach to local businesses to provide information on the proposed project. Beginning in 2016, regular outreach was conducted within the area bounded by Geary and Eddy streets and Hyde and Taylor Street (see Figure 1). Prior to each community meeting, outreach team members canvassed local businesses and residential buildings, going door to door (appx a 5 block radius)_distributing information about the project or upcoming meetings. Project team members provided a copy of the project fact sheet, invited individuals to community meetings or to call the project team with questions at a convenient time, and added interested individuals to the key contact mailing list. These individuals and businesses continue to receive information on future meetings/project updates via U.S. mail, phone/email and door-to-door outreach, as appropriate. Additionally, the San Francisco Entertainment Commission requested specific outreach to places of entertainment within a 300-foot radius of the 450 O'Farrell project site.

Overall, local businesses have expressed varying levels of interest in the project and have had a variety of questions and concerns. When appropriate, staff have followed-up with business owners/employees as needed. The project contact log, included as Appendix E, provides more detail on individual interactions with these businesses.



Local Business Outreach

- | | |
|---------------------------------------|-------------------------------------|
| • Addy's Hair Salon | • Blu Cleaners |
| • Angkor Laundromat | • Cam Tho Vietnamese Sandwiches |
| • Amigos Market | • Casbah Market |
| • Battambang Market | • Chutney |
| • Bel Clif Market | • City Super Market |
| • Bien Hoa Café | • Cole Hardware |
| • Continental Mail Services | • Pesba's |
| • Dollar & Cents | • Pharoh's Mediterranean Sandwiches |
| • Downtown Grocery | • Red Chili Restaurant |
| • Econo Market | • Salama Halal Meat Butcher Shop |
| • El Rincon Yucateco | • Scullery |
| • El Tesoro Taqueria & Grill | • Serv-Well Market Liquors |
| • Empire Market | • Shalimar |
| • Geary Wine & Spirits | • Starlight Market |
| • Hilton Hotel | • Star Market |
| • Irish Castle Shop | • Taste of Nepal and India |
| • Jaspers & Kitchen | • Taqueria El Sol |
| • Jeff Murai's Market Garage | • The Cova Hotel |
| • King Ling | • The Original Perfect Hamburger |
| • Larkin Street Merchants Association | • The Thing Quarterly |
| • Milan Pizza | • The TL Café and Laundromat |
| • Napa Valley Winery Exchange | • Tin Huu Nguyen Pediatrics |
| • O'Farrell Liquors | • Un Cafecito |
| • Olympic Café | • US Smoke Shop |
| • On Time Café | • Walgreens |
| • Osha Thai Noodle Café | • Wendy Q Nail Spa |
| • Pakwan Authentic Cuisine | • X-Press Market |
| • Panoply | • Young Ellis Market |
| • Paradise Coffee & Donut | |

Place of Entertainment

The project team conducted outreach to the following places of entertainment located within a 300-foot radius of the 450 O'Farrell project as directed by the San Francisco Entertainment Commission.

Swig - 561 Geary St, San Francisco

- The project team has exchanged multiple emails/calls/in-person meetings with Brian Sheehy, Swig owner, and had an in-person meeting on February 2, 2018. Brian Sheehy is very supportive of the project.

Hotel Adagio - 550 Geary St, San Francisco

- The project team met with Adelaide Pope, Front Desk Manager, on March 12, 2018 and provided a briefing of the project. Project information was also left to provide to the management/ownership who have indicated support for the project.

Marrakech Moroccan Restaurant - 419 O'Farrell St, San Francisco

- The project team has visited this establishment in person, provided project information to the owner and offered a project briefing.

Hotel Monaco & Grand Café - 501 Geary St, San Francisco

- The project team has visited this establishment in person, provided project information to the management and offered a project briefing.

Hilton San Francisco - 333 O'Farrell St, San Francisco

- Project team briefed Jason Tresh, Hotel Manager, on January 24, 2018. He is very supportive of the project stating it will improve neighborhood conditions.

Clift Hotel - 495 Geary St, San Francisco

- The project team has visited this establishment in person, provided project information to the management and offered a project briefing.

The project team has visited the above listed places of entertainment a minimum of three times: once to provide project information, and two additional times to provide invitations to attend community meetings on the project. An additional in-person visit was conducted to extend an invitation for the third community meeting scheduled for April 26, 2018. Further details of all conversations and meetings can be found in Appendix E.

5.0 RESIDENTS/PROPERTY OWNERS/HOTELS

The project team has been in communication with neighboring property owners and interested residents for over two years. Outreach has focused primarily within the area bounded by Geary and Eddy Streets and Hyde and Taylor Street (see Figure 1). The list below includes the property owners and residents who have been contacted. We provided each individual/residential organization a copy of the project fact sheet and invited them to attend the three separate community meetings. We also mailed letter form invitations or dropped off invitations in person. Interested community members were encouraged to submit phone calls with questions if they had them, and a dedicated phone number was set up for these types of inquiries. Pre-stamped comment cards were also provided. These individuals and organizations will continue to receive information on future meetings/project updates via U.S. mail, phone, email, and door-to-door outreach, as appropriate. Individuals that expressed interest in meeting with the project team were accommodated and

met with and had their questions answered. We will continue to schedule meetings with adjacent property owners and businesses to solicit input and gain project support.

Overall, residents and property owners have appreciated the information on the project. The project contact log, included as Appendix D, provides more detail on individual interactions with these individuals and organizations' staff.

Resident/Property Owner/Hotel Outreach

- Immediate area property owners and smaller property owners including Pierre Hotel - 540 Jones Street, Pacific Bay Inn - 520 Jones Street, and Balilla Apartments - 535-565 Geary Street
- Hamilton Homeowners Association
- San Francisco Downtown Senior Center and O'Farrell Towers
- Shalimar – Met with accountant, Abhey Singh, with Grant & Smith LLP, in December 2017; met with Abhey Singh and Shalimar owner, Mohammed Hammad on April 20, 2018, and are in negotiations with them regarding relocating the restaurant space.

Pierre Hotel, 540 Jones Street– 4/27/18

Project team updated Pierre Hotel residents on March 27. Hotel residents provided the following information:

- Concerned that new construction would impact building reception for tv and requested cable/Wi-Fi for the entire building.
- Impacts from construction: noise, dust, vibrations.
- Support relocation of Shalimar and noted the restaurant has a very bad pest problem.
- When Shalimar is demolished, a plan to deal with rodents will be needed.
- Would like local jobs.
- View impacts (building design has since been lowered).



Pictured above is David Murray with the Fifth Church of Christ, Scientist, speaking with Pierre Hotel residents on March 27, 2018.

Tilden Hotel, 345 Taylor Street– 5/4/18, 5/10/18

Spoke with Jason Webb, General Manager at the Tilden Hotel on May 4th. He requested project information so that he could share it with management. Provided him with the project fact sheet and the hotel letter of support template.

He mentioned that SFMTA will be working on a project on Taylor between Market and Post Street. There are currently four car lanes which will be reduced to two and widening sidewalks. The Tilden is concerned about

this work due to construction traffic and wants to make sure the 450 project is coordinating, as needed, with SFMTA. He liked the idea of new development and is not opposed to it. On May 10th, received a letter of support.

Hotels

Project meetings and information have been provided to the following hotels.

Local Hotel Outreach

The Marker San Francisco	501 Geary St.
Layne Hotel	545 Jones St.
Alise Hotel	580 Geary St.
Hotel Bijou	111 Mason St.
SF International Hostel	138 Mason St.
Hotel Nikko	222 Mason St.
King George Hotel	334 Mason St.
Orange Village Hostel	411 O'Farrell St.
Super 8 San Francisco	415 O'Farrell St.
Vantaggio Suites	505 O'Farrell St.
Sweden House Hotel	570 O'Farrell St.
Tilden Hotel	345 Taylor St.
Serrano Hotel Union Square	405 Taylor St
Warwick Hotel	501 Geary St.
The Marker San Francisco	545 Jones St.
Layne Hotel	501 Geary St.
Alise Hotel	580 Geary St.
Hotel Bijou	111 Mason St.
SF International Hostel	138 Mason St.
Hotel Nikko	222 Mason St.
King George Hotel	334 Mason St.
Orange Village Hostel	411 O'Farrell St.
Super 8 San Francisco	415 O'Farrell St.
Vantaggio Suites	505 O'Farrell
Sweden House Hotel	570 O'Farrell St.
Tilden Hotel	345 Taylor St.
Serrano Hotel Union Square	405 Taylor St

In addition, the project team has routinely canvassed the immediate area within a four-block radius of the site to provide interested residents and businesses with project information and have personally invited them to each community meeting.

6.0 COMMUNITY ORGANIZATIONS

The project team has been in communication with community organizations who are located adjacent to the proposed project and who provide supportive services to the neighborhood. The list below includes the organizations we have been in contact with to date. We provided staff with a copy of the project fact sheet and invited them to attend the next community meeting. These individuals and organizations will continue to receive information on future meetings and project updates via U.S. mail, phone, email and door-to-door outreach, as appropriate. As outreach continues, additions will be made to the list.

Local Organizations Outreach

- | | |
|---|---|
| • African American Chamber of Commerce | • Hospitality House |
| • Alliance for a Better D6 | • Hotel Council |
| • Bay Area Women's Children Center | • Kelly Cullen Community Center |
| • Boeddeker Park | • Larkin Street Merchants Association |
| • Central City SRO Collaborative | • Market Street for the Masses Coalition (MSMC) |
| • Code Tenderloin | • Mission Hiring Hall |
| • Compass Family Services | • Raphael House |
| • Community Housing Partnership | • SF Bicycle Coalition |
| • Delivering Innovation in Supportive Housing | • SF Housing Action Coalition |
| • EF International Language Center | • SFMTA |
| • Episcopal Community Services | • SF YIMBY |
| • Faithful Fools Street Ministry | • SF Veterans Art Guild Project |
| • Southeast Asian Community Center | • Tenderloin Health Services |
| • SPUR | • Tenderloin Housing Clinic |
| • Tenderloin Children's Playground | • TNDC |
| • Tenderloin Community Benefit District | • The Gubbio Project |
| • Tenderloin Community School | • Vietnamese Youth Development Center |
| • Tenderloin Economic Development Project | • Youth with A Mission |

Overall, organizations have appreciated the information on the project and asked questions regarding affordable housing, project benefits and public safety that the project team has addressed to their satisfaction. More details about specific meetings with key organizations are provided below. The project contact log, included as Appendix D, provides more detail on individual interactions with the remaining organizations not listed below.

SF Veterans Art Guild Project – 9/19/16; 2/3/17; 7/24/17; 1/28/18

The project team has met with founder, Amos Gregory, several times to provide project introduction, gather feedback, and learn more about his art project in Shannon's Alley. Since then, the team has remained in communication as needed via emails, phone calls and in-person meetings. The project team has also participated in Veteran's Art Guild project events including providing funding for supplies and donating time to participate in mural painting events. Further details of these individual interactions can be found in Appendix D. Mr. Gregory has submitted a proposal for a mural installation on the Christian Science Church wall which the Church Board is considering.

Alliance for a Better D6 – 10/11/16 and 4/11/17

The project team has provided two project briefings at the monthly meeting of the Alliance for a Better D-6. The presentations have been well-received by the community and they appreciate the outreach but stressed that they were interested in increased below-market-rate housing and other community benefits. Marvis Phillips requested that the project team provide him with the EIR and geotechnical report which was emailed by Craig Communications. Additional individual's interactions with this organization can be found in Appendix D.

Interfaith Council Prayer Breakfast – 2/9, 10/13, and 11/8/16; 1/12, 1/18, and 11/23/17

The project team has attended several monthly breakfasts to provide project information and gain project support for Fifth Church's continued operation in the Tenderloin. Two support letters were received from SFIC-member churches while an additional seven letters were received from SFIC individuals. During this time, we also spoke with SFIC Executive Director Michael Pappas and asked whether it would be possible to provide a formal project overview at the next IFC prayer breakfast. He shared that the request would be discussed with the Board and suggested we prepare a detailed letter of support for the project on behalf of the Council. This was prepared and emailed to Mr. Pappas as requested. Additional breakfasts were attended and have been noted in Appendix D.

Tenderloin Community Benefit District – 10/17/16, 2/20/2018

The project team provided a project briefing to the Board and the project was well-received especially if funding could be provided to increase area safety. Steven Gibson, Interim Director, provided information about their Safe Passage program which provides small monthly (\$200-400) stipends to "corner captains" whose main responsibility is to escort children to and from school safely. Project information has been sent on a regular basis and invitations to community meetings have been provided.

Hamilton HOA – 10/25/16

The project team provided a project overview to the homeowner's association and received a letter of support.

Interfaith Council Essential Housing Task Force Meeting - 11/12/16

The project team provided information on the project. The meeting focused largely on IFC's efforts to support churches in the redevelopment of their properties and they indicated support for the project.

Market Street for the Masses Coalition (MSMC) - 12/7/16, 2/2/17

The project team met with MSMC board members multiple times and presented to the steering committee. MSMC went over their requirements for supporting new developments including the process for the development and adoption of a Good Neighborhood Agreement. Topics discussed included: affordable housing, development without displacement, street lighting/green scaping, safety, community engagement, future employment opportunities and possibilities for community benefits. Board members also noted that the Shalimar Restaurant provides a valuable service to the community and four units of housing which they consider permanent housing. The MSMC suggested additional individuals to meet and possibly partner with for community benefits and indicated their desire to remain engaged with the project and process. Questions that were asked are provided below along with comments that were made. Answers were provided at the time of the meeting.

Questions

- Question #1 – Have you met with resident groups?
- Question #2 – Are there any SROs that surround your development?
- Comment #1 – We suggest that you contact Pratibha Tekkey with CCSRO and Lorenzo Listana with People's Congress.
- Question #3 – Is the Shalimar restaurant/building part of the development? What is above the Shalimar, is it an apartment building and rent-controlled? How many rent-controlled units are there currently?
- Comment #2 – The Pacific Bay Inn is run by Episcopal Community Services, a group you should reach out to.
- Question #4 – What does below market rate housing mean?
- Question #5 – Can you do anything about street lighting/streetscaping?
- Question #6 – Is there room for green scaping along unit balconies?
- Comment #3 – The lack of greenery is a big issue in this neighborhood. Suggested including a garden on top of the roof.
- Question #7 – How many church members live within the surrounding area of the church?
- Question #8 – What type of environmental analysis are you conducting?
- Question #9 – How many permanent employees do you anticipate having as part of the project?

- Question #10 – Is property management going to be contracting?
- Question #11 – What are you thinking regarding commercial space?
- Question #12 – Are you purchasing the Shalimar building?
- Question #13 – What is the unit mix of the building?
- Comment #4 – We are interested in the total number of units being built and are asking developers to be exceptional during these times. A 55% AMI requirement is a mismatch in this neighborhood. Most clients that we work with have anywhere from 25-30% AMI.
- Comment #5 – Episcopal Community Services may be a good organization to partner with in the area given that residents from this neighborhood utilize their services.
- Comment #6 – We are interested in seeing movement in each of the expectations we've laid out in supporting new developments and would like for developers to consider developing without displacing folks in the area.
- Question #14 – How many permanent residents are there in the Shalimar building?
- Questions #15 – Where will people who are directly impacted by the project be housed during construction?

Tenderloin Housing Clinic – 2/13/17

The project team met with Executive Director Randy Shaw to provide a project introduction. Mr. Shaw expressed support of the project and increasing all types of housing in San Francisco. Additional individual interactions can be found in Appendix D.

The Gubbio Project/Code Tenderloin – 2/14, 12/7/17; 3/27, 4/3, 5/30, 6/11/18

The project team has met with Del Seymour several times to discuss the project with the initial meeting in 2017. Del Seymour is well-known in the Tenderloin, strongly supports the project and has signed a letter of support as well as offered to help with outreach. Additional meetings have taken place since then and have been noted in Appendix D.

Larkin Street Merchants Association - 3/6/17

The project team provided an introduction to the project and Association and members discussed support of the project during their April 2017 meeting. After discussing, the Board decided not to take a position on the project as it does not fall within their boundaries, and they do not believe it will have a significant effect on the merchants, patrons, residents and staff.

Faithful Fools Street Ministry – 3/15/17

The project team has met with Sam Dennison, Chair of MSMC and Community Advocate/Director of Street Level Learning for Foolish Fools Ministry. Ms. Dennison expressed interest in working with the development team, in coordination with MSMC, to address the following: affordable housing in the Tenderloin without displacing tenants, educating new residents about the history and culture of the Tenderloin. She stated that MSMC is trying to develop an acquisition fund, possibly set up as a B-Corporation, to purchase and preserve current low-income housing stock. She referenced the example “Community Land Trust” as a successful co-op model. Additionally, she expressed interest in developing a formula to determine developer contribution amounts to the acquisition fund based on project size, square footage, etc. She would like to see developers contribute \$100,000 to \$200,000 to the fund. The project team informed her this would not be possible for the church project given current fiscal constraints and she stated that in-kind contributions (consulting services, introductions to potential funders) would also be considered. Additional informal check-ins have taken place and noted in Appendix D.

De Marillac Academy – 4/11/17

The project team met with Michael Anderer, MSMC steering committee member and Vice President of Mission Advancement for De Marillac Academy. Mr. Anderer provided information on MSMC's recent experiences on other development project such as the group housing project at Leavenworth and Turk by Forge Land Company, Shorenstein, Group I, and Tidewater. He noted that the 450 project will be of great interest to MSMC with a focus on permanently affordable housing. He emphasized that the other items listed in MSMC's Good Neighbor Agreement are important, permanently affordable housing is the one issue that all the member organizations strongly support. He stated that the minimum below-market rate housing would likely not be accepted by MSMC and that the numbers would have to increase, levels of AMI would need to be lowered, or some combination thereof. Additional individual interactions can be found in Appendix D.

Chinatown Community Development Corporation – December 2017

The project team met with David Ho, senior community organizer overseeing CCDC's housing counseling and code enforcement program to discuss project and gather information as to how to best engage the Chinese population in the Tenderloin.

SF Veterans Art Guild Project – 1/18/18

The project team provided an update to Amos Gregory. Mr. Gregory stated he would like to request permission from the Fifth Church of Christ, Scientist to paint on the churches walls. He would like to do a community poetry project that would include painting key words on the churches wall, about ¼ of the way up. It is non-controversial, and he would conduct outreach to community members and businesses in an effort to get them to write poems or share poems they like. This request will be discussed with the church.

Tenderloin Housing Clinic (THC) – 1/18/18

The project team met with Randy Shaw, Executive Director and Pratibha Tekkey, Director of Community Organizing for the Central City SRO Collaborative (CCSROC), an organization that functions under the umbrella of the THC. CCSROC works to improve access to tenant's rights information and improve city and state building and health code laws for those living in single-room occupancy (SRO) buildings.

At the meeting, the following items were discussed: project status and schedule; planning commission hearing and environmental impact report; and opposition and affordable housing solutions. Mr. Shaw stated he is supportive of the project and that it should not be too controversial. Ms. Tekkey will assist the project team in coordinating briefings to key SRO buildings near the project. Additional interactions can be found in Appendix D.

Market Street for the Masses Coalition (MSMC) - 1/24/18

The project team met with Sam Dennison/ Community Advocate and Director for Street Level Learning of Faithful Fools Street Ministry and Co-Chair of MSMC, and Alexandra Goldman, Senior Community Organizing & Planning Manager for the Tenderloin Neighborhood Development Corporation and Co-Chair of MSMC. MSMC stated they are willing to work collaboratively with developers with a focus on increasing affordable housing on-site and will consider off-site affordable housing if a compelling case can be made. For this project, they stated that contributing to a fund for off-site housing, coupled with an agreement to donate a reasonable number of services in-kind, would be considered. Further, they stated that once affordable housing issues are agreed upon, if possible, it would be simple to execute the remainder of their Good Neighbor Agreement.

Code Tenderloin – 1/24/18, 3/6/18 and 6/4/18

The project team participated in the job preparedness training and met several of Code Tenderloin's clients. After that, a brief discussion was held in which Del Seymour indicated his support of the project and commitment to increasing area housing stock and safety. Code Tenderloin has provided a letter of support.

Episcopal Community Services – 1/30/18

The project team met with Kristin Ullom, Support Services Manager for ECS and representative of the Crosby, and Kathy Treggiari, ECS Director of Programs. A project update was provided, and Kristin stated she would rather see more affordable housing incorporated into the project instead of putting monies towards retaining the façade. Additionally, she stated that she could get community support for this, if it wasn't too late, and elected officials will listen/respond to TL community members and historic preservation individuals will likely back down in the face of community opposition. Following the meeting, Tracy emailed a summary and project fact sheet to be shared with the Crosby residents, clients and Board members and Kristin will ask if the Board is willing to formally support the project.

Central City SRO Collaborative – 2/13/18

The project team met with Pratibha Tekkey and Lindsay Mulcahy as a follow-up meeting to the one held with Randy Shaw on January 18th. The team discussed outreach specific to the Tenderloin including presenting information to the CCSROC Land Use Committee (a group of residents from various SROs that provide input on land use issues), and Pierre and Winton Hotel residents. They stated they are interested in affordable housing and prefer on-site affordable housing.

San Francisco Senior Center – 2/15/18

The SF Senior Center is run by the Northern California Presbyterian Homes and Services and David Berg the Executive Director. The Center is not affiliated with senior housing located next door at 477 O'Farrell which is run by TNDC. The project team met with Executive Director Sue Horst and Program Coordinator Crystal Booth. They are very supportive of the project and have worked with Church members on safety and other neighborhood issues. Sue has asked David Berg, Executive Director, to sign a letter of support, and will explore having the Senior Center sign a letter of support.

Central City SRO Collaborative – 2/20/18

The project team met with the CC SRO land use committee per Pratibha Tekkey and Lindsay Mulcahy's request. The meeting went well, and the committee will be compiling a list of any outstanding questions they may have. From there, we will answer the questions and schedule a follow up meeting to discuss.

Tenderloin Community Benefit District Board – 2/20/18

The project team met with the Board members to provide an update and solicit feedback. Board members appreciated the update and had no questions.

San Francisco Housing Action Coalition (SFHAC) – 4/18/18

Project team provided a briefing to the San Francisco Housing Action Coalition. The coalition was interested in community outreach and benefits resulting from community input. San Francisco HAC has sent a letter of support for the project.



Tenderloin Housing Clinic (THC), Land Use Committee- 4/27/18 and 6/12/18

The project team met with the THC Land Use Committee, which consists of eight residents representing various SROs in the area with a focus on land use, on April 27, 2018 and again on June 12, 2018. They like the new project design and strongly support the developer investing in the neighborhood/community. They have requested the following community benefits:

- Locally serving retail including bodega, market, bakery. Would like language that promotes wholesome uses and prohibits uses such as liquor store, cigarette sales, massage parlor, paraphernalia, etc.
- Wi-fi and/or cable for Winton and Pierre Hotel
- Macaulay Park upgrades:
Infrastructure: bathroom, storage unit, fence, sitting area about 300K
or Art Program: murals in various locations and mosaic path about 300K
- Move-On program: 16 units set aside for Move-On program allowing low-income individuals to move-in with vouchers that offer market-rate rent.
- Capital Improvements: Capital improvements to Winton and Pierre Hotel.
- Community Space: Christian Science Church to offer space for community use.



The project team met with the THC Land Use Committee on June 12, 2018, where LUC members provided more information on their community benefit requests including costs, timing, and prioritization. 450 O'Farrell Partners, LLC remains in negotiations with the THC Land Use Committee members.

Pit Stop - 5/1/18

Tyler Evje met with Eric Rodenbeck, who is spearheading the effort to place the Pit Stop (portable toilet) installation along the south side of O'Farrell Street. Eric is the CEO and founder of Stamen Design. The project team toured a Pit Stop facility located at 16th and Mission on May 1, 2018. The project team has assisted Eric with outreach in the Tenderloin neighborhood.

Vietnamese Youth Development Center – 5/2/18

Project team met with Brandy Chi, Outreach Marketing Specialist with the Vietnamese Youth Development Center located at 166 Eddy Street. Brandy stated that any development should be inclusive and honor the diverse population in the Tenderloin. She also requested the following: 1) community space for events that would host 100 to 200 people such as celebrations (Lunar New Year etc.), job trainings and 2) opportunities for jobs during and after construction.



Outreach meeting with Brandy Chi, Vietnamese Youth Development Center

Delivering Innovation in Supportive Housing (DISH) – 6/12/18

Project Team members called and emailed Jason Pellegrini, Director of Facilities and Georgette Lovett, Pacific Bay Inn, numerous times to set up a briefing. Additionally, the project team mailed community meeting notices to all residents of the Pacific Bay Inn and provided public meeting invitations/fact sheets in advance of each community meeting. Jason Pellegrini, Director of Facilities, replied to the project team's email, and expressed excitement about the project, stating they wanted to be kept in the "loop and figure out ways to potentially partner with your organization to make the construction phase as easy as possible for our tenants." The project team met with Lauren Hall, Director, and Jason Pellegrini, on June 12, 2018. At this meeting they expressed support of the project and requested that the project team determine what mitigation measures would be employed during construction and that the project team brief residents of the Pacific Bay Inn after receiving approvals from the San Francisco Planning Commission. Concern was expressed about having a plan in place to deal with vermin during demolition and possibly taking light sources away from the construction. A site tour of the Pacific Bay Inn was set up for June 21, 2018, and site plans were sent in response to a request on June 13, 2018, from Jason Pellegrini.

7.0 CHURCHES

The project team has conducted outreach to churches located within the proposed project area and throughout District Six. Additionally, we have established a key relationship with the San Francisco Interfaith Council which is strongly supportive of the project. Provided below is a list of organizations/churches we have met with and provided project information; we will continue to provide them with information as the project progresses.

Local Church Outreach

- | | |
|---|--|
| • Buddhist Church of San Francisco | • Interfaith Council |
| • Cathedral of Saint Mary | • Lutheran Social Services |
| • Chinese Congressional Church | • Providence Baptist Church |
| • Church of Christ of LDS | • St. Anthony's Foundation |
| • City Church SF | • SF Bay Area Rescue Mission |
| • Congregation Emmanu-El | • SF Evangelical Free Church |
| • Diocese of California, The Episcopal Church | • St. Boniface Church |
| • Faith Christian Center | • St. John of God |
| • First A.M.E. Zion Church | • St. John's Presbyterian |
| • First Chinese Southern Baptist Church | • St. Mark's Lutheran Church |
| • First Unitarian Universalist | • St. Mary the Virgin Episcopal Church |
| • Glad Tidings Church | • St. Patrick's Church |
| • Glide Memorial | • St. Vincent de Paul of SF |
| • Hamilton Square Baptist Church | • Urban Mission/True Hope Church |

8.0 COMMUNITY MEETINGS

As required by the City of San Francisco, notification letters of the two community meetings held to date were mailed to all property owners and tenants within a 300-foot radius, 15 days prior to the selected meeting date. Additionally, notification letters were mailed to all individuals on the key contact mailing list maintained for the site and other key neighborhood contacts (see Figure 1 for radius list, Appendix A for mailing lists, and Appendix C for copies of notification letters). A summary of the two community meetings is provided below. The project team continues to follow-up with interested community members via U.S. Mail and phone/email updates, where appropriate. They will continue to receive notifications of any future public meetings.

Community Meeting #1 – November 10, 2016

This was the first community meeting held at the Cova Hotel, a few blocks away from the proposed project site. Five community members attended.

David Murray and Ela Strong, Fifth Church of Christ, Scientist project sponsors introduced the project and the developer representative, Tyler Evje and Kwan Henmi project Architect Dan Moberly, provided specifics of the project. The project was well received, and a list of questions is provided below. Questions were addressed at the meeting.

Questions and Comments

- Question #1 (Liz) - Does anyone on the development team/church live in the area?
- Comment (Liz) - My kitchen window looks directly onto the back of the church. The proposed building would impact my view, anyone that lives in the Balilla building, SROs, people who live across the street, and the O'Farrell towers will be caused a lot of distress.
- Question #2 (Liz) - Have you looked at the impact on sewers/water mains/electricity?
- Comment (Liz) - There are many older buildings all over the neighborhood including the Adagio Hotel, former Hotel California, and hotels down the street. When work is conducted on sewers, water mains and streets it impacts everybody in the neighborhood. Their power, water and electricity gets turned off. This happened every single week for at least three days.
- Question #3 (Liz) - Have you talked to any landlords of the buildings or anybody in the neighborhood as to how this project will impact them and their renters?
- Comment (Liz) - If it's going to take a long time to construct this project, we don't want a 13-story building going into our neighborhood. It is way too tall, not seismically safe and will impact people's view.
- Question #4 (Liz) - For those that will be impacted during construction, are you going to place a tent over the work? Are you going to implode it or just tear it down?

- Comment (Liz) - If you don't tent it and there's any lead-based paint or asbestos it's going to get in the air and affect people.
- Question #5 (Liz) – If people in the neighborhood get impacted from lead-based paint/asbestos, are you going to offer them restitution or rental spaces at the price that they are paying currently?
- Comment (Liz) - Instead of a 13-story building, how about turning the church into 1/3 of its size and include a community building at the same height of the existing building with a commercial kitchen where locals can learn healthy cooking, a small café where people can be trained in viable work ethics and skills, a learning center where free classes are held, community garden and playground where children are not exposed to preaching's of the church.
- Comment (Amos) - I was stunned when I saw the design and there was no type of component for a community center. I also don't feel that it requires millions of dollars and units to provide safety in the neighborhood. It's an agreement between all community members and property owners. I would like to propose that the church provide proper lighting and sidewalk is compliant. This would prevent many problems from occurring in the alley. The city has a program called the Pit Stop and Lava Mae if we petition as a community together they will provide restrooms and showers throughout the day. If we worked together we could start addressing issues now.
- Question #6 (Joanie) - How is it going to impact the parking lot space, views, noise levels, lighting, dust?
- Questions #7 (Joanie) - Will the parking lot remain there?
- Question #8 (Amos) - What impact will the project have on wildlife such as the red tail hawks and paragon falcons in the area?
- Comment (Amos) - I didn't see anything built into the design regarding a community center. You are going to displace Vets alley and all the stuff we do in the community and people we work with. I don't understand why we weren't initially contacted.
- Question #9 (Joanie) - When will the project begin?
- Question #10 (Amos) - What is Supervisor Jane's feedback on the project?
- Comment (Amos) - She just passed a law requiring 25% affordable housing, but I understand this project has been grandfathered into that.
- Question #11 (Amos) - Have you approached Supervisor Kim regarding affordable housing?
- Question #12 (Paul) - Will the underground parking entrance be in the alley or on O'Farrell Street?
- Question #13 (Joanie) - How much space will there be between the proposed development and the Balilla Apartments?

Community Meeting #2 – March 22, 2017

The second community meeting for 450 O'Farrell went well and was attended by a handful of seniors, Balilla Apartment residents (565 Geary Street), Serrano Hotel representatives and Supervisor Jane Kim's legislative aide. We received good feedback, collected five letters of support and three comment cards which can be found in Appendix E.

Concerns expressed by Balilla residents revolved around construction noise, blockage of views and natural light, noise associated with trash collection and general air quality impacts. Additionally, there was a gentleman carrying a clipboard who clearly opposed the project.

Additional input was gathered after the meeting in one-on-one conversations. Supervisor Jane Kim's legislative aide suggested a construction mitigation fund to provide signs and sandwich boards to merchants whose businesses may be impacted during construction. She also stated to the concerned area residents that the Supervisor's office will not get involved unless there is a communication breakdown between the project team and area residents, and clearly the lines of communication are in place at this time. Residents of the Balilla apartments said they would contact the team to possibly arrange a meeting with their building tenants.

Lastly, a representative from the Serrano Hotel asked that a line of communication be kept open during construction and expressed that they are supportive but want to know they can come to us if issues, primarily impacts related to construction, arise. They noted that they have airline pilots that stay with them regularly and getting the required sleep to go back to work is important.

The following is a list of questions and comments we received. Questions were addressed in real-time by the team in the order received.

Questions and Comments

- Comment: View point from Shannon alley would be over 80 ft.
Response: We are not sure if they take the height limit off Shannon Alley, so this is something we can look into.
- Question: Do you have a conditional use permit?
Response: This project does require a conditional use permit however we are not seeking a height exception within the conditional use permit which allows to build certain parts of the project beyond certain dimensions. There's very technical dimensions in the planning code about what you're allowed to build and we're proposing very common exceptions.
- Comment: When they replaced the Bellevue Hotel 15-20 years ago, they were demolishing on Sunday and it was very noisy. We went to the planning commission to get them to stop. They also put in a ventilating system that was above the city's noise allowance so nine tenants sued them to stop it and received money. I don't think this project is going to be a good deal for those of us that live here. It's already too crowded and noisy as it is.
- Question: In relation to vents, how can you ensure they won't be noisy?
Response: We have not yet developed enough designs to know exactly where vents will be or how noisy they will get, but we plan on following all the relevant city codes to ensure that we are not exceeding noise levels in any way.
- Question: How can we trust you to follow the hours of construction?

Response: The city has strict working hour rules that are generally from 7am – 7pm, Monday through Friday. There are some exceptions on weekends for foundation pours. You can only pour concrete once for a foundation. I don't know what other developers are doing so I can't comment on whether some of them are breaking the rules or not, but we have a commitment of our own.

- Comment: I represent Serrano Hotel on Taylor, we have people sleeping so we are concerned about noise levels. We like the project and could be supportive of it as long as noise levels don't affect our hotel guests.
Response: Usually one of the noisiest things that happens on a construction site is pile driving, however we will not be having any pile driving.
- Question: What's going to happen to other residential hotels in the area such as Pacific Bay Inn, I also heard about the Shalimar?
Response: The Pacific Bay Inn will stay as that is not part of our property. Shalimar is a part of the project, so it would be demolished, and part of the project would be built there.
- Question: Are any tenants going to be displaced from the Shalimar?
Response: We don't currently own the Shalimar building, so we are still learning about what's going on in the building. We understand the sensitivity to any residents that could be on site.
- Question: Are there windows in the back of the old church façade building?
Response: Yes, there will be a courtyard. We will bring rendering of the back to the next meeting.
- Comment: We live in the back of the Balilla which faces the back of your building. We are going to lose all our light, be 20 ft. from your building, two years of construction, anybody living in Balilla is going to be profoundly affected. There's no way I could support a project like this. Additionally, the church talks about how important it is for them to remain in the neighborhood but if you want a Christian Science reading room you can just walk to Polk Street. It seems like the church is a failed project as it is for the community.
- Question: Where is the trash going to be collected?
Response: The trash management plan has not been developed yet but dumpsters will be serviced multiple times a week.
- Question: The air quality is already poor in the area and it was my understanding that we couldn't build a whole lot. Did you somehow get around that?
Response: We have not heard of a restriction of that type before, but we can look into that.
- Question: How did you determine there would be 16 BMR units and will it be subject to change, it seems lower than the 25% requirement?
Response: The 25% requirement was passed last year. There are provisions in the law that allow projects that have already been in the works for many years to be below that but above where they started to find a middle compromise.
- Question: Do you anticipate blocking any lanes on O'Farrell Street?
Response: It's possible, but we will try to minimize the extent to which we block sidewalks or streets. We are going to try to utilize just-in-time delivery for construction sourcing where materials don't arrive until the day they are needed so we don't have to store anything on sidewalks or streets.
- Question: What is the unit mix?
Response: The unit mix is diverse and will include studios, one, two and possibly three bedrooms.
- Question: How many parking spots are designated for the building?
Response: We have 41 spaces, but we are continuing to determine the exact number of spaces.

- Question: What is the planned square footage for retail space and what type of tenant are you looking for?
Response: 6,200 square feet total between two – three different spaces. We'd like to do something neighborhood serving with the retail spaces.
- Question: Would you consider volunteering a later start hour for construction time?
Response: We will look into that, however the hours quoted before are standard and set by the City.

Community Meeting #3 – April 26, 2018

The project team presented a third community meeting held at the SF Downtown Senior Center. Fourteen members of the public attended including SF Fire Department, Union Square Hilton, local land owners and residents. The attendees were largely in support of the project.

The following is a list of questions asked that were addressed in real-time by the team.

Questions

- What were the make-up of units and monthly rental rates?
- Where will CS Church relocate to during construction?
- What type of security before/after project?
- How has working in the area and with the City of SF been, do you support the Pit Stop concept (mobile toilet/dog waste disposal/needle disposal)?

9.0 OUTREACH SUMMARY

The project team has performed a wide variety of outreach activities and will continue to work with the community to solicit and respond to input. We will continue to provide project updates as the project progresses and inform community members of the Planning Commission hearing tentatively scheduled for June 28, 2018. We will also provide communications throughout construction, so neighbors are aware of upcoming activities and implement appropriate mitigation measures. 450 O'Farrell Partners, LLC anticipates construction will begin in 2019.

10.0 FURTHER OUTREACH

Presented below is a list of area property owners and tenants, community and faith-based organizations, and other interested stakeholders that the project team has committed to providing ongoing outreach to as the project progresses.

Apartment Buildings

Unnamed Apartments	585 Geary St.
Unnamed Apartments	415 Jones St.
Unnamed Apartments	424 Jones St.
Abbey	450 Jones St.
Hereford Court	555 Jones St.
Unnamed Apartments	513 O'Farrell St.
The Beverley Apartments	515 O'Farrell St.
Unnamed Apartments	525 O'Farrell St.
Atherstone Apartments	545 O'Farrell St.
The Hamilton Building	631 O'Farrell St.
SROs	
Riviera Hotel	420 Jones St.
Aldrich	439 Jones St.
Pacific Bay Inn	520 Jones St.
Pierre Hotel	540 Jones St.
Nazareth Hotel	556 Jones St.
GEDC Family Housing	125 Mason St.
Mason St. Studios	149 Mason St.
Gateway Inn	438 O'Farrell St.
Winton Hotel	445 O'Farrell St.
O'Farrell Towers	477 O'Farrell St.
The Crosby Hotel	516 O'Farrell St.
Sonny Hotel	579 O'Farrell St.

Hotels/Tourism

- Jasper Restaurant
- Union Square Improvement Business District
- San Francisco Tourism Bureau

Community Organizations

- Roger and Maite Huand, City Impact Founders and Directors
- Michael Nulty, Alliance for a Better D6
- Hastings College
- Sam Dennison, MSMC Chair and member organizations

Local Churches

The project team has established a key relationship with the San Francisco Interfaith Council which is strongly supportive of the project along with other local churches, we will continue to provide them with updates and work with the individuals those listed below.

- Theon L. Johnson - Glide Reverends
- Michael Pappas, Interfaith Council Executive Director

- Individual Interfaith Council Church members

MSMC Good Neighbor Agreement

As part of our outreach efforts, the project team will continue to work with MSMC to prepare and agree upon a Good Neighbor Agreement which will address MSMC's six requirements: 1) Engagement with MSMC 2) Engagement with the neighbors affected by the proposed project 3) Neighborhood employment goals 4) Inclusionary Housing 5) Commercial space meets community needs 6) Good Neighbor Agreement. We understand the role that MSMC, and their member organizations hold in the Tenderloin and the importance of their work. It is our intention to finalize a good neighbor agreement with MSMC in the near term.

11.0 PROJECT SUPPORT LETTERS

To date, sixty-five verifiable letters of support, with physical addresses and/or other contact information, have been received. See list below for details.

450 O'Farrell - Letter of Support List			
Contact Name, Info	Organization	Title or Function	Purpose/Inquiry and Outcome/Resolution
Business Support			
Ismail Aitali; 295 Eddy St. 415-757-0926	Casbah Market	Manager	Signed LOS
Owner, 511 Jones St. 925-570-9553	Chutney	See LOS	Signed LOS
669 Geary St. 415-474-2126	City Super Market	See LOS	Signed LOS
Wally Herzallah; 345 Eddy St.	Dollar & Cents	Manager	Signed LOS
Hector Chan; 491 O'Farrell St.; 415-872-9231	El Rincon Yucateco	Manager	Signed LOS
Bora Peang; 399 Eddy St.	Empire Market	TBD	Spoke with Bora; Signed LOS
Waleed Mashal; 498 O'Farrell St.; 415-932-6987	Express Market	Manager	Signed LOS
Orla O'Malley Daly; 415.474.7432; irishcastle@sbcglobal.net; 537 Geary St.	Irish Castle Shop	Owner	Signed LOS; Only concern is another Irish business in developed storefronts.
Kristen Leonardini; 415 Taylor St.	Napa Valley Winery Exchange	Staff	Signed LOS
Deepak Ri Sharma; 405 O'Farrell St.	O'Farrell Liquor Store		Signed LOS
Owner, 604 Geary St. 415-474-0359	Salama Halal Meat Butcher Shop	See LOS	Signed LOS
Owner 689 Geary St	Star Market	See LOS	Signed LOS
Ahmed Malbarak; 402 Ellis St.	Starlight Market	Owner	Signed LOS
Paul Robertson; 517 O'Farrell St. 415-529-1415	The TL Café and Laundromat	Owner	Signed LOS
Alejandra Perez; 335 Jones St; 415-674-1769	Un Cafecito	Owner	Signed LOS

Gyeonghua Yun; 398 Ellis St.	Young Ellis Market	Owner	Signed LOS
Church Support			
Ronald Kobata; 1881 Pine St.	Buddhist Church of SF	Resident Minister	Signed LOS
Arturo Albano; 1111 Gough St.	Cathedral of Saint Mary	Father	Signed LOS
Rita R. Semel; 2 Lake St.	Congregation Emanuel-el		Signed LOS
Rev. Dr. Christopher L. Zacharias; 2159 Golden Gate Ave	First A.M.E. Zion Church	Pastor	Signed LOS
Gladys Salra; 67 Manzanita Ave; gladyssalta@gmail.com	First Church Boston		Signed LOS
Kerry E. Parker; 1187 Franklin St.	First Unitarian Universalist Church & Center	Center Facilities Director	Signed LOS
Michael G. Pappas; 130 Fisher Loop; (415) 474-1321; mgpappas@sinterfaithcouncil.org	Interfaith Council	Executive Director	Signed LOS
Nancy L. Nielsen; 191 Golden Gate Ave.	Lutheran Social Services	Deputy Director	Signed LOS
G.L Hodge; 1601 McKinnon Ave.	Providence Baptist Church		Signed LOS
Franklin Fong; 133 Golden Gate Ave.	St. Boniface Church		Signed LOS
Cathe Cornello; 1290 5th Ave.	St. John of God		Signed LOS
John S. Anders; 25 Lake St.	St. John's Presbyterian		Signed LOS
Jane Borg; 1111 O'Farrell St.	St. Mark's Lutheran Church	Staff	Signed LOS
Anna Z. Sylvester; 2325 Union St.	St. Mary the Virgin Episcopal Church		Signed LOS
Martha Arbouex; 2320 Green St.	St. Vincent de Paul of SF		Signed LOS
Carolyn Hazel Scott; 950 Gilman Ave.	Urban Missions/True Hope Church		Signed LOS
Organizations			
Robert T. Phillips; rtp1844@gmail.com	Nonprofit Learning Institute	Director	Signed LOS
Del Seymour	The Gubbio Project	Director	Signed LOS
Del Seymour	Coder Tenderloin	Founder	Signed LOS
Victoria Westbrook; 144 Taylor St. Victoriawestbrook1@gmail.com 510-717-1733	Code Tenderloin	Director	Signed LOS

David Gruber; 540 O'Farrell St. dgruber@ggprop.com; 415-661-7222	Gruber & Gruber	Managing Member	Signed LOS
Richard Chapman; 445 O'Farrell St; Jo188@live.com; 415-573-2942	RBC Chapman	CEO	Signed LOS
Jack Gruber; 1233 4 th Ave; jgruber@ggprop.com	Gruber & Gruber	Property and Investment Manager	Signed LOS
Nico Nagel; 95 Brady Street, (415) 541-9001; nico@sfhac.org	San Francisco Housing Action Coalition	Development Associate	Project Review Report Card
Individual Support			
Kathy Holly; 255 Red Rock Way; (415) 269-8699		Resident	Signed LOS
William Campbell; 2675 Pacific Ave.; (415) 922-5312		Resident	Signed LOS
Emma T. White; 151 Beaumont Ave.; emwhite45@yahoo.com		Resident	Signed LOS
Margaret Peara; 30 Quickstep Ln #3		Resident	Signed LOS
Monica Chinchilla; 324 Connecticut St.; monichinchilla@gmail.com		Resident	Signed LOS
David Andridle; 840 California St. #34; (832) 350-0530; davidandridle1982@gmail.com		Resident	Signed LOS
Linda Krauskopf; 312 Richland Ave.		Resident	Signed LOS
Robert T. Phillips; 1730 O'Farrell St.; rtp1844@gmail.com	SFIC	Representative	Signed LOS
Daniel Kohanski; 230 Grattan St. #35F		Resident	Signed LOS
John Dellar; 1923 Pierce St.		Resident	Signed LOS
Harold J. Gonzales; 737 Post St. #435; (415) 500-1437; harold_gonzales@hotmail.com		Resident	Signed LOS
Adris Breslauer; 2111 Hyde St.; abreslau@pacbell.com		Resident	Signed LOS
Bradley Wiedmaier; Bradley_Wiedmaier@yahoo.com		Resident	Signed LOS
Deborah James; (415) 685-6875; djntspirit@hotmail.com		Resident	Signed LOS
Ernest G. Lira; 935 Geary St., #305; (415) 760-2940		Resident	Signed LOS

Kwai Ying Seeto; 477 O'Farrell St., #1201		Resident	Signed LOS
Joseph Brown; 445 O'Farrell St.		Resident	Signed LOS
Xiu Lian Zhu; 477 O'Farrell St., #991		Resident	Signed LOS
Lina Kwan; 477 O'Farrell St., #208		Resident	Signed LOS
Dwight Washaborgh; 445 Wawona St. #333; dwight46@gmail.com		Resident	Signed LOS
Luke Stewart; 754 Post St. #504; (415) 218-0755 lukewho@gmail.com		Resident	Signed LOS
Tom Cacciotti; 631 O'Farrell St. #1704; tcatch58@gmail.com		Resident	Signed LOS
Ellen Macdonald; escmacdonald@gmail.com		Resident	Signed LOS
Steven M. Sass		Resident	Signed LOS
Hotel Support			
Michael Pace; 495 Geary St.	Clift Hotel	Area General Manager	Signed LOS

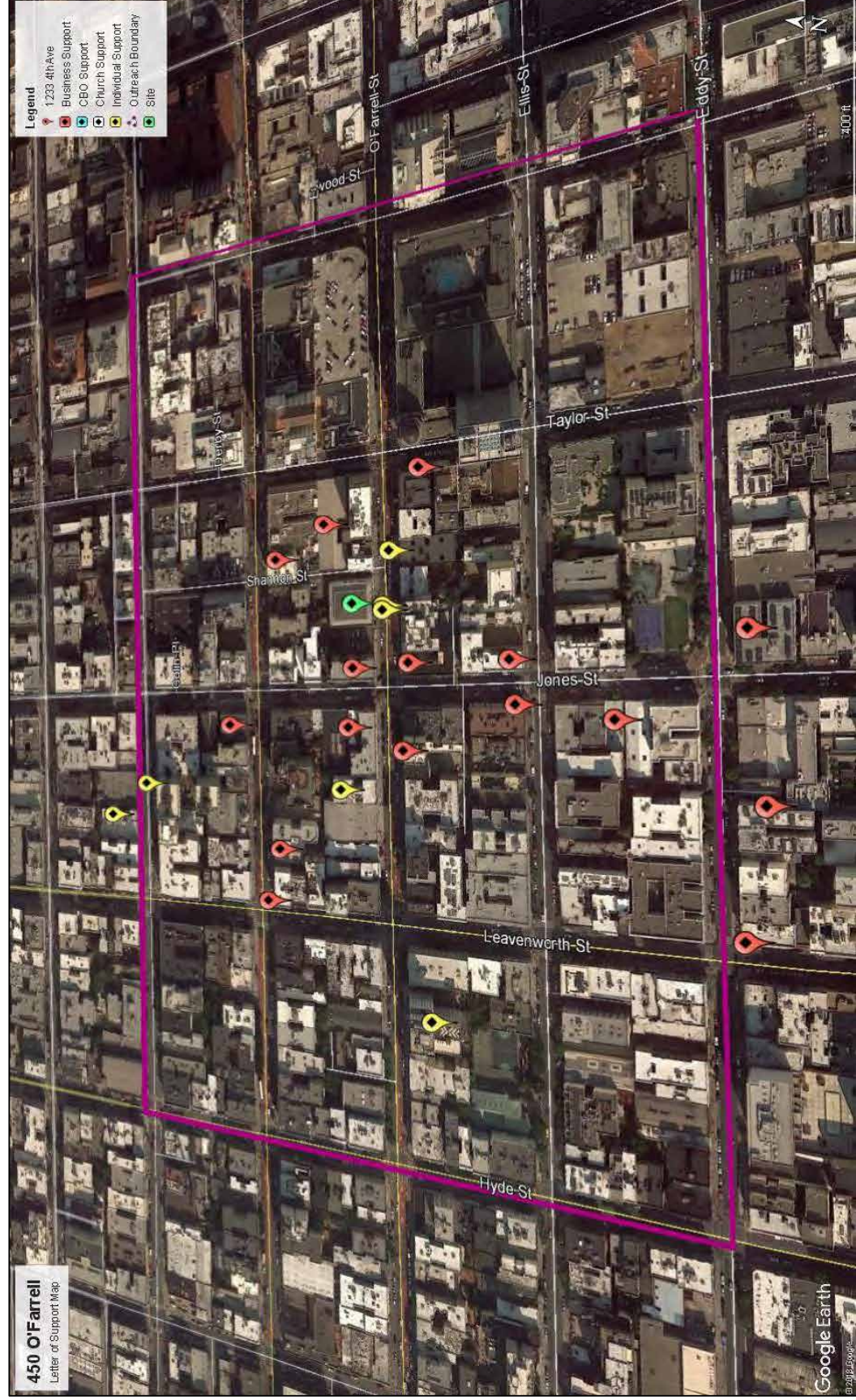
FIGURES

Figure 1 – Mailing Radius Map



Figure 2 - Outreach Boundary/Letter of Support Maps

Map 1 – Support within outreach boundary.



APPENDICES

Appendix A – Contact/Mailing Lists

Thompson Dorfman - 450 O'Farrell - KEY PROJECT STAKEHOLDERS									
COMPANY/OFFICE	LAST NAME	FIRST NAME	TITLE	ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL
FIFTH CHURCH OF CHRIST, SCIENTIST									
Fifth Church of Christ, Scientist	Murray	David						510-332-6281	david.murray08@gmail.com
Fifth Church of Christ, Scientist	Strong	Ela						510-579-4179	ela@elaststrong.com
Fifth Church of Christ, Scientist	Tuttle	Patricia						415-469-0343	lodestar2424@gmail.com
Church Liaison	Richard	Hannum							richard.hannum@gmail.com
CITY & COUNTY OF SAN FRANCISCO									
San Francisco City & County	Farrell	Mark	Acting Mayor	1 Dr. Carlton B. Goodlett Place, Room 200	San Francisco	CA	94102	415-554-6601	Mark.Farrell@sfgov.org
San Francisco City & County	Kelly	Naomi M.	City Administrator	1 Dr. Carlton B. Goodlett Place, Room 362	San Francisco	CA	94102	415-554-4851	cityadministrator@sfgov.org
San Francisco City & County	Kim	Jane	BOS, District 6	1 Dr. Carlton B. Goodlett Place, Room 244	San Francisco	CA	94102	415-554-7970	Jane.Kim@sfgov.org
San Francisco City & County	Lopez	Barbara	BOS, District 6	1 Dr. Carlton B. Goodlett Place, Room 244	San Francisco	CA	94102		Barbara.Lopez@sfgov.org

450 O'Farrell Street, San Francisco
Outreach Report

San Francisco City & County	Hillis	Rich	Planning Dept. Commission President	1650 Mission St., Suite 400	San Francisco	CA	94103	415-202-0436	richhilliss@yahoo.com
San Francisco City & County	Richards	Dennis	Planning Dept. Commission VP	1650 Mission St., Suite 400	San Francisco	CA	94103		dennis.richards@sfgov.org
San Francisco City & County	Fong	Rodney	Planning Dept. Commissioner	1650 Mission St., Suite 400	San Francisco	CA	94103	415-202-0436	planning@rodneymfong.com
San Francisco City & County	Johnson	Christine D.	Planning Dept. Commissioner	1650 Mission St., Suite 400	San Francisco	CA	94103		christine.d.johnson@sfgov.org
San Francisco City & County	Koppel	Joel	Planning Dept. Commissioner	1650 Mission St., Suite 400	San Francisco	CA	94103		joel.koppel@sfgov.org
San Francisco City & County	Melgar	Myria	Planning Dept. Commissioner	1650 Mission St., Suite 400	San Francisco	CA	94103		myria.melgar@sfgov.org
San Francisco City & County	Moore	Katherine	Planning Dept. Commissioner	1650 Mission St., Suite 400	San Francisco	CA	94103	415-558-6411	kathrin.moore@sfgov.org
San Francisco City & County	Rahaim	John	Planning Dept. Director of Planning	1650 Mission St., Suite 400	San Francisco	CA	94103		
San Francisco City & County	Sanchez	Scott	Planning Dept. Zoning Administrator	1650 Mission St., Suite 400	San Francisco	CA	94103	415-558-6809	
San Francisco City & County	Jonin	Jonas P.	Planning Dept. Commission Secretary	1650 Mission St., Suite 400	San Francisco	CA	94103	415-558-6415	Commissions.Secretary@sfgov.org
San Francisco City & County	Cohen	Amy	Neighborhood Program Development Director		San Francisco	CA		415-554-6649	amy.b.cohen@sfgov.org
San Francisco City & County Fire Department	Baxter	Jonathan	Public Information Officer	698 Second St.	San Francisco	CA	94107	415-660-0545	Jonathan.baxter@sfgov.org
SFMTA	Bellino	Tom	Associate Planner, Sustainable Streets					415-701-2459	Tom.Bellino@sfmta.com
SFMTA	Hunter	Mari						415-701-5667	Mari.Hunter@sfmta.com
Tenderloin Fire Station	Cordero	Kenneth	Fire Captain						kenneth.cordero@sfgov.org
Tenderloin Police Station	Fabbri	Carl	Police Captain	301 Eddy St.	San Francisco	CA	94102	415-345-7300	SFPD.tenderloin@station@sfgov.org
NON-GOVERNMENTAL ORGANIZATIONS									
African American Chamber of Commerce	Jordan	Frederick E.	President and Board Chairman	1006 Webster St.	San Francisco	CA	94115	415-749-6400	
Alliance for Better D6/Tenderloin Futures Collaborative	Nulty	Michael		301 Eddy St.	San Francisco	CA	94102	415-820-1560	sf_district6@yahoo.com
Alliance for Better D6/Tenderloin Futures Collaborative	Phillips	Marvis J.		230 Eddy St. #1206	San Francisco	CA	94102	415-674-1435	
Anastasi Law Firm	Anastasi, Esq.	Pascal		565 Geary St.	San Francisco	CA	94102	831-475-0771	pascal@anastasiesq.com
BARF	Traus	Sonja		1540 Market St.	San Francisco	CA	94102		sonja.traus@gmail.com
Bay Area Women's/Children Center	Wilson	Midge	Executive Director	318 Leavenworth St.	San Francisco	CA	94102	415-474-2400	wilsonmma@aol.com
Bike Coalition	Wiedenmeier	Brian	Executive Director	1720 Market St.	San Francisco	CA	94102	415-431-2453	brian@sfbike.org
Central City SRO Collaborative	Tekkey	Pratibha	Director of Community Organizing Church consultant/Evangelist/Interested Stakeholder	48 Turk St.	San Francisco	CA	94102	415-775-7110 ext. 103	pratibha@thclinic.org
Church Development Consulting	Singh Mehta	Raveen						415-416-8762	
Code Tenderloin	Seymour	Del	Founder	144 Taylor St.	San Francisco	CA	94102	415-574-1641	bluemoongr1888@gmail.com
Community Housing Partnership				20 Jones St.	San Francisco	CA	94102	415-852-5300	tlwalkingtours@gmail.com
Compass Children's Center				144 Leavenworth St.	San Francisco	CA	94102	415-776-4010	info@chp-sf.org
Cova Hotel; Larkin Street Merchants Association	Sin	Simon	Cova Hotel	655 Ellis St.	San Francisco	CA	94109	415-771-3000	simon@covahotel.com
Delivering Innovation in Supportive Housing (DISH)	Pellegrini	Jason	Director of Facilities	123 10th St. 2nd Floor	San Francisco	CA		415-776-3474	JasonPellegrini@dishf.org
Episcopal Community Services/The Crosby Hotel	Stokes	Beth	Executive Director	165 8th St.	San Francisco	CA	94103	415-487-3300	bstokes@ecs-sf.org
Episcopal Community Services/The Crosby Hotel	Pocock	Uz	Asset Management	165 8th St.	San Francisco	CA	94103	415-487-3300	lpocock@ecs-sf.org
Episcopal Community Services/The Crosby Hotel	Lehman	Sarah	Director of Development	165 8th St.	San Francisco	CA	94103	415-487-3300	slehman@ecs-sf.org
Episcopal Community Services/The Crosby Hotel	Kamps-Hughes	Nathan	Program Manager of Housing Opportunities Program	165 8th St.	San Francisco	CA	94103	3300x2021	
Extranomical Tours	Prickett	Brad	Tour Operations Manager	928 Harrison St.	San Francisco	CA	94107	415-357-1055	brad@extranomical.com
Grant & Smith, LLP	Singh	Abhey	Accountant	333 Hegenberger Rd., Ste. 325	Oakland	CA	94621	510-566-1517	abhey78@gmail.com
Hanson Bridgett LLC	Gladstone	Brett	Partner	425 Market St.	San Francisco	CA	94105	415-995-5065	bgladstone@hansonbridgett.com
Hospitality House	Heary	Troy	Director of Programs	290 Turk St.	San Francisco	CA	94102	415-749-2132	theyny@hospitalityhouse.org
Hotel Council	Carroll	Kevin	Executive Director	323 Geary St. #405	San Francisco	CA	94102	415-391-5197	kcarroll@hotelcouncilsf.org
Housing Action Coalition	David	Todd	Executive Director	95 Brady St.	San Francisco	CA	94103	415-541-9001	todd@sfhac.org
Housing Action Coalition	Pooler	Rob	Development and Communications Manager	95 Brady St.	San Francisco	CA	94103	415-373-8879	rob@sfhac.org
Kelly Cullen Community Center	Suskind	Jane	Project Administrator	220 Golden Gate Ave.	San Francisco	CA	94102	415-776-2151	
Larkin Street Business & Property Owner Association	Riordan	Mike	Board member	245 Market St.	San Francisco	CA	94105	415-973-6201	m3rd@pge.com, contact@sfbsa.org
Raphael House	Payton	Ralph	Executive Director	1065 Sutter St.	San Francisco	CA	94109	415-474-4621	rpayton@raphaelhouse.org
RBC Galleries	Chapman	Richard	Artist					415-573-2942	iq188@live.com
Senior Center	Booth	Crystal	Program Coordinator	477 O'Farrell St.	San Francisco	CA	94102	415-923-4490	chooth@ncphs.org
Senior Center	Horst	Sue	Director	890 Beach St.	San Francisco	CA	94109	415-775-2562	shorst@ncphs.org

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SF Interfaith Council	Pappas	Michael	Executive Director	P.O. Box 880742	San Francisco	CA	94188	415-474-1321	mgpappas@sinterfaithcouncil.org
SF Interfaith Council	Hodge	G.L.	Board member/Vice Chair		San Francisco	CA	94188	415-572-6596	ghodge6982@aol.com
SF Veterans Art Guild	Gregory Lee	Annos			San Francisco	CA		415-937-3965	veteransalley@gmail.com
SF YIMBY	Clark	Laura			San Francisco	CA		415-489-0197	laura@growsanfrisco.org
Southeast Asian Community Center	Nguyen	Philip	Executive Director	875 O'Farrell St.	San Francisco	CA	94109	415-885-2743	seacpphilip@yahoo.com
SPUR	Kies	Alyssa	Executive Assistant and Board Liaison	654 Mission St.	San Francisco	CA	94105	415-644-4286	akies@spur.org
Stamen Design	Eric	Rodenbeck	CEO & Creative Director	2017 Mission St., Ste. 300	San Francisco	CA	94110	415-558-1610	erode@stamen.com
Tenderloin Community Benefit District	Gibson	Steve	Interim Director		San Francisco	CA	94102	562-243-3389	steve@urbanplaceconsulting.com
Tenderloin Community School	Shattner	Anastasia	Principal	627 Turk St.	San Francisco	CA	94102	415-749-3567	shattnera@sfsd.edu
Tenderloin Economic Development Project	Bean	Helen	Senior Advisor	25 Taylor St.	San Francisco	CA	94102	415-273-9274	TEDP@NOMNIC.ORG
Tenderloin Health Services	Hudson	Michelle	VP of Development	330 Ellis St. 6th Fl	San Francisco	CA	94102	415-674-6140	
Tenderloin Housing Clinic	Shaw	Randy	Executive Director	126 Hyde St.	San Francisco	CA	94102	415-885-3286	randy@thclinic.org
Tenderloin Neighborhood Development Corporation	Falk	Don		201 Eddy St.	San Francisco	CA	94102	415-776-2151	
Tenderloin Recreation Center	O'Connor	Tom	Park Section Supervisor	570 Ellis St.	San Francisco	CA	94109	415-834-9943	tom.o'connor@sfgov.org
The Gubbio Project	Slatterly	Laura	Executive Director	133 Golden Gate	San Francisco	CA	94102	415-861-5848	
Union Square Business Improvement District	Imbault	Claude	Director of Strategic Initiatives	323 Geary Street, Suite 203	San Francisco	CA	94102	415-781-7880	claudef@unionsquarebid.com
Vietnamese Youth Development Center	Young	Judy	Executive Director	166 Eddy St.	San Francisco	CA	94102	415-794-2065	judyyoung@vydc.org
MSMC Steering Committee									
De Marillac Academy	Anderer	Michael	Vice President for Mission Advancement	175 Golden Gate Ave.	San Francisco	CA		415-552-5220	michael_anderer@demarillac.org
Faithful Fools Street Ministry	Dennison	Sam	Community Advocate and Director of the Institute for Street Level Learning	234 Hyde St.	San Francisco	CA	94102	612-810-3592	sam.dennison.01@gmail.com
Hospitality House	Wilson	Joe	Executive Director	290 Turk St.	San Francisco	CA	94102	415-749-2100	jwilson@hospitalityhouse.org
Hospitality House	Click	Windy	Community Building Program Manager	290 Turk St.	San Francisco	CA	94102	415-749-2100	wclick@hospitalityhouse.org
Larkin Street Youth Services	Frost	Karen	Chief Financial Officer	134 Golden Gate Ave.	San Francisco	CA	94102	ext. 312	kfrost@larkinstreetyouth.org
Tenderloin Neighborhood Development Corporation	Goldman	Alexandra	Senior Community Organizing & Planning Manager	201 Eddy St.	San Francisco	CA	94102	415-358-3920	agoldman@tndc.org
Property Owners									
Baillia Apartments	Galliani	Bob	Adjacent Property Owner	565 Geary St.	San Francisco	CA	94102		entzolin@earthlink.net
Baillia Apartments	Anastasi, Esq.	Pascal	Lawyer		San Francisco	CA			pascal@anastasiesq.com
Gateway Inn	Patel	Rocky	Adjacent Property Owner	438 O'Farrell St.	San Francisco	CA	94102	415-509-8069	rockypatel@comcast.net
Pacific Bay Inn	Sparks	Adam	Adjacent Property Owner	520 Jones St.	San Francisco	CA	94102		asparks@pacificbayinvestments.com
Pierre Hotel	Patel	Varsha	Property Owner	540 Jones St.	San Francisco	CA	94102		varsha.patel@att.net
Winton Hotel	Ehmer	Richard	Adjacent Property Owner	445 O'Farrell St.	San Francisco	CA	94102		rehmer@ehmergroup.com
RESIDENTIAL/HOTELS									
Aldrich				439 Jones St.	San Francisco	CA	94102	415-885-6604	
Alise Hotel	Muzunze	Fungai	General Manager	580 Geary St.	San Francisco	CA	94102	415-441-2700	tasffd@thealise.com
Baillia Apartments	McGuire	Liz	Resident	565 Geary St.	San Francisco	CA	94102		litzom@att.net
Benjamin Arms Apartments				424 Ellis St.	San Francisco	CA	94102	415-776-2922	
Cliff Hotel	Calvert	Patricia	Director of Rooms	495 Geary St.	San Francisco	CA	94102	415-929-2335	patricia.calvert@be.com
Crosby Hotel	Custer	Chuck	Owner						
Crosby Hotel	Ullom	Kristin	Support Services Manager	516 O'Farrell St.	San Francisco	CA	94102	415-487-3300,	
Citizens' Advisory Committee of the San Francisco County Transportation Authority	Weidmaier	Bradley	Resident						Bradley_wiedmaier@yahoo.com
Hamilton HOA	Neal	James						765-412-9351	JamesAustinNeal@outlook.com
								646-235-6017	
Hilton Union Square	Tresh	Jason	Hotel Manager	333 O'Farrell St.	San Francisco	CA	94102	415-202-7037	Jason.Tresh@hilton.com
Hilton Union Square/Parc 55	Licata	Jo	Community Projects Manager	333 O'Farrell St.	San Francisco	CA	94102	415-509-7553	jo.licata@hilton.com
Hotel Adagio	Pope	Adelaide	Front Office Manager	550 Geary St.	San Francisco	CA	94102	415-354-2617	apo@hoteladagosi.com

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Layne Hotel						545 Jones St.	San Francisco	CA	94102	855-811-2342	
Nazareth Hotel						556 Jones St.	San Francisco	CA	94102	415-771-2006	
Riviera Hotel						420 Jones St.	San Francisco	CA	94102	415-776-5764	
Serrano Hotel Union Square					Ben	405 Taylor St.	San Francisco	CA	94102	415-351-7602	
Sonny						579 O'Farrell St.	San Francisco	CA	94102	415-441-9636	
Sweden House Hotel						570 O'Farrell St.	San Francisco	CA	94102	415-345-9331	
The Marker					Benjamin	501 Geary St.	San Francisco	CA	94102	415-316-3022	bduverge@jdvhoteles.com
Vantage Suites						835 Turk St.	San Francisco	CA	94102	415-922-0111	
Warwick Hotel					Betz	490 Geary St.	San Francisco	CA	94102	415-345-2319	kbetz@warwickhotels.com
CHURCHES											
Board of Trustee of the Glide Foundation	Williams	Reverend Cecil				330 Ellis St.	San Francisco	CA	94102	415-674-6000	info@glide.org
Cathedral of Saint Mary	Arturo	Albano			Father	1111 Gough St.	San Francisco	CA	94109	415-567-2020	
Chinese Congregational Church	Sebastian	Ong			Senior Pastor	21 Walter U. Lum Place	San Francisco	CA	94108	415-986-2578	sebastianong@hotmail.com
Church Of Jesus Christ Of LDS						1900 Pacific Ave	San Francisco	CA	94109	415-474-6290	
City Church of San Francisco		Harrell			Reverend Pastor	1388 Sutter St Suite 412	San Francisco	CA	94109	415-346-6994	pastors_admin@citychurchsf.org
Diocese of California, The Episcopal Church		Andrus			Bishop of California	1055 Taylor Street	San Francisco	CA	94108	415-673-5015	info@diocal.org
Faith Christian Center		Pastor Don			Senior Pastor	1438 Pine St	San Francisco	CA	94109	415-829-2646	
First Chinese Southern Baptist Church						1255 Hyde St	San Francisco	CA	94109	415-775-4288	info@fcsbc.org
Friends of Creation Spirituality	Dennis	Edwards			Executive Assistant to Matthew Fox	455 Hyde St.	San Francisco	CA	94109	510-835-0655	33dennis@sbcglobal.net
Glad Tidings Church	Tim and Katie	Gavigan			Associate Pastors	1280 Webster St	San Francisco	CA	94115	415-346-1111	tim@gtsf.org
Glide Memorial	Rita	Shimin									
Glide Memorial	Williams	Jay			Reverend, Lead Pastor	330 Ellis St	San Francisco	CA	94102	415-674-6091	
Glide Memorial	Theon L.	Johnson			Reverend; Associate Pastor	330 Ellis St	San Francisco	CA	94102	415-674-6092	tjohnson@glide.org
Glide Memorial	Ben	Untschinger			Advocacy Manager					415-674-6080	blintslinger@glide.org
Golden Gate Fijian Anti-LGBT Assemblies						535 Eddy St	San Francisco	CA	94109	415-776-7520	
Journey Church						1290 Sutter St	San Francisco	CA	94109	415-504-7260	
San Francisco Bay Area Rescue Mission						136 Turk St.	San Francisco	CA	94102	415-441-1628	
San Francisco Evangelical Free Church						756 Union Street	San Francisco	CA	94133	415-391-0699	
San Francisco Rescue Mission	Christian	Huang			Executive Director	230 Jones St	San Francisco	CA	94102	415-292-1770	sfefc.eng@gmail.com
SF Gospel Mission						221 6th St	San Francisco	CA	94103	415-495-7366	
St. Anthony's	Lewis	Tracy			Director of Operations	150 Golden Gate Ave.	San Francisco	CA	94102	415-241-2600	info@stanthonysf.org
St. Mark's Lutheran Church	Elizabeth	Eldale			Reverend	1111 O'Farrell St	San Francisco	CA	94109	415-928-7770	
St. Patrick's Church	Roberto	Andrey			Reverend	Office: 1031 Franklin Street	San Francisco	CA	94103	415-421-3730	andrey.robeto@sfarfch.org
Youth With a Mission (YWAM SF)						756 Mission St	San Francisco	CA	94103	415-885-6543	info@ywamsanfrancisco.org
BUSINESSES											
Napa Valley Winery Exchange	Leonardini	Kristen			Owner	415 Taylor St.	San Francisco	CA	94102		kristen@nvwe.com
Shalimar Restaurant	Azhar Ikram	Mohammad			CEO						hammadu@aol.com
Shalimar Restaurant	Abhey	Abhey			Representative	100 Clay St Suite 1015	Oakland	CA	94612	510-566-1517	abhey@grantandsmithcpa.com
Shalimar Restaurant	Singh	Ravinder			Representative	100 Clay St Suite 1015	Oakland	CA	94612	510-290-9896	ravi@grantandsmithcpa.com
Spine Relief Center	Denny	Dr. Lonna R.			Owner	569 Geary St., Suite 202	San Francisco	CA	94102	415-775-9100	lonnadenny@sbcglobal.net
INTERESTED COMMUNITY MEMBERS											
Resident	Ura	Ernest			Resident	935 Geary St #305	San Francisco	CA		415-780-2940	
Resident	Brown	Joseph			Resident	445 O'Farrell St	San Francisco	CA		415-499-2433	

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Neighborhood group mailing list

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Angelica	Cabande	Organizational Director	South of Market Community Action Network (SOMCAN)	1110 Howard Street	San Francisco	CA	94103		oacabande@somcan.org	South of Market
Antonio	Diaz	Project Director	People Organizing to Demand Environmental and Economic Rights (PODER)	474 Valencia Street #125	San Francisco	CA	94103	415-431-4210	podersf.org	Excelsior, Mission, South of Market
Carolyn	Diamond	Executive Director	Market Street Association	870 Market Street, Suite 466	San Francisco	CA	94102	415-382-2500	msady@pacbell.net	South of Market
Cornine	Woods	Mission Creek Harbor Association		300 Channel Street, Box 10	San Francisco	CA	94158	415-902-7635	corinnewoods@cs.com	Potrero Hill, South of Market
Alexandra	Goldman	Tenderloin Neighborhood Development Corporation - CO Department		215 Taylor Street	San Francisco	CA	94102	415-358-3920	agoldman@tndc.org	Downtown/Civic Center, South of Market
Eric	Lopez	President	SoMa Bend Neighborhood Association	P.O. Box 410805	San Francisco	CA	94141	415-689-0916	somabend.na@gmail.com	Downtown/Civic Center, Mission, South of Market
Ethan	Hough	Secretary	One Ecker Owners Association	16 Ecker Street Unit 301	San Francisco	CA	94105	415-447-3169	ethanhough@gmail.com	Financial District, South of Market
Gerald	Wolf	President	Hallam Street Homeowners Association	1 Brush Place	San Francisco	CA	94103	415-626-6650	wolfgk@earthlink.net	South of Market
Ian	Lewis	Supervisors, District 6	HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102			Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jane	Kim	Supervisors	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room 400	San Francisco	CA	94102-46	415-554-7970	jane.kim@sfgov.org; April.veneracion@sfgov.org; Sunny.Angulo@sfgov.org; Ivy.Lee@sfgov.org	Downtown/Civic Center, North Beach, South of Market, Treasure Island/YBI
Janet	Carpinelli	Board President	Dogpatch Neighborhood Association	934 Minnesota Street	San Francisco	CA	94107	415-282-5516	jc@carpinelli.com	Potrero Hill, South of Market
Jason	Henderson	Vice Chairman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102	415-722-0617	jhenderson@sbcglobal.net	Castro/Upper Market, Downtown/Civic Center, Mission, South of Market, Western Addition Mission, South of Market
Jaime	Whitaker	Administrator	SOMA Leadership Council	201 Harrison Street Apt. 229	San Francisco	CA	94105	415-935-5810	somajournal@yahoo.com	
Katy	Liddell	President	South Beach/Rincon/Mission Bay Neighborhood Association	403 Main Street #813	San Francisco	CA	94105	415-412-2207	cliddell@me.com	South of Market
Kaye	Giffin	Director	LUNOP Neighbors	1047 Minna Street	San Francisco	CA	94103	415-724-1953	lunop@ykn.net	South of Market
Keith	Goldstein		Potrero-Dogpatch Merchants Association	800 Kansas Street	San Francisco	CA	94107		keith@everestsf.com	Mission, Potrero Hill, South of Market
Laura	Magnani		American Friends Service Committee	65 Ninth Street	San Francisco	CA	94103	415-585-0201	sffice@afsc.org	South of Market
Marvis	Phillips	Land Use Chair	Alliance for a Better District 6	230 Eddy Street #1206	San Francisco	CA	94102-65	415-674-1935	marvis.phillips@gmail.com	Downtown/Civic Center, Mission, South of Market, Western Addition
Patsy	Tito	Executive Director	Samoa Development Centre	2055 Sunnysdale Avenue #100	San Francisco	CA	94134-2611			Bayview, South of Market
Reed	Bement	President	Rincon Hill Residents Association	75 Folsom Street #1800	San Francisco	CA	94105	415-882-7871	rhemment@sbcglobal.net	South of Market
Rodney	Mnott	Chair	Potrero Hill Neighbors/Save the Hill	1206 Mariposa Street	San Francisco	CA	94107	415-553-5969	rodminott@hotmail.com	Potrero Hill, South of Market
Sonja	Kos	Community Advocate	TODCO Impact Group	230 Fourth Street	San Francisco	CA	94103	415-426-6819	sonja@todco.org	South of Market
Ted	Olsson	Chair	TUPA CAC	30 Sharon Street	San Francisco	CA	94114-1709	415-407-0094	olsson.ted@yahoo.com	Financial District, South of Market
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue 5th Floor	San Francisco	CA	94103		tiffanybohee@sfgov.org; mike.grisso@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown/Civic Center, South of Market, Visitation Valley
J.R.	Eppler	President	Potrero Boosters Neighborhood Association	1459 - 18th Street, Suite 133	San Francisco	CA	94107	650-704-7775	president@potreroboosters.org	Mission, Potrero Hill, South of Market
York	Loo		York Realty	243A Shipley Street	San Francisco	CA	94107-1010	415-751-8602	yorkloo@gmail.com	South of Market
Dyan	Ruiz	Co-Founder	People Power Media	366 10th Ave	San Francisco	CA	94118	415-657-6010	dyan.ruiz@hotmail.com	Inner Richmond, Mission, Outer Richmond, South of Market
Cathy	Maupin	Executive Director	Yerba Buena Community Benefit District	5 Third St., Suite 914	San Francisco	CA	94103		cmaupin@ybcdbd.org	South of Market

Appendix B – Fact Sheet

Fifth Church of Christ, Scientist

PROPOSED NEW CHURCH FACILITY AND MIXED-USE DEVELOPMENT 450 O'Farrell Street

For almost 100 years, Fifth Church of Christ, Scientist has been an active presence in the Tenderloin. To continue our activities in the neighborhood, we are working with local developer Thompson I Dorfman to design and rebuild our church facility. The project, which also includes new housing, is designed to meet the needs of the community.



Above is a rendering of the new church and reading room

HOW IS THE SITE CURRENTLY USED?

We own the 450 O'Farrell Street property and offer Christian Science Sunday morning services and Wednesday evening testimony meetings. The current structure, built in another age, does not fit with our concept of church today. We urgently require a new church facility that expresses our faith and enables us to fulfill our healing mission of bringing hope, comfort, compassion, and peace to the individual and the community.

WHAT IS BEING PROPOSED FOR THE SITE?

We are proposing a new mixed-use building that will include our new church facility, with a new sanctuary, Sunday School, and Christian Science Reading Room. The 13-story mixed-use building on the site will include new housing, retail, and underground parking.

WILL THE CHURCH OWN OR MANAGE THE HOUSING, LOCALLY-SERVING RETAIL, OR PARKING?

No. In exchange for excess land, which will be used for the new housing, retail, and parking, the developer will provide a new turnkey church and Christian Science Reading Room.

FAQ 2018

PROPOSED MIXED-USE DEVELOPMENT

WHO IS THE DEVELOPER?

Thompson | Dorfman Partners LLC – a well-respected local developer with over 30 years of experience creating high-quality in-fill housing developments throughout the Bay Area – is the developer for the project.

HOW WOULD THE COMMUNITY BENEFIT FROM THE PROJECT?

We are committed to working with the community to create a development that fits with the neighborhood and becomes a place for all to enjoy. Benefits of the project include:

- Continuation of Christian Science Sunday services and Wednesday testimony meetings in the neighborhood
- 176 units of new high-quality transit-friendly housing, addressing a local need and promoting a greater sense of community
- 28 of the units are below-market-rate housing, addressing on-site affordability goals
- Integration of the artisan stained-glass windows and overhead oculus, bronze doors, and pipe organ, in the new church facility
- Preservation of the existing church façade and portico as a neighborhood public space
- Locally-serving retail for the needs of the immediate neighborhood
- New sidewalks, trees, and plants to add vitality and greenery to the area
- New Christian Science Reading Room open to the public for prayer and study during the week, located at street level, inviting greater community interface and participation.
- Reinvigoration of the area

The project has been carefully designed according to law and legal precedent. The project gives the opportunity for the church to continue its healing mission in the Tenderloin, actively addressing spiritual needs in the community.

WHAT ARE THE NEXT STEPS?

For the past two-and-a-half years, our congregation, in cooperation with Thompson | Dorfman, has met with a variety of community members and local organizations to gather input and gain support. The project is expected to be approved by the San Francisco Planning Commission in summer 2018, with construction beginning in mid-2019. We will continue to keep the community informed before and during construction.

WHERE CAN I FIND MORE INFORMATION?

If you would like more information on the project, please visit our website at www.FifthChurchofChristScientistSF.com. To schedule an in-person meeting or briefing for your organization, please contact Tracy Craig at (510) 334-4866 or tracy@craig-communications.com.

Appendix C – Community Meeting Letters

Community Meeting #1 Notification

THOMPSON | DORFMAN
URBAN RESIDENTIAL DEVELOPMENT



October 24, 2016

Dear Neighbor:

You are invited to a public meeting to discuss a development project currently proposed at 450 O'Farrell Street. As the project sponsor, we would like to update you about the project's current status and provide an opportunity for you to ask questions and express any concerns.

The project will consist of the following components:

- 176 residential units (within zoning)
- Below market rate (BMR) units provided on-site
- Retail and commercial spaces
- New Fifth Church of Christ, Scientist facilities, including a public reading room
- 13 stories high (within zoning)
- 130' tall building (within height limit)
- Underground parking and transit friendly options
- New sidewalks, lighting and trees to invigorate and improve safety in the area
- Restored historic church façade

The public meeting will be held at the Cova Hotel, see details below:

- Location: Cova Hotel's Epic Banquet Room [Eighth Floor], 655 Ellis Street, San Francisco
- Date: Thursday, November 10, 2016
- Time: 5:30 to 7:00 p.m.
- Light refreshments will be provided

Additional information about the project can be found at the Fifth Church of Christ, Scientist's webpage:
<http://www.fifthchurchofchristscientistsf.com/mission/>.

We look forward to seeing you.

Kind regards,

Thompson | Dorfman Urban Residential Development
Fifth Church of Christ, Scientist

Community Meeting #2 Notification

THOMPSON | DORFMAN
URBAN RESIDENTIAL DEVELOPMENT



February 28, 2017

Dear Neighbor:

You are invited to a public meeting to discuss a development project being proposed at 450 O'Farrell Street in San Francisco. As the project sponsor, we would like to update you on the project's current status and provide an opportunity for you to ask questions.

As a reminder, the project will consist of the following components:

- 176 residential units (within zoning)
- 13 stories (within zoning), 130 feet high (within height limit)
- Below market rate (BMR) units provided on-site
- Retail and commercial spaces
- New Fifth Church of Christ, Scientist facilities, including a public reading room
- Underground car/bicycle parking and transit friendly options
- New sidewalks, lighting and trees to invigorate and improve safety in the area
- Restored historic church façade

Please see below for detailed meeting information:

- Location: Senior Center – Dining Room, 481 O'Farrell Street, San Francisco
- Date: Wednesday, March 22, 2017
- Time: 6:00 – 7:00 p.m.
- Light refreshments will be provided

Additional information about the project can be found at the Fifth Church of Christ, Scientist's webpage:
<http://www.fifthchurchofchristscientistsf.com/mission/>.

We look forward to seeing you.

Kind regards,

Thompson | Dorfman Urban Residential Development
Fifth Church of Christ, Scientist

Community Meeting #3 Notification

THOMPSON | DORFMAN
URBAN RESIDENTIAL DEVELOPMENT



April 9, 2018

Dear Neighbor:

You are invited to a third public meeting to discuss a development project being proposed at 450 O'Farrell Street in San Francisco. As the project sponsors, we would like to update you on the project's status and provide an opportunity to ask questions.

As a reminder, the project will consist of the following components:

- 176 residential units (within zoning)
- 13 stories (within zoning), 130 feet high (within height limit)
- Below market rate (BMR) units provided on-site
- Retail and commercial spaces
- New Fifth Church of Christ, Scientist facilities, including a Christian Science reading room
- Underground car/bicycle parking and transit friendly options
- New sidewalks, lighting and trees to invigorate and improve safety in the area
- Restored historic church façade

Please see below for detailed meeting information:

- Location: Senior Center - Dining Room, 481 O'Farrell Street, San Francisco
- Date: Thursday, April 26, 2018
- Time: 6:00 – 7:00 p.m.
- Light refreshments will be provided

Additional information about the project can be found at the Fifth Church of Christ, Scientist's webpage:
<http://www.fifthchurchofchristsscientistsf.com/mission/#>

We look forward to seeing you.

Kind regards,

Thompson | Dorfman Urban Residential Development
Fifth Church of Christ, Scientist

Appendix D – Contac Log

450 O'Farrell - External Communications Log 2016-2018						
Date	Organization	Contact Name, Info	Title or Function	Team Contact	Outbound/ Inbound	Purpose/Inquiry and Outcome/Resolution
10/5/16	Aditya's Hair Salon	Martini (no last name given), 331 Geary St., 415-441-4731	Employee	Evelyn Soto	In-person	Left fact sheet/contact info, will share information with owner.
10/21/17	Adich Hotel	Nick	Employee	Evelyn Soto/Max Craig	In-person	Provided fact sheet to Nick, who will pass information onto owner.
12/2/17	Alma Hotel	Nathan	Employee	Evelyn Soto/Max Craig	In-person	Provided fact sheet to employee Nathan, who will share with management.
10/26/16	Alliance for Better D6	Marvin Phillips, 415-674-1935	N/A	Nico H Hankton	Inbound	Called the office and said he hadn't received the environmental/genetical report for 450 O'Farrell. He'd like someone to drop it off at the front desk at 230 66th St in an envelope with his name on it.
12/22/17	Alliance for Better D6	Michael Nuliy, sf_distinctcity@aho.com, 415-800-1560	Executive Director	Tracy Craig	Inbound	Michael emailed to ask when the project is going to the planning commission and if she can attend a meeting on April 11 instead.
4/12/17	Alliance for Better D6	Michael Nuliy, sf_distinctcity@aho.com, 415-800-1560	Executive Director	Tracy Craig	Inbound	Michael emailed Tracy a list of questions from the Tenant Associations Coalition of San Francisco regarding the 450 O'Farrell project.
4/12/17	Alliance for Better D6	Michael Nuliy, sf_distinctcity@aho.com, 415-800-1560	Executive Director	Tracy Craig	Inbound	Michael emailed Tracy to let her know that he appreciated her assistance at the meeting. The Alliance for a Better District 6, commended her for the extra help she provided making their meeting a success, and it is a community partner. He let her that build trust.
10/12/16	Alliance for Better D6	Michael Nuliy, sf_distinctcity@aho.com, 415-800-1560	Executive Director	Susan Rizzo / Tracy	In-person	Meeting of Alliance for Better D-6 at their monthly meeting. The presentation was well-received by the community and they were able to answer questions. Michael was able to provide a second presentation and answer questions from the coalition.
4/11/17	Alliance for Better D6	Michael Nuliy, sf_distinctcity@aho.com, 415-800-1560	Executive Director	Tracy Craig/ Tyler Eyle	In-person	Tracy and Tyler met with the Alliance for a Better D6 to provide a second presentation and answer questions from the coalition. Left voicemail requesting a call back.
9/30/16	Alliance for Better D6	Michael Nuliy, sf_distinctcity@aho.com, 415-800-1560	Executive Director	Tracy Craig	Outbound	Had call regarding project.
10/6/16	Alliance for Better D6	Marvin Phillips, 415-674-1935	N/A	Tracy Craig	Outbound	Tracy emailed Marvin to let him know that the ER is not public and we will provide to him when public. We have asked client about detailed report and we will let him know outcome.
10/29/16	Alliance for Better D6	Michael Nuliy, sf_distinctcity@aho.com, 415-800-1560	Executive Director	Tracy Craig	Outbound	Tracy emailed to offer a follow up meeting to provide project update in March.
12/21/17	Alliance for Better D6	Michael Nuliy, sf_distinctcity@aho.com, 415-800-1560	Executive Director	Tracy Craig	Outbound	Tracy informed Michael that we do not have a scheduled date with the planning commission but anticipate it will occur this summer. She also confirmed the project presentation for April 11 at 6:00pm.
4/12/17	Alliance for Better D6	Michael Nuliy, sf_distinctcity@aho.com, 415-800-1560	Executive Director	Tracy Craig	Outbound	Tracy emailed to thank Michael for allowing her to present and provided follow-up items.
3/6/18	Alliance for Better D6	Michael Nuliy, sf_distinctcity@aho.com, 415-800-1560	Executive Director	Evelyn Soto	Outbound	Emailed regarding scheduling a meeting update on project.
10/21/16	Amigos Market	SOLO B, 51	Co-Owner	Evelyn Soto	In-person	Left fact sheet, owner not available.
10/21/16	Amigos Market	3331 66th St.	Co-Owner	Evelyn Soto	In-person	Left fact sheet, owner not available.
12/12/16	Baile's Apartments	Bob Gallani, enrolling@earthink.net	Adjacent Property Owner	Tyler Eyle	Inbound	Bob sent Tyler his availability and informed him that Bill is no longer with his company. Tyler will circulate dates to team and get back to him.
12/21/16	Baile's Apartments	Bob Gallani, enrolling@earthink.net; Pascal Anastasi	Adjacent Property Owner, Lawyer	Tyler Eyle	In-person	Met with Bob Gallani managing member of the property and his lawyer, Pascal Anastasi. Provided a general update and talked about the project. He did not state any explicit opposition. Tyler will be establishing an open line of communications to discuss construction.
12/21/16	Baile's Apartments	Bob Gallani, enrolling@earthink.net; Pascal Anastasi	Adjacent Property Owner	Tyler Eyle	Outbound	Tyler introduced himself and informed Bill that his colleague Stephanie Hill had previously talked to him about the project. He requested an in-person meeting for next week to provide project update and answer any questions he may have. Waiting to hear back.
9/12/16	Baile's Apartments	Bill Perasso	Adjacent Property Owner	Tyler Eyle	Outbound	Informed them it was good to hear about their presence in the city and their familiar "history" with their property and in the surrounding neighborhood. We have noted their concerns and will think about them as we proceed with the City and the larger community.
10/13/16	Baile's Apartments	Pascal Anastasi, 831.475.0771, pascal@anastasieng.com	Adjacent Property Owner	Tyler Eyle	Outbound	Called and left a voicemail requesting a call back.
11/12/16	Baile's Apartments	Liz McGuire	Resident	Tracy Craig	Outbound	Called and left a voicemail requesting a call back.
11/16/16	Baile's Apartments	Liz McGuire	Resident	Tracy Craig	Outbound	Emailed/texted regarding a site walk. Liz returned Tracy's call and spoke with her for an hour.
11/21/16	Baile's Apartments	Liz McGuire	Resident	Tracy Craig	Outbound	Tracy spoke with Liz McGuire regarding the project. Liz is going to police meeting on 3/22 and also informed her she wouldn't be able to attend but she should contact her if she has any questions about the project.
12/17/16	Baile's Apartments	Bill Perasso, willamperso@gmail.com, Bob Gallani, enrolling@earthink.net, Pascal Anastasi, 831.475.0771, pascal@anastasieng.com	Adjacent Property Owner	Tyler Eyle	Outbound	Tyler emailed regarding scheduling a meeting to provide a project update.
12/21/16	Baile's Apartments	enrolling@earthink.net	Adjacent Property Owner	Tyler Eyle	Outbound	Tyler emailed to let him know that the team can meet on 1/24/17 2pm. Meeting confirmed.
9/20/16	Barambang Market	Tara (no last name given), 339 66th St.	Cashier	Evelyn Soto	In-person	Left fact sheet, owner unavailable.
9/20/16	Bay Area Women's Children Center	Midge Wilson, 415-474-2400, willomima@aol.com	Executive Director	Evelyn Soto	Inbound	Midge informed Evelyn that she has passed on project fact sheet/ODS to 109 groups in the Tenderloin. Unfortunately they cannot endorse the project at this time but she will continue to spread the word.
9/21/16	Bay Area Women's Children Center	Midge Wilson, 415-474-2400, willomima@aol.com	Executive Director	Evelyn Soto	Outbound	Left fact sheet to Midge Wilson. Emailed fact sheet to Shy who is not typically in the office but recommended emailing a project fact sheet to Midge Wilson. Emailed fact sheet to Shy.
10/7/16	Bel Cliff Market	Tarik	Clerk	Nico H Hankton	In-person	Left fact sheet and ODS, owner of store unavailable.
12/21/17	Bengamin Arms Apartments	Marcus	Employee	Evelyn Soto/Max Craig	In-person	Provided fact sheet to Marcus, who will share with owner and supervisor.
10/6/16	Bert Hon Café	463 Ellis St.	Clerk	Nico H Hankton	In-person	Left fact sheet and ODS for owner.
10/21/16	Blue Chambers	Koto (no last name given), 445 Leavenworth St.	Employee	Evelyn Soto	In-person	Left fact sheet, owner not available.
9/21/16	Board of Trustees of the Glider Foundation	Williams (no last name)	Co-Founder and Minister of Liberation	Nico H Hankton	Outbound	Left message with Pastor Assistant Colley Howard, and sent project information via email.
11/17/16	Board of Trustees of the Glider Foundation	Curley Howard	Co-Founder and Minister of Liberation	Nico H Hankton	Outbound	Emailed Curley to follow up on emails from 9/28 & emailed invitation to community meeting.
10/21/16	San Mateo Park	4111 8th St.	N/A	Evelyn Soto	In-person	Left message with front desk requesting a call to discuss use project and use of space for a community meeting.
10/21/16	San Thome Vietnamese Sandwiches	4115 7th St	Unknown	Evelyn Soto	In-person	Left fact sheet, owner unavailable.
10/21/16	Carthain Market	2951 66th St., 415-757-0926	Manager	Evelyn Soto	In-person	Signed letter of support.
12/21/16	Cathedral of Saint Mary	Aturo	Father	Nicole Hankton	In-person	Letter of support from Father Arturo Abano on 10/5.
9/12/16	CCO and Use Committee	Lindsay Melischi, lindsay@theinc.org, (415) 775-7110	Community Organizer	Tyler Eyle/Tracy Craig	In-person	Signed letter of support.
10/21/16	Central City SRO	Rus Sharf, rshar@redic.org, (415) 629-0603	Community Organizer	Evelyn Soto	Inbound	Met with CCOO and use committee and went through their requests, sent them Mitigation Measure and Reporting Program Agreement. Each time that they send back a meeting is 1/26 at 11am. Roughly 20 residents from central city SRO attend these meetings along with CCOOC and IHC. He shared that developers typically present at these meetings, therefore he will be checking to see whether they have room for our team and will contact Evelyn after his vacation, week of 1/15.

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9/23/16	Compass Family Services	Nancy Nguyen, 415-544-0504, x.1122; john (no last name given), 537 Jones	Office Manager Employee	Evelyn Soto	Outbound	Nancy will pass on project info to appropriate person and will email if she has any questions. Not interested in having a meeting with John. John shared that owner David White is likely to support L1 left fact sheet/LOS, will check in next week. David not available on Tuesday's.
10/15/16	Continental Mail Services	No owner present	N/A	Evelyn Soto	In-person	Stopped by store twice however it was closed; left fact sheet and LOS.
3/6/17	Crow Hotel	Simon Sun, 415-771-3002, x.188; simon@crowhotel.com	Cashier	Suzana Razo	Inbound	Simon responded to Suzana's email regarding meeting day/time. He has confirmed it is meaningful for 3/15 at 9am.
10/15/16	Dardas Groceries	2001 GDSY St., 415-441-2662		Evelyn Soto	In-person	Left fact sheet, owner unavailable.
4/11/17	De Marillac Academy	Michael Anderer, 415-553-5128 ext. 301	Vice President for Mission	Suzana Razo/Tyler	In-person	Suzana and Tyler met with Michael to learn more about his organization and gather additional project input.
3/22/17	De Marillac Academy	Michael Anderer, 415-553-5128 ext. 301	Vice President for Mission	Evelyn Soto	Outbound	Called to schedule a meeting to learn more about his organization. Will provide a date once confirmed with team.
3/31/17	De Marillac Academy	Michael Anderer, 415-553-5128 ext. 301	Vice President for Mission	Evelyn Soto	Outbound	Concerns expressed particularly by Ballia residents revolved around construction noise, blockage of views and natural light.
9/19/16	Delivering Innovation in Supportive Housing	Georgetta Lovett, georgetta@delshf.org, (415) 674-0955	Advancement	Evelyn Soto	Outbound	Delivered fact sheet and requested a call back.
10/5/16	Delivering Innovation in Supportive Housing	Adam Sparks	Adjacent Property Owner	Evelyn Soto	Outbound	Tyler introduced himself and informed Adam we are contacting him to discuss pertinent project matters as they relate to his property. He requested an in-person meeting for next week to provide project update and answer any questions he may have.
2/16/17	Delivering Innovation in Supportive Housing	Lauren Hall, 415-776-7804; lauren.hall@delshf.org	Director	Evelyn Soto	Inbound	Evelyn provided project overview to Lauren who asked whether we were in contact with MCMC and stated this was the best way to move forward. She also mentioned that she had a DSHF representative who attends the MCMC monthly membership meetings. She will work with MCMC and mentioned that she has a DSHF representative who attends the MCMC monthly membership meetings. She will defer to them for any future discussions. Following the call, Evelyn emailed fact sheet.
2/22/17	Delivering Innovation in Supportive Housing	Lauren Hall, 415-776-7804; lauren.hall@delshf.org	Director	Evelyn Soto	Inbound	Lauren responded to Evelyn's email from 2/16 and thanked her for the project fact sheet. She has gone ahead and shared it with the MCMC monthly membership meetings. She also asked if there is anyone from the developer team that they should include in their database.
3/23/18	Delivering Innovation in Supportive Housing	Jason Pellgrim; jasonpellgrim@delshf.org, 415-776-3474 x.138	Director of Facilities	Tyler Eyle	Inbound	Jason informed Tyler he can meet the week of April 9th or the 16th and asked for dates.
4/12/18	Delivering Innovation in Supportive Housing	Jason Pellgrim; jasonpellgrim@delshf.org, 415-776-3474 x.138	Director of Facilities	Tracy Craig	Inbound	Jason called Tracy to discuss meeting follow up items
4/12/18	Delivering Innovation in Supportive Housing	Lauren Hall, lauren.hall@delshf.org, 415-776-3474 x.138	Director of Facilities/Director	Tyler Eyle/Tyler Craig	In-person	Met with DSHF folks and have a follow up meeting to look at the Pacific Bay Hotel on June 21. They support project and were primarily interested in construction impacts to SRO tenants.
1/5/17	Delivering Innovation in Supportive Housing	Georgetta Lovett, georgetta@delshf.org, 415-776-674-0955	Pacific Bay Inn General Manager	Evelyn Soto	Outbound	Called, mailbox full. Will call back.
1/20/17	Delivering Innovation in Supportive Housing	Georgetta Lovett, georgetta@delshf.org, (415) 674-0955	Pacific Bay Inn General Manager	Evelyn Soto	Outbound	Evelyn called, mailbox full.
1/20/17	Delivering Innovation in Supportive Housing	Georgetta Lovett, georgetta@delshf.org, (415) 674-0955	Pacific Bay Inn General Manager	Evelyn Soto	Outbound	Evelyn emailed project information.
2/22/17	Delivering Innovation in Supportive Housing	Lauren Hall, 415-776-7804; lauren.hall@delshf.org	Director	Suzana Razo	Outbound	Suzana informed Lauren that Craig Communications works directly for the developer and church and therefore serves as the main point of contact between the developer and DSHF members who join in future meetings should there be any.
3/6/18	Delivering Innovation in Supportive Housing	Lauren Hall, 415-776-7804; lauren.hall@delshf.org, (415) 674-0955	Pacific Bay Inn General Manager	Evelyn Soto	Outbound	Called and left a voicemail regarding scheduling meeting for future project.
3/23/18	Delivering Innovation in Supportive Housing	Jason Pellgrim; jasonpellgrim@delshf.org, 415-776-3474 x.138	Director of Facilities	Evelyn Soto	Outbound	Tyler emailed to let him know he would like to provide a project briefing.
4/2/18	Delivering Innovation in Supportive Housing	Jason Pellgrim; jasonpellgrim@delshf.org, 415-776-3474 x.138	Director of Facilities	Evelyn Soto	Outbound	Emailed regarding scheduling meeting.
4/12/18	Delivering Innovation in Supportive Housing	Jason Pellgrim; jasonpellgrim@delshf.org, 415-776-3474 x.138	Director of Facilities	Evelyn Soto	Outbound	Followed up regarding scheduling meeting.
4/19/18	Delivering Innovation in Supportive Housing	Adam Sparks, sparka@pacificbayinvestments.com	Adjacent Property Owner/CEO	Tyler Eyle	Inbound	Adam emailed Tyler that he received the fact sheet.
4/19/18	Delivering Innovation in Supportive Housing	Adam Sparks, sparka@pacificbayinvestments.com	Adjacent Property Owner/CEO	Tyler Eyle	Outbound	Tyler called and spoke with Adam and emailed him a project fact sheet.
5/17/18	Delivering Innovation in Supportive Housing	Jason Pellgrim; jasonpellgrim@delshf.org, 415-776-3474 x.138	Director of Facilities	Evelyn Soto	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
5/17/18	Delivering Innovation in Supportive Housing	Jason Pellgrim; jasonpellgrim@delshf.org, 415-776-3474 x.138	Director of Facilities	Tracy Craig	Outbound	Tracy called and emailed Jason Pellgrim.
5/8/18	Delivering Innovation in Supportive Housing	Jason Pellgrim; jasonpellgrim@delshf.org, 415-776-3474 x.138	Director of Facilities	Evelyn Soto	Inbound	Jason replied to Evelyn's email, and expressed excitement about the project. He wants to set up a time to meet with us and discuss ways to potentially partner with your organization to make the construction phase as easy as possible for our tenants.
5/9/18	Delivering Innovation in Supportive Housing	Jason Pellgrim; jasonpellgrim@delshf.org, 415-776-3474 x.138	Director of Facilities	Tracy Craig	Outbound	Tracy had a call with Jason and set up a meeting with a date that was in deference to his schedule.
6/13/18	Delivering Innovation in Supportive Housing	Jason Pellgrim; jasonpellgrim@delshf.org, 415-776-3474 x.138	Director of Facilities	Tracy Craig	Outbound	Tracy email Jason that Tyler would be sending him a full set of plans and to follow up with Tyler with any concerns.
6/13/18	Delivering Innovation in Supportive Housing	Lauren Hall, lauren.hall@delshf.org, 415-776-3474 x.138	Director of Facilities/Director	Tyler	Outbound	Tyler emailed Jason and gave him latest design pack as file with planning, attached packet with before/after images, and the final Mitigation Measure and Reporting Requirement Agreement.
6/23/16	Diocese of California, The Episcopal Church	Marc	Diocese of California	Mark Washburn	Outbound	Left voicemail requesting a call back.
12/28/16	Diocese of California, The Episcopal Church	N/A, 415-673-5015	N/A	Neo N. Nunkton	Outbound	Left voicemail requesting support for the project and asked for LOS, left contact info.
1/9/17	Dollar & cents	Wahye, 3451669 St.	Manager	Evelyn Soto	In-person	Signed letter of support.
10/16/18	Downtown Grocery	Jason (no last name given)	Owner	Evelyn Soto	In-person	Business is closing down soon, he was not interested in signing a LOS.
10/16/18	Edison District	Edison District	Edison District	Edison District	In-person	Left fact sheet and LOS.
2/22/17	EF International Center	N/A	Owner	Evelyn Soto/Max	In-person	Provided fact sheet to owner who stated he would look over fact sheet and contact us should he have any questions.
12/17/16	El Mirador del Centro	Christian Montalvo, christianmontalvo@elcompu.com	Residence Director	Craig	Inbound	Called and asked to speak to owner who suggested email Christian project fact sheet, emailed.
10/16/18	El Tesoro Tiquena & Grill	Hector Chan, 481, Offshore St., 415-872-9831	Manager	Evelyn Soto	Inbound	Signed letter of support.
11/19/16	El Tesoro Tiquena & Grill	Paula (no last name given), 1399 O'Farrell St.	Employee	Evelyn Soto	In-person	Left fact sheet/contact info with owner (Frank Massis) who he thinks may be supportive and provided Evelyn with phone number 415-264-2644.
11/19/16	El Tesoro Tiquena & Grill	Sandra 1399 O'Farrell St.	Wife of Owner	Evelyn Soto & Kimu	In-person	Left fact sheet and LOS, will follow up with owner via phone call.
10/16/16	Empire Market	Alex (no last name given), 3981 Edison St., 415-314-2106	Owner	Evelyn Soto	In-person	May be interested in supporting however we will need to speak to his wife Bur a who makes the final decision, will follow up next week.
11/19/16	Empire Market	Bora (no last name given)	180	Evelyn Soto & Kimu	In-person	Spoke with her a signed letter of support.

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4/1/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico sent an email saying that the SFHAC has decided to endorse the project at 450 O'Farrell Street. Full endorsement details will be sent to the community in the next few days. Nico also sent an email to the community saying that the project review form will be sent back at least two days before the review date (along with 3 - 5 renderings for the site). On the day of the review, we expect that the presentation team will have a deck to present, and we would ask for a full set of plans as well. As far as dates go, we have three available dates: 4/1/18, 4/2/18, and 4/3/18.
4/2/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Greg	Inbound	March 21st Project Review Committee traditionally meets from 8:30 - 10:00 AM, and I will have to confirm we will meet at our usual location (Somerset Community Center) or at the new location (450 O'Farrell Street) by the end of the week.
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico responded to Tyler that Mar 21st is best or else April
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico responded to Tyler that Mar 21st is available April 18
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico responded to the committee that a is available April 18
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico emailed Tyler confirming the April 18 date and 8:30 start time
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico emailed and spoke to Tyler and will check with the team
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico emailed Tyler saying the 18th was still the best day
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Greg	Inbound	Nico confirmed time and location
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico confirmed time and location
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico emailed Tyler asking if they could leave the presentation and if he could just bring a flash drive
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico emailed Tyler asking if they could leave the presentation and if he could just bring a flash drive
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico emailed Tyler asking for him to reach the form and asked for a copy to be emailed to him of the presentation
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico responded that he needs the review form by Friday
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico emailed Tyler asking him if he had an updated version of the project to email to the committee members
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Greg	Inbound	Nico emailed Tyler that the team is large and the presentation should not go over 12-20 minutes
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Inbound	Nico emailed Tyler that they have finished their project review and report card and asked who should it be sent to
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler emailed Nico to let him know that they had started to fill out the review form and asked if the March 28 date is available.
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Greg	Outbound	Tyler emailed Nico that he wants to bring architect and church partner and asked for some April dates.
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler will get back to email with a date that works
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler emailed Nico that the April 18th date works
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler emailed Nico asking for more time and what dates are available
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler emailed that the 18th works and wanted to confirm location and time
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler emailed Nico asking about presentation equipment and if he wants handouts
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler emailed Nico and reported that they would leave hard copies
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Greg	Outbound	Tyler emailed Nico saying that they would leave hard copies
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler emailed Nico saying that he needed a couple of days to finalize things
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Greg	Outbound	Tyler emailed Nico the draft project review last sheet
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler sent Nico the final copy of the review form and presentation
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler responded that he will stay under time limit
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	Outbound	Tyler emailed that it should be sent to him and Tracy
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development Associate	Tyler Eyer/Tyler Eyer	In-person	Project team briefed San Francisco Housing Action Coalition on 4/18. Coalition was interested in community outreach and in-person meetings with the community input. San Francisco HAC has indicated they support project.
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Development and Communications Manager	Tyler Eyer	Outbound	Called to discuss project.
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Executive Director	Nico Nagle	Outbound	Alex Quick at 415-400-5568, left voicemail requesting a call back.
4/3/18	San Francisco Housing Action Coalition	Nico Nagle, (509) 799-5825, nico@sfhac.org	Unknown	Nico Nagle	In-person	Left text sheet and CO, owner unavailable.

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8/20/27	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Inbound	Amos let Tracy know he secured a permit to host a block party on August 15, 2027, in Shannon Alley. There will be food, live music, and a display of the church's history. Amos also asked if the church would be willing to move forward with the process of installing a sharps container in the alleyway. They informed him she would pass this information on to the church members.
10/24/17	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Inbound	Amos emailed Tracy regarding asking the church if they could install a sharps container in the alley.
12/29/17	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Inbound	Amos emailed Tracy to let her know that as a part of his Veteran's Alley project, he is interested in painting the church walls in the alley.
4/1/18	SF Veterans Art Guild Project	veteran.sally@gmail.com veteran.sally@gmail.com	Founder	Tracy Craig	Inbound	Amos emailed Tracy asking for an update on the proposal
4/12/17	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	In-person	They attended an art workshop put on by Glade and the Veterans Art Guild project.
10/18/17	SF Veterans Art Guild Project	veteran.sally@gmail.com veteran.sally@gmail.com	Founder	Tracy Craig	In-person	They attended the alley painting part and donated \$600 to cover food costs.
12/31/17	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	In-person	They met with Amos to provide a project update.
12/11/17	SF Veterans Art Guild Project	veteran.sally@gmail.com veteran.sally@gmail.com	Founder	Tracy Craig	In-person	They had a check-in with Amos over lunch.
12/18/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig/Yyer	In-person	Met to provide project update.
8/15/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Yyer, Tracy	In-person meeting	Met to discuss project and sign level of support.
8/27/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	provided project information.
8/29/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Susan Razo	Outbound	Susan informed Amos that the team is working through a few project details and we will be in touch with him in a couple of weeks for a follow-up meeting.
10/27/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Susan Razo	Outbound	Susan called to confirm the location, date and time (11/27 at 1:30 PM) of a follow-up meeting to the initial meeting with Amos. She, Tracy and David Murray will be at the second meeting.
11/2/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Susan Razo	Outbound	Susan called and sent text message at 9:18 AM to confirm meeting today at 1:30 PM.
12/12/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965	N/A	Susan Razo	Outbound	Spoke to Amos about research exploring lighting and meeting with SFRP. He shared that he met with April in Jan Kim's office, who also informed him that Visitor Zero efforts would continue next year. He requested the use of amber or soft lights in the alleyway to provide a warm and inviting atmosphere. He also mentioned that he had a meeting with the police to discuss the alleyway lighting and that he had a meeting with the fire department to discuss the alleyway fire safety.
1/6/19	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965		Susan Razo	Outbound	Left a voicemail for Amos to let him know that he had a meeting with the police to discuss the alleyway lighting and that he had a meeting with the fire department to discuss the alleyway fire safety.
2/9/19	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Susan Razo	Outbound	Sent a text message after not getting a response to my call on 2/6 requesting to meet and provide him with a project update in the alleyway. He responded to my message and said he would be in touch with me soon.
3/6/19	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Susan Razo	Outbound	Confirmed a new date and time for our follow-up meeting: 3/6 at noon. Susan and Tracy will be providing a project update.
3/27/19	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Susan Razo	Outbound	Tracy and Susan met with Amos at the Olympic Café to provide him an update on the project. Shared information about the alleyway lighting and fire safety. Amos was very helpful in providing information about the alleyway lighting and fire safety.
12/11/17	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Susan Razo	Outbound	Called to confirm his email to send him the list of information needed for him to incorporate into a 501(c)(3).
4/6/19	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965	N/A	Susan Razo	Outbound	Tracy informed Amos to let him know she is interested in joining him in the alley to paint and also asked that he reach out to her about the alleyway lighting and fire safety.
4/11/17	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos to let him know that she had a meeting with the police to discuss the alleyway lighting and that she had a meeting with the fire department to discuss the alleyway fire safety.
4/7/19	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy informed Amos that she had a meeting with the police to discuss the alleyway lighting and that she had a meeting with the fire department to discuss the alleyway fire safety.
8/27/17	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy informed Amos that she would forward the request to the church members regarding the use of their space for the alleyway.
12/30/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy informed Amos about a document: 43007_AmosLtr_20180330_Draft
12/11/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about the Fifth Church of Christ Scientist mural.
12/5/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy responded to an email to Amos about corrections to the document 43007_AmosLtr_20180330_Draft
2/27/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos and told him that she will see Yyer and ask him to call him.
2/12/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos telling him that Yyer was out next week.
2/13/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy informed Amos that she was happy to edit a document about the Fifth Church of Christ Scientist mural.
12/11/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy responded to an email to Amos about corrections to the document 43007_AmosLtr_20180330_Draft
12/11/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about the 450 Proposal sharing that there were some tweaks and concessions to consider to make this proposal more feasible.
12/11/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about his proposal and said that he had spoken to Yyer and had some ideas to consider.
12/11/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos saying she received the letter and will finalize and present to TD and then the church.
12/11/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos a re-worked version of his proposal.
12/11/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about his proposal.
12/11/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy emailed Amos about the TD meeting on 1/18 at 1:00pm
8/14/18	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy confirmed meeting with Yyer, Yyer on 1/18 at the Chicken Wing place on Geary
12/21/17	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Tracy Craig	Outbound	Tracy responded to Amos email that she will email CS members and request an update
12/21/17	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Susan Razo	Outbound	Called and spoke to Amos to set up a follow-up meeting. He said he is available this week and next. I agreed to speak with Tracy on our team and send a proposed meeting time (3/1 at 2 PM next sat text message as discussed).
12/21/17	SF Veterans Art Guild Project	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Founder	Susan Razo	Outbound	Sent Amos a text to confirm the meeting time proposed for 3/1 at 2 PM after next sat getting a response to my text the day prior.
4/14/17	SF TMBY	Amos Gregory Lee 415-937-3965; veteran.sally@gmail.com	Executive Director	Outdoors Smith	Inbound	Spoke to Laura regarding project.
12/12/16	SPMTA	Tom Bellino	Associate Planner, Sustainable Streets	Susan Razo	Inbound	Amos emailed to schedule meeting for December 11st at 2pm at the SPMTA offices. Susan and Yyer will be attending meeting.
12/12/16	SPMTA	Tom Bellino	Associate Planner, Sustainable Streets	Susan Razo	Inbound	Tom informed Susan that he would be canceling the meeting scheduled for today. He let her know he may be skipping a bit outside of the city and would be in the area on 12/13/2016.
11/21/16	SPMTA	Tom Bellino	Associate Planner, Sustainable Streets	Susan Razo	Outbound	Emailed to schedule a meeting to learn more about the Vision Zero program.
6/15/2017	SPDOH	Elleen Loughlin; ellen.loughlin@sfph.org		Tracy Craig	Inbound	Elleen informed Tracy that in her last communication with Amos, it seemed that there was still some community discussions about the alleyway lighting and fire safety. She mentioned that she had a meeting with the police to discuss the alleyway lighting and that she had a meeting with the fire department to discuss the alleyway fire safety. She also mentioned that she had a meeting with the police to discuss the alleyway lighting and that she had a meeting with the fire department to discuss the alleyway fire safety.
4/15/17	SPDOH	Elleen Loughlin; ellen.loughlin@sfph.org		Tracy Craig	Outbound	Tracy informed Elleen that Amos Gregory provided her with her contact information. Tracy shared that Amos has requested, based on inter-viewing in a previous drug user, that a sharps container box be installed on the alley side of the Christian Science Church property located at 450 O'Farrell. Tracy spoke with church members and they are supportive however, decisions such as this one are made by the Board of Directors. Tracy mentioned that she had a meeting with the police to discuss the alleyway lighting and that she had a meeting with the fire department to discuss the alleyway fire safety. She also mentioned that she had a meeting with the police to discuss the alleyway lighting and that she had a meeting with the fire department to discuss the alleyway fire safety.

450 O'Farrell Street, San Francisco
Outreach Report

4/9/18	Shalimar Restaurant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Wyer Eye	In-person	Abhey emailed to let them know that she updated Mohammad with their conversation. We happy to know about Tyler's approach towards the community outreach and his good intentions to come up with a plan to the business and employees are at complete loss. She also copied Mohammad Hamed in the email to share the design plans. They would like to meet with him with ability to provide project briefing.
4/12/17	Shalimar Restaurant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Tracy Craig/ Tyler Meyer	In-person	Tracy emailed Abhey about the current project. She mentioned that she is still interested in meeting with owners Mohammed Hamed and Mohammad Hamed and provided his availability in hopes of scheduling a meeting. In addition, she suggested that once the conversation they discussed a few material that would be worthwhile sharing with them, which he appreciated and agreed to share.
4/26/17	Shalimar Restaurant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Shalimar Representatives	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Shalimar Representatives	Tracy Craig/ Tyler Meyer	In-person	Tracy emailed Abhey for meeting with him and Tracy to discuss the project. He reminded her that he is still interested in meeting with owners Mohammed Hamed and Mohammad Hamed and provided his availability in hopes of scheduling a meeting. In addition, she suggested that once the conversation they discussed a few material that would be worthwhile sharing with them, which he appreciated and agreed to share.
5/2/17	Sonny Hotel	N/A	Gate Attendant	N/A	Gate Attendant	Wyer Eye	Outbound	1. Design of current proposed project on file with the City 2. Current letter for the restaurant. The lease runs out in November but there is a 3 year option to extend. However, in Section 24 on page 10 we have the right to terminate the lease at any time and at no cost to us as long as we give ninety day notice. 3. Current lease for the units (separate from the restaurant lease). The same terms apply as noted above.
12/18/18	Shalimar Restaurant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Tracy Craig/ Tyler Meyer	In-person	Met to discuss project.
4/20/18	Shalimar Restaurant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Wyer Eye	In-person	Met with Mohammad Hamed. Needed to hear his available restaurant properties in the area, wants to open doors for more of a restaurant, compensation for 2 year lease from running restaurant. Shalima to provide rough estimate for moving a restaurant.
2/21/18	Shalimar Restaurant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Wyer Eye	Outbound	Tyler emailed regarding scheduling a meeting with the restaurant owners.
4/14/18	Shalimar Restaurant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Abhey Singh: abhey@gantandambhaga.com, \$10-\$56	Accountant	Wyer Eye/ Tracy Craig	Outbound	Tyler emailed Abhey after their phone call on June 11 and attached the terms sheet and asked him to review with Mohammad Hamed.
2/27/17	Sonny Hotel	N/A	Gate Attendant	N/A	Gate Attendant	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
5/15/17	Southeast Asian Community Center	Philip Nguyen: isachep@igaypho.com, (415) 885-2783	Executive Director	Philip Nguyen: isachep@igaypho.com, (415) 885-2783	Executive Director	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
5/17/17	Southeast Asian Community Center	Philip Nguyen: isachep@igaypho.com, (415) 885-2783	Executive Director	Philip Nguyen: isachep@igaypho.com, (415) 885-2783	Executive Director	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
12/20/17	Southeast Asian Community Center	Philip Nguyen: isachep@igaypho.com, (415) 885-2783	Executive Director	Philip Nguyen: isachep@igaypho.com, (415) 885-2783	Executive Director	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
2/13/18	Spice Pain Relief Center	Dr. Lonna & Denny: lonnaedem@hugobab.net	Owner	Dr. Lonna & Denny: lonnaedem@hugobab.net	Owner	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
3/17/18	Spice Pain Relief Center	Dr. Lonna & Denny: lonnaedem@hugobab.net	Owner	Dr. Lonna & Denny: lonnaedem@hugobab.net	Owner	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
11/28/17	Spice Pain Relief Center	Dr. Lonna & Denny: lonnaedem@hugobab.net	Owner	Dr. Lonna & Denny: lonnaedem@hugobab.net	Owner	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
12/31/17	SPAR	Gabe Matagal	CEO	Gabe Matagal	CEO	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
9/27/16	St. Anthony's	Gretta (no last name): 415.211.2600	N/A	Gretta (no last name): 415.211.2600	N/A	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
11/29/16	St. Anthony's	Dr. Lonna & Denny: lonnaedem@hugobab.net	Owner	Dr. Lonna & Denny: lonnaedem@hugobab.net	Owner	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
11/23/17	St. Anthony's	Dr. Lonna & Denny: lonnaedem@hugobab.net	Owner	Dr. Lonna & Denny: lonnaedem@hugobab.net	Owner	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
11/9/16	St. Anthony's	Felisa	Front Desk	Felisa	Front Desk	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
9/23/16	St. Anthony's	Reverend Carl Williams: 415.534.6000	Co-founder and Minister of Liberation	Reverend Carl Williams: 415.534.6000	Co-founder and Minister of Liberation	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
9/23/16	St. Anthony's	N/A	Co-founder and Minister of Liberation	N/A	Co-founder and Minister of Liberation	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
9/23/16	St. Anthony's	N/A	Co-founder and Minister of Liberation	N/A	Co-founder and Minister of Liberation	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
11/21/16	St. Anthony's	Wesley (no last name)	Director of Operations	Wesley (no last name)	Director of Operations	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
11/21/16	St. Anthony's	Wesley (no last name)	Director of Operations	Wesley (no last name)	Director of Operations	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
11/21/16	St. Anthony's	Wesley (no last name)	Director of Operations	Wesley (no last name)	Director of Operations	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
12/31/17	St. Anthony's	Jan Carac: Carac@anthony.org	Program Coordinator	Jan Carac: Carac@anthony.org	Program Coordinator	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
5/6/17	St. Mark's Lutheran Church	James Jones	Staff	James Jones	Staff	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
9/29/16	St. Mark's Lutheran Church	Elizabeth	Reverend	Elizabeth	Reverend	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
9/29/16	St. Mark's Lutheran Church	Elizabeth	Reverend	Elizabeth	Reverend	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
8/29/16	St. Patrick's Church	Wesley (no last name)	Director of Operations	Wesley (no last name)	Director of Operations	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
8/29/16	St. Patrick's Church	Wesley (no last name)	Director of Operations	Wesley (no last name)	Director of Operations	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
8/29/16	St. Patrick's Church	Wesley (no last name)	Director of Operations	Wesley (no last name)	Director of Operations	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
12/28/16	St. Patrick's Church	N/A: 415.411.3700	N/A	N/A: 415.411.3700	N/A	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
12/27/17	St. Patrick's Church	N/A: information@stpatrick.org	N/A	N/A: information@stpatrick.org	N/A	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
11/27/17	St. Patrick's Church	Victoria	Secretary	Victoria	Secretary	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
5/6/17	St. Patrick's Church	Integrated care org.	Secretary	Integrated care org.	Secretary	Wyer Eye/ Tracy Craig	Outbound	Have copied Ray and Mohammad Hamed on this email to share the design of current project. Thanks for sharing the designs.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
9/17/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
4/7/18	St. Patrick's Church	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Eric Redebbeck: 415.508.1630, erode@tamms.com	CEO & Creative Director	Wyer Eye/ Tracy Craig	Inbound	Eric emailed Tracy information about the Rt Stop for their meeting at 11.
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10/5/16	Sar Market	Mehran Abudrhma	Owner	Nicole Hankton	Outbound	Signed letter of support.
10/6/16	Starlight Market	Aliya Khan	Owner	Evelyn Soto	Outbound	Speed letter of support.
2/2/17	Super 8	Shalom	Employee	Evelyn Soto/Max Craig	In-person	Provided fact sheet to employee Shalom, who will share with management.
2/2/17	Sweden House Hotel	N/A	Employee	Evelyn Soto/Max Craig	In-person	Ring doorbell but could not speak to anyone.
10/5/16	Taquenia El Sol	Quintina (no last name given), 595 Geary St., 4 15-44: 415-447-3876	Employee	Evelyn Soto	Outbound	Left fact sheet/contact info, will share information with owner.
10/6/16	Taste of Nepal and India	407 Ellis St.	Unknown	Nicole Hankton	Outbound	Left fact sheet, owner unavailable.
10/6/16	Tenderloin Children's Playground	Gerrit Havian, 570 Ellis St., 415-292-2162; gerrit.havian@gjov.org	Coordinator	Evelyn Soto	Outbound	Provided project information and viewed venue; would need to get through SF Rec & Parks for venue availability; Glenn stated that he is neutral on the project and cannot sign IOS, need to learn more. Stated that he is worried about a new development that is going to be built down their street.
10/17/16	Tenderloin Community Benefit District	Steve Gibson, 562-243-3389	Interim Director	Evelyn Soto	Outbound	Left voicemail requesting a call back to set up meeting to provide project update. Available to meet in either February or March.
10/17/16	Tenderloin Community Benefit District	Steve Gibson, 562-243-3389	Interim Director	Evelyn Soto	Outbound	Presented project to the board, went well.
9/23/16	Tenderloin Community Benefit District	Steve Gibson, 562-243-3389	Interim Director	Tyler Eyle	Outbound	Called and left a v.m. regarding scheduling a meeting.
9/27/16	Tenderloin Community Benefit District	Steve Gibson, 562-243-3389	Interim Director	Evelyn Soto	Outbound	Followed up regarding 9/23 v.m. and left another v.m.
9/30/16	Tenderloin Community Benefit District	Steve Gibson, 562-243-3389; sharon@urbanplanningconsulting.com	Interim Director	Evelyn Soto	Outbound	Steve stated that they cannot take a position on this however, he is interested in having project team present at their board meeting and if they can't attend, he will have them confirm with project team whether this date works for them. He also stated that he is unable to meet in either February or March.
10/21/16	Tenderloin Community Benefit District	Steve Gibson, 562-243-3390	Interim Director	Susana Razo	Outbound	Susana followed up after our presentation, he thanked her for the presentation and shared information about their Safe Passage program which provides small monthly (\$300-400) stipends to "corner captains" that help kids get home or to agencies like the YMCA safety from area schools. They have informal coordination with drug dealers to relocate temporarily during after school hours. She also stated that she is interested in having project team present at their board meeting and if they can't attend, he will have them confirm with project team whether this date works for them. He also stated that he is unable to meet in either February or March.
10/14/18	Tenderloin Community Benefit District	Steve Gibson, 562-243-3389	Interim Director	Evelyn Soto	Outbound	Evelyn emailed Steve and asked him to provide dates for the board meetings in February and March.
10/19/18	Tenderloin Community Benefit District	Steve Gibson, 562-243-3391	Interim Director	Evelyn Soto	Outbound	Evelyn followed up on her email from 1/19 and requested meeting dates; Steven stated the board is available to meet on Feb 19 or March 19; Evelyn will circulate dates to team and get back to him.
10/22/18	Tenderloin Community Benefit District	Steve Gibson, 562-243-3391	Interim Director	Evelyn Soto	Outbound	Evelyn emailed to confirm 2/20 at 5pm works to meet with the project team.
1/17/18	Tenderloin Community School	Arastash Shattner, 415-749-3567; arastashshattner@gmail.com	Principal	Evelyn Soto	Outbound	Thanked Evelyn for the information, does not have any questions at this time.
9/23/16	Tenderloin Community School	Alice Lin	N/A	Evelyn Soto	Inbound	Alice recommended that we email project fact sheet to Principal Anastasia Shattner. Enabled fact sheet.
10/11/16	Tenderloin Community School	Alice Lin	Staff	Nicole Hankton	Outbound	Viewed venue for public meeting.
1/5/17	Tenderloin Community School	Heleen Bean, (415) 273-9274	Senior Advisor	Evelyn Soto	Outbound	Left v.m. for Heleen regarding project at 10-58 a.m.
1/20/17	Tenderloin Economic Development Project	Heleen Bean, (415) 273-9274	Senior Advisor	Evelyn Soto	Outbound	Left voicemail for Heleen requesting meeting to discuss project.
9/6/18	Tenderloin Fire Station	Kenneth Cordero, kenneth.cordero@fjgov.org	Fire Captain	Evelyn Soto	Outbound	Spoke to Fire Captain, provided short project update and emailed project fact sheet; Captain Cordero will distribute to the rest of the station.
3/29/18	Tenderloin Fire Station	Kenneth Cordero, kenneth.cordero@fjgov.org	Fire Captain	Evelyn Soto	Outbound	Left voicemail regarding status of meeting. Determines when they can meet.
9/30/16	Tenderloin Fire Services	Kenneth Cordero, 415-674-6140	VP of Development	Evelyn Soto	Inbound	Enabled regarding status of setting up a meeting to discuss project.
9/27/16	Tenderloin Health Services	Michelle Hudson, 415-674-4540	VP of Development	Evelyn Soto	Outbound	Michelle stated she did not have any questions at this time however she would relay project info to staff and would reach out to the rest of the team within a few weeks about holding a meeting with the Pierre Hotel tenants.
2/14/17	Tenderloin Housing Clinic	Randy Shaw, randy@thclinc.org	Executive Director	Susana Razo	Outbound	Called and left a v.m. regarding scheduling a meeting.
2/22/17	Tenderloin Housing Clinic	Randy Shaw, randy@thclinc.org	Executive Director	Susana Razo	Inbound	Randy requested to let the team know he will be in town within a few weeks about holding a meeting with the Pierre Hotel tenants.
10/5/16	Tenderloin Housing Clinic	Alicia Clark, 415-230-3821	Staff	Evelyn Soto	In-person	He responded to Tyler's email and agreed to set up an onsite visit for the team and members of the planning department, as well as to meet again with Bruce.
10/13/17	Tenderloin Housing Clinic	Randy Shaw, randy@thclinc.org	Executive Director	Orlando Smith	In-person	Expressed interest in attending a community meeting to learn more about the project; Will share project information with Richard Beale and contact us if they have any questions.
2/13/17	Tenderloin Housing Clinic	Randy Shaw, randy@thclinc.org	Executive Director	Susana Razo	Outbound	Susana emailed Randy to thank him for meeting with them today and providing feedback for the Church of Christ Scientist project. She also informed him that she will be reaching out to the Tenderloin Museum to offer a project briefing and explore the possibility of hosting our next community meeting at the museum.
2/22/17	Tenderloin Housing Clinic	Randy Shaw, randy@thclinc.org	Executive Director	Susana Razo	Outbound	Tyler emailed Randy to take him up on his offer to visit the 540 Jones Street property adjacent to the project site and also to set-up a time to present to building tenants at the Pierre Hotel.
3/23/17	Tenderloin Housing Clinic	Randy Shaw, randy@thclinc.org	Executive Director	Tyler Eyle	Outbound	Tyler followed up on his email from 3/23 and asked him to confirm whether it works for him.
3/21/17	Tenderloin Housing Clinic	Randy Shaw, randy@thclinc.org	Executive Director	Tyler Eyle	Outbound	Tyler emailed Fallon upcoming meeting dates and informed her that Susana would follow up to schedule a time to present to the Pierre Hotel tenants.
3/16/17	Tenderloin Housing Clinic	Fallon Brown	Staff	Susana Razo	Outbound	Susana emailed to schedule the presentation to the Pierre Hotel tenants.
3/16/17	Tenderloin Housing Clinic	Fallon Brown, falon@thclinc.org	Staff	Evelyn Soto	Outbound	Evelyn emailed to confirm the presentation to the Pierre Hotel tenants.
4/11/17	Tenderloin Housing Clinic	Fallon Brown, falon@thclinc.org	Staff	Evelyn Soto	Outbound	Evelyn emailed to confirm the presentation to the Pierre Hotel tenants.
1/15/18	Tenderloin Housing Clinic	Fallon Brown, falon@thclinc.org	Staff	Tyler Eyle	Outbound	Tyler emailed to let her know he would like to provide a project update and suggested they have a call to discuss.
1/19/18	Tenderloin Housing Clinic	Prabha Tekley, prabha@thclinc.org, (415) 775-7110 ext. 103	7110 ext. 103	Tracy Craig	Outbound	Tracy emailed to thank Prabha for meeting with her yesterday. She also provided her availabilitys so they can meet to further discuss the Winton and Pierre Hotel.
1/18/18	Tenderloin Housing Clinic/CSSAOC	Randy Shaw, randy@thclinc.org; Prabha Tekley, prabha@thclinc.org, (415) 775-7110 ext. 103	Executive Director	Tyler Eyle/Tracy Craig	In-person	Project team members Bruce, Tyler, Susana Touchstone, Ed Strong and Ontario met with Randy Shaw and Prabha Tekley/Central City Collaborative to discuss the project. Randy stated he is supportive of the project and that it should not be a problem for the project. He also stated that he is interested in having project team present at their board meeting and if they can't attend, he will have them confirm with project team whether this date works for them. He also stated that he is unable to meet in either February or March.
4/27/18	Tenderloin Housing Clinic; Land Use Committee	Prabha Tekley, prabha@thclinc.org, (415) 775-7110 ext. 103	Organizing Director	Project Team	In-person	Tracy will work with Prabha to set up a briefing for the Pierre and Winton Hotel and the team will also brief Randy one more time, and ask for supporters to come to hearing prior to PC hearing.
						8 residents representing various SBOs in this area with a focus on land use. They like the new project design. Strongly support developer investing in the neighborhood/community. Have requested the following community benefits: 1. Locally serving retail including bodega, market, bakery. Would like language that promotes wholesome uses and prohibits uses such as liquor store, cigarette sales, massage parlor, paraphernalia, etc. 2. Mix of affordable housing units, including studio, one bedroom, storage unit, fence, sitting area about 1300K or Art Program: murals in various locations and mosaic path about 1300K. 3. Boucher program: 16 units set aside for voucher program allowing low-income individuals to move-in with vouchers that offer market rate rent. 4. Capital improvements: Capital improvements to Winton and Pierre. 5. Community Space: Christian Science Church to offer space for community use

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3/7/17	Tenderloin Museum	Jean Blacksten; 415-351-1912; blacksten@tenderloinmuseum.org	Receptionist	Evenlyn Soto	Inbound	Jean emailed Evelyn to let her know that the Executive Director would be contacting her directly to set up a meeting.
2/14/17	Tenderloin Museum			Evenlyn Soto	Outbound	Called to inquire about use of their space for public meeting #2. Katie will be following up with Evelyn for more details.
2/22/17	Tenderloin Museum	Jean Blacksten; 415-351-1912; blacksten@tenderloinmuseum.org	Operations Manager	Evenlyn Soto	Outbound	Reserved venue for second public meeting and requested meeting with Executive Director to discuss project.
3/6/17	Tenderloin Museum	Jean Blacksten; 415-351-1912; blacksten@tenderloinmuseum.org	Operations Manager	Evenlyn Soto	Outbound	Evenlyn emailed to request dates to meet with Executive Director to discuss project.
1/8/18	Tenderloin Neighborhood Development Corporation	Don Falk	Executive Director	Tyler Eyle	In-person	Mkt with Don Falk to provide project update and explore some possibilities for creative affordable housing solutions for the project.
11/28/16	Tenderloin Police Station	Georgia Sawyer; 415-345-7330; Georgia.Sawyer@sf.gov.org	Lieutenant	Susana Razo	Inbound	Emailed to let Susana know Captain Ewins has offered her request to meet regarding building improvements and would like to meet on 11/30 at 12:30 p.m. Susana emailed back and confirmed she could meet.
11/29/16	Tenderloin Police Station	Candice Lewis; candiceo.llewin@sf.gov.org	Sergeant	Evenlyn Soto	Inbound	Emailed to schedule walk through and Evelyn informed her that we are already meeting with Lieutenant Georgia Sawyer tomorrow.
11/22/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.grace@sf.gov.org	Captain	Evenlyn Soto	Outbound	Called and emailed regarding in-person meeting.
12/22/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.grace@sf.gov.org	Captain	Susana Razo	Outbound	Sharon introduced Teresa and emailed regarding meeting.
12/23/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.grace@sf.gov.org	Captain	Susana Razo	Outbound	Sharon informed us on her email from 11/22 that we would be meeting on 12/29 or 12/30.
12/28/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.grace@sf.gov.org	Captain	Susana Razo	Outbound	Susana followed up on her email from 11/22 and asked whether it would be possible to meet on 11/29 or 11/30.
3/1/18	Tenderloin Police Station	Carl Fabbri	Station Captain	Evenlyn Soto	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
3/6/18	Tenderloin Police Station	Carl Fabbri	Station Captain	Evenlyn Soto	Outbound	Left a voicemail regarding meeting/call back.
3/6/18	Tenderloin Police Station	Carl Fabbri	Station Captain	Evenlyn Soto	Outbound	Emailed regarding setting up meeting to discuss project.
3/29/18	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.grace@sf.gov.org	Captain	Evenlyn Soto	Outbound	Captain Ewin did not have any questions at the moment nor expressed interest in a meeting. She appreciated the outreach and mentioned that if we had any questions about the area where the project is taking place she'd be happy to provide us with background. Emailed fact sheet and letters of support to have on-hand in the event any questions arise from community members.
9/30/16	Tenderloin Police Station			Evenlyn Soto	Outbound	Emailed to inform her about 11/20 community meeting and concerns around public safety and asked to schedule a meeting for feedback.
11/11/16	Tenderloin Police Station	Teresa Ewin; 415-345-7402; Teresa.grace@sf.gov.org	Police Captain	Evenlyn Soto	Outbound	Met with Fungai, Hotel Manager. Informed me that his Marketing Manager cannot provide a letter of support, but we have a letter from the hotel.
3/12/18	The Alice Hotel	Fungai Muzumbe; tsf10@thealice.com	General Manager	Evenlyn Soto	In-person	Emailed regarding scheduling meeting.
2/13/18	The Alice Hotel	Fungai Muzumbe; tsf10@thealice.com	General Manager	Evenlyn Soto	Outbound	Emailed regarding scheduling meeting.
3/1/18	The Alice Hotel	Fungai Muzumbe; tsf10@thealice.com	General Manager	Evenlyn Soto	Outbound	Fungai is speaking to their Marketing Manager regarding providing a letter of support and will contact us as soon as he knows whether this is possible.
5/1/18	The Cliff Hotel	Patricia Calvert; patricia.calvert@abc.com; 415-929-2335	Director of Rooms	Evenlyn Soto	Inbound	Patricia emailed letter of support.
3/12/18	The Cliff Hotel	Patricia Calvert; patricia.calvert@abc.com; 415-929-2335	Director of Rooms	Evenlyn Soto	In-person	Mkt with Patricia Calvert, Director of Rooms and provided briefing. Seemed very receptive and open to new development. Only possible concern would be noise. Will be sharing information with management/ownership to determine whether they can have the ultimate say. Will contact me once he has an update.
3/1/18	The Cliff Hotel	Michelle Pace; (415) 771-4700	General Manager	Evenlyn Soto	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
3/29/18	The Cliff Hotel	Patricia Calvert; patricia.calvert@abc.com; 415-929-2335	Director of Rooms	Evenlyn Soto	Outbound	Left voicemail regarding status of letter of support.
5/1/18	The Cliff Hotel	Patricia Calvert; patricia.calvert@abc.com; 415-929-2335	Director of Rooms	Evenlyn Soto	Outbound	Evenlyn emailed regarding status of letter of support.
10/27/16	The Com Hotel	Chuck Custer	N/A	Evenlyn Soto	Outbound	Left voicemail regarding project.
1/7/18	The Crosby	Chuck Custer	Property Owner	David Murray	Inbound	Chuck informed David that he and the owners of several other apartment buildings in the area have been following the project and think it will be a positive contribution to the neighborhood. They would like to meet with the project team to learn more. Evelyn is working on setting up these meetings.
1/18/18	The Crosby	Kristin Ulom; 415-487-3300, x 2511	Support Services Manager	Evenlyn Soto	Inbound	Kristen called to provide Evelyn her availability. Evelyn will circulate to team and get back to her.
1/27/17	The Crosby	N/A	Property Manager	Evenlyn Soto	Outbound	Evenlyn spoke to property manager who suggested we get in touch with Le Posock I we want to provide project overview.
1/9/18	The Crosby	Kristin Ulom; 415-487-3300, x 2511	Support Services Manager	Evenlyn Soto	Outbound	Susana already in touch with Le.
1/12/18	The Crosby	Kristin Ulom; 415-487-3300, x 2511	Support Services Manager	Evenlyn Soto	Outbound	Left a voicemail requesting a call back to schedule a meeting and provide project update.
1/15/18	The Crosby	Chuck Custer	Property Owner	Evenlyn Soto	Outbound	Left a voicemail requesting a call back.
1/26/18	The Crosby	Kristin Ulom; 415-487-3300, x 2511	Support Services Manager	Evenlyn Soto	Outbound	Chuck informed Tyler that he master leases the building to Episcopal Community Services. He is generally supportive of project, and think it will be a positive contribution to the neighborhood. They would like to meet with the project team to learn more. Evelyn is working on setting up these meetings.
5/1/18	The Crosby	Chuck Custer	Property Owner	Tyler Eyle	Outbound	Offered to contact him to other potential supportive neighborhood property owners and set up a meeting with ECS, if needed.
2/2/17	The Marker	Austin	Staff supervisor	Tracy Craig	Outbound	Evenlyn called and confirmed meeting with Kristen for 1/30.
3/12/18	The Marker Hotel	Benjamin Duverge; bduverge@j4hotels.com	General Manager	Evenlyn Soto/Max Craig	Outbound	They called Chuck to discuss his support of the project
2/13/18	The Marker Hotel	Benjamin Duverge; bduverge@j4hotels.com	General Manager	Evenlyn Soto	In-person	Provided fact sheet to staff supervisor Austin, who stated he would share with management.
3/6/18	The Marker Hotel	Benjamin Duverge; bduverge@j4hotels.com	General Manager	Evenlyn Soto	In-person	Mkt with Benjamin Duverge, meeting went well and generally supportive as he would like to see additional housing in the neighborhood. He will be sharing the project information with management/ownership to request a letter of support as they have the ultimate say. Will contact me once he has an update.
3/29/18	The Marker Hotel	Benjamin Duverge; bduverge@j4hotels.com	General Manager	Evenlyn Soto	In-person	Mkt with Benjamin Duverge, meeting went well and generally supportive as he would like to see additional housing in the neighborhood. He will be sharing the project information with management/ownership to request a letter of support as they have the ultimate say. Will contact me once he has an update.
5/1/18	The Marker Hotel	Benjamin Duverge; bduverge@j4hotels.com	General Manager	Evenlyn Soto	In-person	Emailed regarding scheduling meeting.
10/6/16	The Mosser	308 Jessie St. 415-986-4400 Kevin	General Manager	Evenlyn Soto Susana Razo, Evelyn Soto	Outbound	Emailed regarding scheduling meeting.

450 O'Farrell Street, San Francisco
Outreach Report

10/5/16	The Original Perfect Hamburger	601 Geary St	Owner, would not give name	Nicole Hankton	In-person	Left fact sheet, would not sign LOS, said they signed one years ago for same project
10/4/16	The Thing Quarterly	K. Money, 442 O'Farrell St.	Employee	Evelyn Soto	In-person	Left fact sheet, owner not available.
10/6/16	The T. Cole and Laundry	Neil Robertson, 317 O'Farrell St.	Owner	Nicole Hankton	In-person	Signed letter of support.
5/25/18	Thompson Dorman	Tyler Epp, 16@thompsondorman.com, 707 479 7023	Development Associate	Tracy Craig	Inbound	They emailed saying that they have 5 tickets to the Tenderloin Museum Shrine on May 31 to see if anyone wanted to attend.
3/29/18	Tilden Hotel	Jason Webb, 415-673-2332	General Manager	Evelyn Soto	Outbound	Tracy responded asking if the tickets were donated by TD.
5/1/18	Tilden Hotel	Jason Webb, 415-673-2332	General Manager	Evelyn Soto	Outbound	Left voicemail requesting meeting.
5/4/18	Tilden Hotel	Jason Webb, webb@tildenhotel.com, 415- 673-2332	General Manager	Evelyn Soto	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
5/10/18	Tilden Hotel	Jason Webb, webb@tildenhotel.com, 415- 673-2332	General Manager	Evelyn Soto	Outbound	Evelyn Soto spoke with Jason Webb, General Manager at the Tilden Hotel. He asked her to send project information so that he can share it with management. Evelyn provided him with the project fact sheet and the hotel letter of support template. He mentioned that SFMTA will be working on a project on Taylor between Market and Post Street. There are currently four car lanes which will be reduced to two and widening sidewalks. The Tilden is concerned about this work due to construction traffic and wants to make sure the 450 project is coordinating as needed with SFMTA as there will also be some level of traffic from our work. Other than that, he liked the idea of new development and is not opposed to it.
5/15/18	Tilden Hotel	Jason Webb, webb@tildenhotel.com, 415- 673-2332	General Manager	Evelyn Soto	Outbound	Evelyn followed up with Jason Webb at Tilden Hotel and left voicemail regarding letter of support.
10/4/16	Tin Huu Nguyen Pediatrics	430 O'Farrell St., 415-441-6995	General Manager	Evelyn Soto	Outbound	Evelyn called/emailed following up on letter of support.
10/5/16	Uin Cafeteria	Alajandro, 335 Jones St. 415-674-1769	Front Desk	Evelyn Soto	In-person	Left fact sheet, owner not available.
2/16/18	Union Square Business Improvement District	Karin Flood, 415-781-2880 ext. 102.	Owner	Evelyn Soto	In-person	Signed letter of support.
10/6/16	US Smoke Shop	415 Ellis St.	Client (did not speak English)	Evelyn Soto	Outbound	Spoke to Karin/emailed fact sheet and support letter. Karin shared that the project was outside of their district and wouldn't
2/27/17	Vantage 5 Suites	N/A	Property Manager	Nicole Hankton	In-person	Left fact sheet and LOS for owner.
1/27/17	Vantage 5 Suites	Mon Chhom, 415 671 6794, mon@v5dc.org	Front Desk	Evelyn Soto/Max Craig	In-person	Provided fact sheet to property manager Rick who was appreciative of information and would pass onto owner
11/19/16	Vietnamese Youth Development Center	Mon Chhom, 415 671 6794, mon@v5dc.org	Program Manager	Evelyn Soto & Kimu Elida	Outbound	Evelyn spoke to front desk via phone who suggested calling back on 1/20.
5/2/18	Vietnamese Youth Development Center	Judy Young, judyyoung@v5dc.org (415) 794-2065;	Executive Director	Tyler Epp/Tracy Craig	In-person	Spoke with Henry Chhmer. She will let Executive Director Judy Young know that Evelyn stopped by.
10/27/16	Vietnamese Youth Development Center	Brandy Chi	Marketing Specialist	Evelyn Soto	Outbound	Met to provide project overview, solid feedback and learn about programs offered.
10/28/16	Vietnamese Youth Development Center	Judy (no last name), judyyoung@v5dc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Left voicemail regarding project.
10/31/16	Vietnamese Youth Development Center	Judy (no last name), judyyoung@v5dc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Judy would like to have an in-person meeting to learn more about the project on Nov 7, 8 or 9. Evelyn will check with Susana regarding her availability and also informed Judy of the upcoming public meeting however, she would prefer an in-person meeting first.
11/10/16	Vietnamese Youth Development Center	Mon Chhom, 415 671 6794, mon@v5dc.org	Executive Director	Evelyn Soto	Outbound	Evelyn emailed Judy to inform her we cannot meet on Nov 7, 8 or 9. Working on scheduling meeting for Nov 16, 17 or 18
1/5/17	Vietnamese Youth Development Center	Mon Chhom, 415 671 6794, mon@v5dc.org	Executive Director	Evelyn Soto	Outbound	Enailed Mary to remind her to let Judy Young (ED) know that Evelyn stopped by.
1/5/17	Vietnamese Youth Development Center	Judy Young, judyyoung@v5dc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Called Judy to request meeting. Judy is still interested in learning about the project and asked Evelyn to email her dates/times so we can schedule a meeting.
1/5/17	Vietnamese Youth Development Center	Judy Young, judyyoung@v5dc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Evelyn emailed availability.
2/10/18	Vietnamese Youth Development Center	Judy Young, judyyoung@v5dc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Left a voicemail requesting a call back to schedule project briefing.
3/1/18	Vietnamese Youth Development Center	Judy Young, judyyoung@v5dc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Spoke to Judy regarding scheduling a project briefing which she is open to and available on March 19 or 22. Evelyn will circulate
3/6/18	Vietnamese Youth Development Center	Judy Young, judyyoung@v5dc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Evelyn spoke to Judy regarding meeting on March 19 and Judy shared she may now have a conflict in her schedule so will email Evelyn to confirm.
3/14/18	Vietnamese Youth Development Center	Judy Young, judyyoung@v5dc.org (415) 794-2065	Executive Director	Evelyn Soto	Outbound	Judy informed Evelyn that she is going to be very busy in the next month and would like us to reschedule with her staff, Brandy.
3/15/18	Vietnamese Youth Development Center	Brandy Chi	Outreach Marketing Specialist	Evelyn Soto	Outbound	Outreach Marketing Specialist. She will connect us via email.
10/5/16	Walgreens	Tai	Team Leader	Nicole Hankton	In-person	Evelyn spoke to Brandy and working on scheduling meeting for sometime in May.
3/12/18	Warwick Hotel	500 Geary St	Front Desk	Evelyn Soto	In-person	Left fact sheet and contact information.
3/29/18	Warwick Hotel	Kris Bletz, 415-345-2319 or kbletz@warwickhotels.com	General Manager	Evelyn Soto	Outbound	Provided fact sheet/business card to front desk. Will rely information to hotel manager and contact us if interested in meeting.
5/1/18	Wendy O'Neil Spa	Kris Bletz, 415-345-2319 or kbletz@warwickhotels.com	General Manager	Evelyn Soto	Outbound	Left voicemail requesting meeting.
10/5/16		Lea	Unknown	Nicole Hankton	Outbound	Left a voicemail regarding scheduling a meeting to provide project briefing.
2/14/17	Winton Hotel	Richard Ehmer, 415-225-5176	Owner	Susana Razo	Inbound	Left fact sheet and LOS, owner of salon unavailable.
2/14/17	Winton Hotel	Richard Ehmer, 415-225-5176	Owner	Susana Razo	Inbound	Susana received a voicemail from Richard Hammer at 12:49 PM. Susana returned his call and left him a voicemail message.
2/22/17	Winton Hotel	Richard Ehmer, 415-225-5176	Owner	Susana Razo	Inbound	Richard emailed Susana to let her know he would be in town tomorrow to discuss the proposed project.
2/22/17	Winton Hotel	Richard Ehmer, 415-225-5176	Owner	Susana Razo	Inbound	Susana left a voicemail response to his email.
2/22/17	Winton Hotel	Richard Ehmer, 415-225-5176;	Owner	Susana Razo	Inbound	Susana left a voicemail response to his email call.
4/25/18	Winton Hotel	Residents	N/A	Project Team	In-person	Returned Susana's call she provided a high-level project overview and explained the footprint of the project. He asked about
2/23/17	Winton Hotel	Richard Ehmer, 415-225-5176 ; richard.ehmer@gmail.com	Owner	Susana Razo	Outbound	Shannon Alley and how that will be part of the project. Susana shared that a commercial retail space is planned on the corner and that a lot of the units will look out onto Shannon. He was short on time so agreed to call back later. Susana sent the project flyer to him so he can share it with his partners, which he said he would be meeting with tomorrow.
10/6/16	Young Ellis Market	Georgiwa Yun, 398 Ellis St.	Owner	Evelyn Soto	In-person	Team provided project update.
9/29/16	Youth With a Mission (YWAM SF)	N/A	Staff	Evelyn Soto	Outbound	Enailed him Richard Hammer's last name as he requested a yesterday. I again reiterated that Richard is not the developer for the project. That the developer is Thompson Dorman.
9/12/16	Door-to-Door Outreach	Project Team	N/A	Nicole Hankton	In-person	Signed letter of support.
10/4/16	Door-to-Door Outreach	Project Team	Project Team	Evelyn/Susana	Outbound	Left voicemail requesting a call back.
1/18/16	Door-to-Door Outreach	Project Team	Project Team	Evelyn/Nicole	In-person	Conducted door-to-door outreach in support of project
2/13/18	Door-to-Door Outreach	Project Team	Project Team	Evelyn/Hebecca	In-person	Conducted door-to-door outreach in support of project
4/18/18	Door-to-Door Outreach	Project Team	Project Team	Evelyn/Tracy	In-person	Conducted door-to-door outreach in support of project
3/21/18	Door-to-Door Outreach	Project Team	Project Team	Max/Alexia	In-person	Conducted door-to-door outreach in support of project

Appendix E - Comment Cards

450 O'Farrell Street Proposed Church Development

The Fifth Church of Christ, Scientist and local San Francisco developer Thompson Dorfman, are proposing a new church facility and mixed-use development at 450 O'Farrell Street. If you have questions or would like to provide input on the proposed development, please let us know by filling out the space below. Additional questions or comments can be mailed to Fifth Church of Christ, Scientist, c/o Craig Communications, 70 Washington St., Ste. 425, Oakland, CA 94607.

Questions/Comments

Why San Francisco? Why not Oakland?
Double parking - and water - don't want to witness
Tosmud shipping, the closure of O'Farrell & Jones Sts.
Have many displaced people, families, and businesses?
We do not need more construction or
disturbance on this region or traffic in our
area. I and my neighbors vote NO - It will bring
more trouble to all concerned. We stand united

Name:

NANCY PIERCEMAN

Address:

415 JONES ST #604

City:

SAN FRANCISCO

State: CA

Zip: 94102

Phone:

775-8172

Email: NVP@NFI

— Add me to the mailing list so that I can receive additional information

We will only use the mailing list to keep you informed of project activities and key opportunities for public input. Mailing lists are not released to outside parties.

450 O'Farrell Street Proposed Church Development

The Fifth Church of Christ, Scientist and local San Francisco developer Thompson Dorfman, are proposing a new church facility and mixed-use development at 450 O'Farrell Street. If you have questions or would like to provide input on the proposed development, please let us know by filling out the space below. Additional questions or comments can be mailed to Fifth Church of Christ, Scientist, c/o Craig Communications, 70 Washington St., Ste. 425, Oakland, CA 94607.

Questions/Comments? List 5 (Five) Projects That The Church Has Executed With

Now - Faith Based Community Groups as organizations to improve the lives of the residents of the Junes / O'Farrell Corridor? Questions? What are the ~~community~~ church's not reaching for? Support services used within the Post 612 Ministry to refer out to those who are in the 1000s / O'Farrell area, (Beth Faith & Non-Faith Based) questions? Have ~~the~~ the church plan to help preserve the very low / extremely low income housing while Bay Area's highest - end market - Renter housing, and at the same time some grocery stores & restaurants and other services for the low-income community members?

Name: Marvis J. Phillips, President
Address: Safety / Zoning ABD6
City: (415) 674-1935 Zip: 94102-6626
Phone: S.F., CA 94102-6626 E-Mail: no / E-Mail

— Add me to the mailing list so that I can receive additional information

What information do you want to know more information of? Project activities and let organizations for public input. Meeting lists are not released.

450 O'Farrell Street Proposed Church Development

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Questions/Comments:

TOO NOISY. TOO BIG. MORE
TRAFFIC. MORE POLLUTION. NOT
SERVING THE COMMUNITY. THIS
PROJECT IS SERVING THE FINANCIAL
INTERESTS OF THE CHURCH & DEVELOPERS
ONLY.

Name:

PAUL WITTENBERG

Address:

505 GEARY STREET

APT. 110

City:

SAN FRANCISCO

State:

CA

Zip:

94102

Phone:

(434) 806-1432

Email: UNCOMMONKAT@gmail.com

☒ Add me to the mailing list so that I can receive additional information

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450 O'Farrell Street Proposed Church Development

The Fifth Church of Christ, Scientist and local San Francisco developer Thompson Dorfman, are proposing a new church facility and mixed-use development at 450 O'Farrell Street. If you have questions or would like to provide input on the proposed development, please let us know by filling out the space below. Additional questions or comments can be mailed to Fifth Church of Christ, Scientist, c/o Craig Communications, 70 Washington St., Ste. 425, Oakland, CA 94607.

Questions/Comments: - How to downplay the noise?

- Will you clean windows of ~~neighborhood~~ neighboring building - from all of the dust, grime + grit in the construction site?

- Will it make neighborhood more gentrified?
- Or could have looked less modern + designed to the feel of '01 San Francisco
Too modern look 100%!

Name: Jeanne Kharabiz
Address: 565 Geary St., Apt. 110
City: San Francisco, CA State: CA Zip: 94102
Phone: 415-867-3586 Email: jkharabiz@gmail.com

☒ Add me to the mailing list so that I can receive additional information

We will only use this mailing list to keep you informed of project activities and key opportunities for public input. Mailing lists are not released to outside parties.

Appendix F - Public Meeting Presentation



Agenda

- Project Team
- Church History
- Existing Conditions
- Project Overview
- Vision
- Project Benefits
- Schedule/Next Steps
- Q&A

Project Team



- Been at 450 O'Farrell for almost 100 years
- Need new church facility that represents, to the community it serves, God's healing, shepherding love
- Need Christian Science Reading Room, our open door, welcoming the neighborhood
- Working toward new church at 450 O'Farrell for 35 years

THOMPSON | DOREMAN

URBAN RESIDENTIAL DEVELOPMENT

- Mid-sized local firm
- Specializes in building housing
- 30 years of quality in-fill experience
- Previous San Francisco projects
- Been working with Church for 4 years to redevelop the site

Church History

- Original church built in 1923
- Neoclassical architecture
- Large building (27,000 square feet)
- Structure is functionally obsolete
- Difficult and expensive to maintain
- No reading room
- Features include: stained glass windows, stained glass oculus, pipe organ, bronze doors



Existing Conditions



Current structure



Project Overview

- Newly constructed 5th Church of Christian Science, including:
 - New Christian Science Reading Room
 - Sunday School
 - Church offices
 - Restored stained glass windows, oculus, pipe, organ in Sanctuary
 - Restored column facade from current church structure

Project Overview

- 13 story building (within code)
- 130 feet high (within height limit)
- 10,000 sf church
- 176 housing units
- 3,200 sf of locally-serving retail (two spaces)
- 41 car parking spaces (0.23:1 ratio)
- 146 bike spaces (0.83:1 ratio)
- 28 units of below market rate housing (16% affordable)

450 O'Farrell Street, San Francisco
Outreach Report



Eastern view along O'Farrell



THOMPSON | DORFMAN
URBAN RESIDENTIAL DEVELOPMENT



View from across the street on O'Farrell



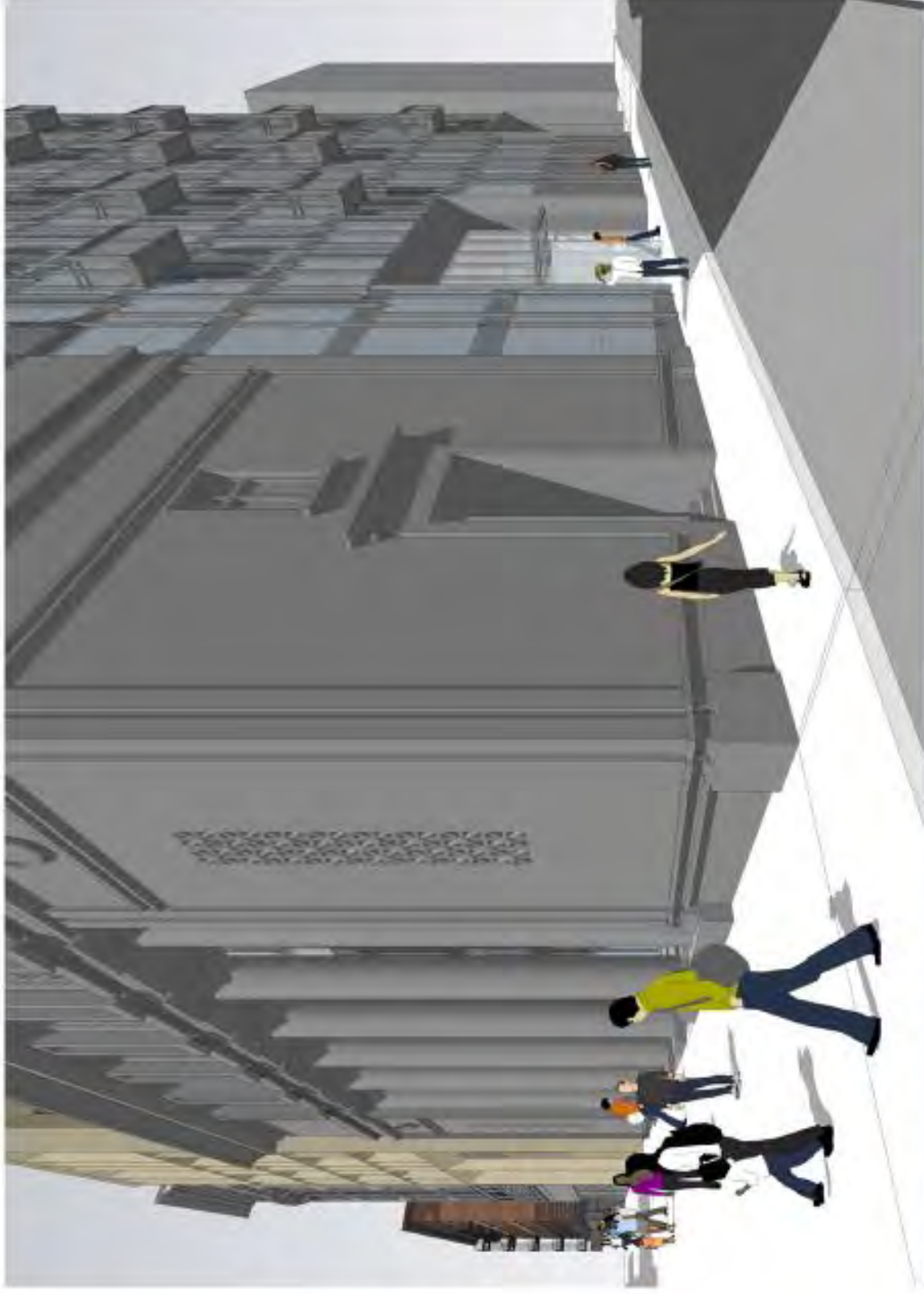
THOMPSON | DOREMAN
URBAN REDEVELOPMENT

450 O'Farrell Street, San Francisco
Outreach Report





Western view along O'Farrell



Corner of O'Farrell and Shannon Alley

450 O'Farrell Street, San Francisco
Outreach Report



450 O'Farrell Street, San Francisco
Outreach Report



View across Jones Street



Layout of building

Community Engagement

- 2.5 years of community outreach
- Over 60 meetings
 - 48 community-based organizations
 - 30 faith-based organizations
 - 50 small businesses in the neighborhood
 - 18 local hotels
- 3 community meetings
- Supporters
 - San Francisco Interfaith Council
 - Tenderloin Housing Clinic
 - SF Downtown Senior Center
 - Neighboring property owners, businesses, residents



Project Benefits

- Continuation of Church services and activities in Tenderloin neighborhood
- Public Christian Science Reading Room to increase community interaction
- Locally serving retail along O'Farrell and Jones Street
- Activation of Shannon Street Alley
- New sidewalks, lighting, and trees to invigorate area and improve safety
- Below market rate units to be constructed on-site (as opposed to in-lieu fees)
- In discussion with multiple neighborhood groups for additional benefits



Schedule

- | | |
|-------------------------------|-------------|
| • Community Meeting 1 | Nov 2016 |
| • Community Meeting 2 | Mar 2017 |
| • Environmental Analysis | Ongoing |
| • Community Meeting 3 | April 2018 |
| • Planning Commission Hearing | June 2018 |
| • Construction | 2019 - 2020 |



Tracy Craig
510/334-4866
Tracy@craig-communications.com



FIFTH CHURCH OF CHRIST, SCIENTIST SAN FRANCISCO

June 6, 2018

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

Dear President Hillis and Commissioners,

"There must be congruity between faith and form. The new faith must make its own new forms. This requirement rests on every age." Interpreter's Bible

In all human endeavors, physical structures change with advancing thought, whether it's transportation, communications, or architecture. Just so with Church. Our present Church structure was built almost 100 years ago. Its features - such as a dark entryway, monumental scale, difficult steps, below-ground-level Sunday School, heavy block walls, and dark hallways - obscures our healing mission to our neighbors. It restricts us in fulfilling our mission of bringing hope, comfort, compassion, and peace to the individual and to the community.

The new Church facility will enable us to serve the spiritual needs of today. The new Church structure is inviting and welcoming. Its street front is glass, filling the Church with light. It is easily accessible. It communicates God's shepherding love to all who pass by, welcoming them in. It has a new Sunday School that appeals to children and teenagers.

The Christian Science Reading Room is our open door to the public during the week, providing a quiet place where individuals can find new hope and answers to vexing problems. For example, a woman had been in prison for drug offenses, been released, couldn't find work, had gotten back into drugs and became homeless. One day she contemplated suicide but she was impelled to come into a nearby Christian Science Reading Room. She was greeted with love and after a full day of study there, she had a completely new view of herself. She said this revelation so lifted her thought that she went and cleaned herself up and was able to find a job. She now has a large apartment and is ministering to the homeless.¹ Whatever the human need, around the world, Christian Science Churches and their Reading Rooms are carrying forward this healing mission. Our members are committed to maintaining a Church and Reading Room that is of benefit to the Tenderloin and an asset to the City of San Francisco.


In addition, new, well-designed rental housing on our property will help the Tenderloin realize its potential of being a safe, beautiful, stable neighborhood - a neighborhood where people enjoy living, working, and raising families.

Locally-serving retail will be located behind the historic façade, which is being preserved. Interior historic architectural features of value, such as the stained-glass windows and oculus, will be moved into the new Church.

The expression of our spiritual mission needs to reflect the current thinking and power of our religious beliefs. This expression is not served by the existing building. For over 30 years we have worked to create a new building and expression of Fifth Church of Christ, Scientist. With this project, we can realize our expressed goals.

We urge your approval of the 450 O'Farrell Street project.

With best regards,
The Members of Fifth Church of Christ, Scientist



Ela Strong
Executive Board President

¹Christian Science Sentinel, 11/07/16 - condensed

David P. Cincotta
Direct: (415) 984-9687
dcincotta@jmbm.com

Two Embarcadero Center, 5th Floor
San Francisco, California 94111-3813
(415) 398-8080 (415) 398-5584 Fax
www.jmbm.com

Ref: 74641-0001

June 15, 2018

BY EMAIL

Rich Hillis
President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103
richhillissf@gmail.com

Re: 450-474 O'Farrell Street/532 Jones Street Project
Case No. 2013-1535

Dear President Hillis and Commissioners:

On behalf of the Fifth Church of Christ, Scientist ("Church") and Thompson Dorfman Partners ("TDP"), I am writing to urge you to approve the proposed project providing new space for the Church, 176 new rental dwelling units (including 28 on-site affordable units¹), and restaurant and retail uses in the Tenderloin neighborhood. The entire project consists of three properties: the Church at 450 O'Farrell, the adjacent parcel at 474 O'Farrell Street (also owned by the Church) and the parcel at 532 Jones Street (acquired by TDP during the development process).

The initial idea for this project began over three decades ago when the Fifth Church of Christ, Scientist began considering its future commitment to the Tenderloin neighborhood where it had existed since 1923. The Church holds Sunday morning services and Wednesday evening testimony meetings. It provides Sunday School for children and young people to the age of 20. The Church used to maintain a Christian Science Reading Room downtown until rental costs became prohibitive. A new on-site Reading Room will be included in the proposed project.

HISTORY

The Church determined that it was committed to remaining in the Tenderloin neighborhood but that its existing structure - monumental in size, dark, and difficult to enter -

¹ These 28 BMR units include five replacement units for five small studio apartments at 532 Jones Street being demolished, in addition to the inclusionary units required by Planning Code Section 415.

was not consistent with the membership's concept of church today, which should be welcoming, light and accessible to all. The existing facility also does not have a Reading Room which is a requirement under the Church's by-laws and essential to its mission. The Church also recognized the great need for new housing in the neighborhood. The Church began seeking real estate developers to partner with on a development project at the O'Farrell Street location. Over the years, the Church entered into several agreements with potential developers who began the feasibility process and, in some cases, even presented conceptual proposals to the Planning Department. Student housing, senior housing and group housing were all considered at various times. However, none of those proposals proceeded due to feasibility constraints until the development team of Thompson Dorfman Partners ("TDP") with Kwan-Henmi Architects came forward. The Church and TDP entered into an agreement to develop the Project that is ultimately before you today.

It should be noted that the Project before the Commission today is not the project that the Church was considering when it first began this process. The Church did not wish to keep the existing structure in any way. The initial proposal for this project, which was submitted to the Planning Department in 2013, presented a totally new structure for housing and a modern new Church on the site but did not include preserving any portion of the existing Church structure. The existing structure was considered part of its past, not of its future; it was located set-back from the sidewalk and was not inviting and, as stated previously, it did not have a Reading Room. The Church's idea was to demolish the existing structure, while preserving some of the key features of the structure (such as the oculus, stained glass windows, brass doors, etc.) and relocating them into a new, bright, well-lit, modern church facility. It should be noted that the demolition of the existing church and the partial preservation, while it would be considered a loss of a historic resource, has been determined by the EIR to be less than significant to the Uptown Tenderloin National Register Historic District.

During early meetings with Planning Department staff it became clear that the Planning Department staff would not recommend a project that did not consider preserving at least some of the key character defining features of the existing Church building. Over the last four years, several iterations of partial preservation projects were presented and reviewed by Planning Department staff. These alternative proposals included varying degrees of preservation. The Church reluctantly agreed to preserve a portion of the existing structure in order to get its proposal for a new Church with much-needed housing recommended by the Planning Department staff. However, even that proposal was modified further after the hearings at the Historic Preservation Commission and the Planning Commission during the Draft Environmental Review process. The proposal before you now is known as the Preferred Project in the EIR and was developed in response to those comments on the DEIR. It preserves the character-defining O'Farrell Street façade and colonnade sets the new construction back from the preserved façade and relocates the residential lobby to Shannon Alley. Today, the Preferred Project meets the goals of the Church and TDP and is pleased that the Planning Department is in full support of it.

PLANNING COMMISSION ACTION

The proposed project was confronted with significant challenges for a very tight, downtown site. The project faces O'Farrell Street, Jones Street, and the very narrow Shannon Alley while being adjacent to three other buildings which all exceed the heights of the existing Church structures and the Jones Street property. In addition to the concerns regarding the preservation of a portion of the existing church there were the additional concerns about the impacts on these multiple neighbors who had historically been able to have light, air and views over the project site. In order to address many of these concerns, the project was down-sized to protect adjacent structures during construction and to minimize view impacts. Consistent with the recommendations of the Planning Department staff, the project design was modified to remove several stories from the portion of the project facing Jones Street in order to provide more light and air to the apartment building immediately to the north of the project. As part of this redesign, the Church sanctuary was moved slightly and the residential portion of the project was reconfigured to maintain the dwelling unit count. In order to accomplish these modifications, certain exceptions are requested through the Conditional Use Application, including, but not limited to, exceptions for dwelling unit exposure (Planning Code Section 140), configuration of the rear yard (Section 134(g)), and a bulk exception. Conditional use authorization is also required pursuant to (1) Planning Code Section 317 to demolish and replace the five existing small studio units in the 532 Jones Street building, and (2) Planning Code Section 303 to construct a new church.

With these exceptions and the additional preservation measures incorporated into the project, we believe the project has achieved a superior design which the City and neighborhood can be proud of.

COMMUNITY INVOLVEMENT

Beginning two years ago, an extensive community outreach program was initiated by the project sponsors to determine the potential concerns and needs of the neighborhood. During this time several neighborhood-wide meetings were held in the vicinity of the project. In addition, over 60 meetings were held with various community based organizations, local non-profits, neighbors, faith-based organizations, local hotels, and other small businesses in the neighborhood. The Church and TDP have also met privately with individual property owners and concerned citizens to inform them of the project and discuss mitigation measures that TDP will implement during construction. As a result of these meetings additional commitments have been made to various community groups and an agreement for a community benefits package is being finalized.

The project has received over 60 letters of support from a wide array of community stakeholders. All have been provided to the project planner and should be noted in your Commissioner Packets.

In addition, the project team has assembled a lengthy Outreach Report that details all of the contacts the team has had with the community since the beginning of the outreach campaign. This has also been provided to the project planner and noted in your packets as well.

CONCLUSION

The Church and TDP are proud of the project they are presenting to the Commission for its approval. This project shows the commitment of the Church, with the accomplished team from TDP, to achieve the Church's initial goals of a new, welcoming, open Church facility and new multifamily housing for the neighborhood. TDP has brought its considerable experience of developing multifamily housing in downtown environments to respond to the concerns and needs of the neighborhood. I urge you to approve this project so the Project Sponsors can bring another beautifully-designed asset to Downtown and the Tenderloin.

Sincerely,



DAVID P. CINCOTTA, Of Counsel to
Jeffer Mangels Butler & Mitchell LLP

DPC:jbe

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Date: October 25, 2017

To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*

From: San Francisco Planning Department

Re: **Compliance with the Inclusionary Affordable Housing Program**

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee if the developer chooses to commit to sell the new residential units rather than offer them as rental units. Projects may be eligible to provide rental affordable units if it demonstrates the affordable units are not subject to the Costa Hawkins Rental Housing Act. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development.

Before the Planning Department and/or Planning Commission can act on the project, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The provisions of the Inclusionary Housing Program have recently been revised by the Board of Supervisors, effective on August 26, 2017 (Ord. No. 158-17 and File NO. 161351). Please be aware that the inclusionary requirements may differ for projects depending on when a complete Environmental Evaluation Application (EEA) was deemed complete by the Department ("EEA Accepted date"). Please also note that there are different requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For new projects with complete EEA's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, date the EEA for the project is deemed complete, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. **NOTE: Any project with a complete EEA accepted prior to January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to the Inclusionary Housing rates and requirements in effect at the time the project proceeds to pursue a permit.**

Summary of requirements. Please determine what requirement is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) was submitted deemed complete by Planning Staff. Chart 1-A applies to all projects throughout San Francisco with EEA's accepted prior to January 12, 2016, whereas Chart 1-B specifically addresses UMU (Urban Mixed Use District) Zoning Districts. Charts 2-A and 2-B apply to rental projects and Charts 3-A and 3-B apply to ownership projects with a complete EEA accepted on or after January 12, 2016. Charts 4-A and 4-B apply to three geographic areas with higher inclusionary requirements: the North of Market Residential SUD, SOMA NCT, and Mission Area Plan.

Projects that received a first discretionary approval prior to January 12, 2016 are not subject to the revised Inclusionary requirement. The applicable requirements for these projects are those listed in the "EEA accepted before 1/1/13" column.

The Project contains: 176 units (for purposes of Sec 415, net new units is 171)	The zoning of the property is: RC-4	Complete EEA was submitted on: 11/21/2014
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CHART 1-A: Inclusionary Requirements for all projects with Complete EEA accepted before 1/12/2016

Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
Fee or Off-site				
10-24 unit projects	20.0%	20.0%	20.0%	20.0%
25+ unit projects at or below 120'	20.0%	25.0%	27.5%	30.0%
25+ unit projects over 120' in height *	20.0%	30.0%	30.0%	30.0%
On-site				
10-24 unit projects	12.0%	12.0%	12.0%	12.0%
25+ unit projects	12.0%	13.0%	13.5%	14.5%

* except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet, which are subject to the requirements of 25+ unit projects at or below 120 feet.

CHART 1-B: Requirements for all projects in UMU Districts with Complete EEA accepted before 1/12/2016

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
On-site UMU				
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%
Tier A 25+ unit projects	14.4%	15.4%	15.9%	16.4%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	16.0%	17.0%	17.5%	18.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	17.6%	18.6%	19.1%	19.6%
Fee or Off-site UMU				
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	23.0%	28.0%	30.0%	30.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	25.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	27.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT				
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	40.0%	42.5%	45.0%
Tier A 25+ unit > 30K	30.0%	35.0%	37.5%	40.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	45.0%	47.5%	50.0%
Tier B 25+ unit > 30K	35.0%	40.0%	42.5%	45.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	50.0%	52.5%	55.0%
Tier C 25+ unit > 30K	40.0%	45.0%	47.5%	50.0%

CHART 2-A: Inclusionary Requirements for Rental projects with Complete EEA accepted on or after 1/12/16

CHART 2-B: Requirements for Rental Projects in UMU Districts with Complete EEA accepted on or after 1/12/16

[illegible]

CHART 3-A: Inclusionary Requirements for Owner projects with Complete EEA accepted on or after 1/12/16

CHART 3-B: Requirements for Owner Projects UMU Districts with Complete EEA accepted on or after 1/12/16

[illegible]

CHART 4-A: Inclusionary Requirements for Rental projects with Complete EEA accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

CHART 4-B: Inclusionary Requirements for Owner projects with Complete EEA accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

[illegible]

CHART 5: Income Levels for Projects with a complete EEA on or after January 12, 2016

Projects with complete EEA Application on or after January 12, 2016 are subject to the Inclusionary rates identified in Charts 2 and 3. For projects that propose on-site or off-site Inclusionary units, the Inclusionary Affordable Housing Program requires that inclusionary units be provided at three income tiers, which are split into three tiers. Annual increases to the inclusionary rate will be allocated to specific tiers, as shown below. Projects in the UMU Zoning District are not subject to the affordability levels below. Rental projects with 10-24 units shall provide all of the required Inclusionary units with an affordable rent at 55% Area Median Income (AMI), and ownership projects with 10-24 units shall provide all of the required Inclusionary units at sales price set at 80% AMI.

Complete EEA Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Low Income (55% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (80% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%
Middle Income (110% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%

Complete EEA Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Low Income (80% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (105% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%
Middle Income (130% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%

[illegible][illegible]

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

June 4th, 2018

Date

I, Bruce Dorfman
do hereby declare as follows:

- A** The subject property is located at (address and block/lot):

450-480 O'Farrell & 530-532 Jones Street

Address

0317/007, and /009, and 011

Block / Lot

- B** The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

The Planning Case Number and/or Building Permit Number is:

2013.1535

Planning Case Number

Building Permit Number

This project requires the following approval:

- ☒ Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
☐ Zoning Administrator approval (e.g. Variance)
☐ This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

Marcelle Boudreaux

Planner Name

This project is exempt from the *Inclusionary Affordable Housing Program* because:

- ☐ This project is 100% affordable.
☐ This project is 100% student housing.

Is this project in an UMU Zoning District within the Eastern Neighborhoods Plan Area?

- ☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

- ☐ Yes ☒ No

Is this project a State Density Bonus Project?

- ☐ Yes ☒ No

(If yes, please indicate whether the project is an Analyzed or Individually Requested State Density Bonus Project)

- C** This project will comply with the Inclusionary Affordable Housing Program by:

- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
☒ On-site Affordable Housing Alternative (Planning Code Sections 415.6)
☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)
☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)
☐ Land Dedication (Planning Code Section 419)

D If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative.

- ☐ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- ☒ **Rental.** Exemption from Costa Hawkins Rental Housing Act.¹ The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
 - ☐ Direct financial contribution from a public entity.
 - ☒ Development or density bonus, or other public form of assistance.
 - ☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

E The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

F The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and, if applicable, fill out a new affidavit;
- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

G The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.

H For projects with EEA's accepted before January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor proceeds with pursuing a permit.

I For projects with EEA's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

J If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

K I am a duly authorized agent or owner of the subject property.

¹ California Civil Code Section 1954.50 and following.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day in:

Mill Valley, CA

Location

June 4th, 2018

Date

Sign Here

Signature

Bruce Dorfman, Principal

Name (Print), Title

415-381-3001

Contact Phone Number

cc: Mayor's Office of Housing and
Community Development
Planning Department Case Docket

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS: 171 (176 w/replacement units)	SRO / Group Housing: 0	Studios: 40 (45 w/replacement units)	One-Bedroom Units: 69	Two-Bedroom Units: 62	Three (or more) Bedroom Units: 0
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If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.3. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

(15.9% w/ replacement units)

☒ **On-site Affordable Housing Alternative** (Planning Code Section 415.6): 13.5 % of the unit total.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS: 23 (28 w/ replacement units)	SRO / Group Housing: 0	Studios: 5 (10 w/ replacement units)	One-Bedroom Units: 9	Two-Bedroom Units: 9	Three (or more) Bedroom Units: 0
---	------------------------	---	----------------------	----------------------	----------------------------------

LOW-INCOME	Number of Affordable Units 28 (total)	% of Total Units 15.9% (total)	AMI Level 55%
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level

☐ **Off-site Affordable Housing Alternative** (Planning Code Section 415.7): % of the unit total.

Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):	Off-Site Project Address:				
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):	Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:		

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level

UNIT MIX TABLES: CONTINUED

☐ **Combination of payment of a fee, on-site affordable units, or off-site affordable units with the following distribution:**

Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

Income Levels for On-Site or Off-Site Units in Combination Projects:			
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? ☐ Yes ☒ No

If yes, please indicate the bonus percentage, up to 35% _____, and the number of bonus units and the bonus amount of residential gross floor area, if applicable _____

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
5	0	5	0	0	0

This project will replace the affordable units to be demolished, converted, or removed using the following method:

- ☒ On-site Affordable Housing Alternative
- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance
- ☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5)

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

450 O'Farrell Partners, LLC

Company Name

Tyler Evje

Name (Print) of Contact Person

39 Forrest Street, Suite 201

Address

415-381-3001

Phone / Fax

Mill Valley, CA 94941

City, State, Zip

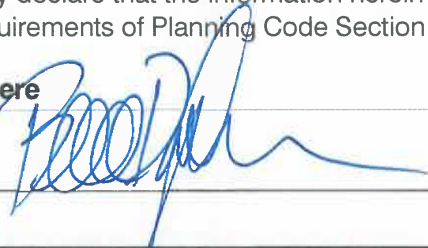
te@thompsondorfman.com

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:



Name (Print), Title:

Bruce Dorfman, Principal

Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title:



SAN FRANCISCO
PLANNING
DEPARTMENT

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T: 415.558.6378
F: 415.558.6409

SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more.

Planning Department staff is available to advise you in the preparation of this application. Call (415)558-6377 for further information.

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please call (415) 252-2500 or email hrc.info@sfgov.org.

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

INSTRUCTIONS:

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

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**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Fifth Church of Christ, Scientist and 450 O'Farrell Partners, LLC	
PROPERTY OWNER'S ADDRESS: 39 Forrest Street, Suite 201 Mill Valley, CA 94941	TELEPHONE: (415) 381-3001 EMAIL: te@thompsondorman.com

APPLICANT'S NAME: Same as property owner		Same as Above <input checked="" type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE: ()	EMAIL:

CONTACT FOR PROJECT INFORMATION: Tyler Evje		Same as Above <input type="checkbox"/>
ADDRESS: Same as property owner	TELEPHONE: ()	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT: 450-480 O'Farrell Street and 530-532 Jones Street		ZIP CODE: 94941	
CROSS STREETS: Jones Street and Shannon Street			
ASSESSORS BLOCK/LOT: 0317 / 007, 009, 011	ZONING DISTRICT: RC-4/NOM Resi SUD	HEIGHT/BULK DISTRICT: 80-130-T	
PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	5	176	171
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California? ☐ YES ☒ NO

1a. If yes, in which States? _____

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest? ☐ YES ☐ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property? ☐ YES ☐ NO

If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

Human Rights Commission contact information
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: _____

Date: _____

6/14/18

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

- ☐ Anti-Discriminatory Housing Policy Form is **Complete**
☐ Anti-Discriminatory Housing Policy Form is **Incomplete**

Notification of Incomplete Information made:

To: _____ Date: _____

BUILDING PERMIT NUMBER(S):

DATE FILED:

RECORD NUMBER:

DATE FILED:

VERIFIED BY PLANNER:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

ROUTED TO HRC:

DATE:

☐ Emailed to: _____



SAN FRANCISCO PLANNING DEPARTMENT

Planning Department Request for Rent Board Documentation

(Date) 6/18/18

ATTN: Van Lam
Rent Stabilization and Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102-6033

RE: Address of Permit Work: 530-532 Jones Street
Assessor's Block/Lot: 0317/011
BPA # / Case #: 2013.1535CUA

Project Type:

- ☐ Determination of Unauthorized Unit – Planning Code Section 317(g)(6)
☒ Other DU Removal per Sec 317

Please provide information from the Rent Board's database records regarding possible evidence of residential use at the above referenced unit(s) on or after: *(enter date)*

Sincerely,
Marcelle
Boudreaux
Planner

Digitally signed by
Marcelle Boudreaux
Date: 2018.06.18
14:11:16 -07'00'

cc: Jennifer Rakowski- Rent Board Supervisor

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Rent Board Response to Request for Planning Department Records Search

Re: 530-534 Jones St.

This confirms that the undersigned employee of the San Francisco Rent Board has reviewed its database records pertaining to the above-referenced unit(s) to provide records that may demonstrate evidence of residential use. All searches are based on upon the street addresses provided.

☐ No database records were identified.

There are no Rent Board records in our database related to your search request for the property address requested. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

☒ Yes, the following records were identified:

- o See attached documents.

Pursuant to your request, we have searched the Rent Board's database for records related to the property requested. Attached are some Rent Board records resulting from our search. These records can be used as evidence of prior and/or current residential use of the property. However, it is important to note that the absence of records for some or all of the residential units at a property does not mean there is or has been no residential use. Property owners are not required by law to provide any information or file any documents with the Rent Board, unless they are seeking to take a certain action such as an eviction, a rent increase, or a buyout. Thus, there are many properties and many residential units for which the Rent Board has no records.

Regarding the records provided, please note that the data in the "# of units" field was imported from another department's database in 2002 and might not be accurate. It does not represent a determination by the Rent Board of the number of units at the property.

Signed:



Dated: 6-19-18

Van Lam

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

The Rent Board is the originating custodian of these records; the applicability of these records to Planning permit decisions resides with the Planning Department.

6/19/2018

Eviction Screens	Move-in Date:	1986
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[illegible]



**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

Action Log

**Petition # E121251
530-534 Jones Street**

Date	Action	By
8/10/12	Filed	Elvira James
8/10/12	Sent to Screener	Elvira James
8/10/12	AWE prepared and mailed to all parties from USPS mailbox outside Post Office.	Roger Levin
8/15/12	Rec'd response from LL, forwarded to Roger [this states, <i>inter alia</i> , that as of 8/13/12 "I did not evict James McLenegan who has been my tenant for over 25 years....[T] had agreed to give access to contractor to do the repair work which started today. I also received verbal approval from the Housing Inspector for a new deadline to complete the repair work by 9/10/12.- RBL]	Elvira James
8/15/12	Prepared copy of LL's "Response" and ltr. req. reply for T and T's rep., to be mailed 8/16/12.	Roger Levin
8/24/12	Rec'd response to LL response from T attorney, forwarded to Roger	Elvira James
6/ 9/14	Case reassigned to Van to send monitoring form	Jennifer Rakowski
6/13/14	Evict.Monit.Form Sent to T	Vandnez Lam
6/20/14	Rec'd response from T - case has been settled and LL did not proceed with eviction.	Vandnez Lam
6/20/14	Petition Closed; file back in cabinet.	Vandnez Lam

Eviction Report Tracker

6/19/2018

Case # **E121251** File Date **8/10/12** Assigned on **8/10/12** Assigned to **Van Lam** Status **Petition Closed**

Name (First, MI, Last)	Primary Phone	Other Phone	Role	Active
James L. McLenegan		(415) 921-1254	Tenant Petitioner	<input checked="" type="radio"/> Yes <input type="radio"/> No
John B. McLenegan	(650) 365-2416		Tenant Non-Attorney Rep	<input checked="" type="radio"/> Yes <input type="radio"/> No
Kim Nguyen	(415) 244-8678		Landlord Respondent	<input checked="" type="radio"/> Yes <input type="radio"/> No
				<input type="radio"/> Yes <input type="radio"/> No

Just Causes

- | | | |
|--|---|--|
| <input type="checkbox"/> Non-payment of Rent | <input type="checkbox"/> Relative Move In | <input type="checkbox"/> Master Tenant Living in Same Unit |
| <input type="checkbox"/> Habitual Late Payment of Rent | <input type="checkbox"/> Condo Conversion | <input type="checkbox"/> Owner Living in Same Unit |
| <input type="checkbox"/> Breach of Lease Agreement | <input type="checkbox"/> Demolition | <input type="checkbox"/> Foreclosure |
| <input type="checkbox"/> Nuisance | <input type="checkbox"/> Removal from Housing Use | <input type="checkbox"/> Section 8 |
| <input type="checkbox"/> Illegal Use of Unit | <input checked="" type="checkbox"/> Capital Improvement | <input type="checkbox"/> Sale of property |
| <input type="checkbox"/> Failure to Sign Lease Renewal | <input type="checkbox"/> Substantial Rehabilitation | <input checked="" type="checkbox"/> No Just Cause |
| <input type="checkbox"/> Denial of Access to Unit | <input type="checkbox"/> Ellis Act Withdrawal | <input checked="" type="checkbox"/> No Advice Clause |
| <input type="checkbox"/> Unapproved Subtenant | <input type="checkbox"/> Lead Remediation | <input type="checkbox"/> Retaliation |
| <input type="checkbox"/> Owner Move In | <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Oral Notice |
| | <input type="checkbox"/> Other | <input type="checkbox"/> Good Samaritan Tenancy Ends |

Attachment Sheet

Tenant McLenegan separately and additionally claims that the "Notice to vacate the apartment for required repairs" dated July 30, 2012 and the "Notice of Entry (CC §1954)... To make necessary or agreed repairs as required by the San Francisco Building/Housing Division," which Notices presumably allude to DBI NOV no. 201242621 dated July 10, 2012, are, in fact, notices of a Capital Improvement eviction under Rent Ordinance §37.9(a)(11), and that said Notice is therefore defective because it fails to comply with the requirements of Rent Ordinance §37.9(a)(11) and Rent Board Rules and Regulations §12.15.

Tenant McLenegan avers that the kind and degree of work to which Landlord Nguyen apparently refers would be such as to render Tenant McLenegan's unit hazardous, unsafe and uninhabitable while said work is in progress, and would substantially impair the tenant's Quiet Enjoyment and ability to reside in his unit. Further, as of today's date no Building, Electrical or Plumbing permits have been issued for the tenant's address, according to the DBI website.

Tenant McLenegan therefore claims that Landlord Nguyen is attempting to circumvent the requirements of the San Francisco Rent Ordinance and Rent Board Rules and Regulations, which mandate the service of a proper Capital Improvement eviction notice, by neglecting, whether negligently or intentionally, to serve the tenants such a Capital Improvement eviction notice, and also pay required relocation expenses to the tenants. The tenants further claim that such refusal denies them the process legally due them under state law and the San Francisco Rent Ordinance and Rules and Regulations.

The Landlord should also be aware that service of a Civil Code §1954 notice is legally inadequate for work that substantially interferes with the tenants' right of quiet enjoyment of the premises. See *Dwyer v. Carroll* (1890), 86 Cal. 298, 204-205, *McDowell v. Hyman* (1897) 117 Cal. 67, *Friedman, Garcia & Hagarty, CAL. PRAC.GUIDE: LANDLORD-TENANT §[4:89]* (The Rutter Group 2010).

WARNING TO LANDLORD:

Rent Ordinance §37.9(e) provides that "[i]t shall be unlawful for a landlord or any other person who willfully assists the landlord to endeavor to recover possession or to evict a tenant except as provided in Section 37.9(a) and (b)." Further, Rent Ordinance §§37.9 (e) and (f) provide for substantial criminal and civil penalties, including treble damages, injunctive relief and attorneys fees, for ANY person who endeavors to recover possession or recovers possession in violation

of Rent Ordinance §37.9(a) or (b). IN ADDITION, the landlord should be aware that it is a serious violation of state and local law for a landlord to retaliate - or threaten to retaliate - against a tenant for the tenant's peaceful exercise of any legal right(s). See, e.g., Rent Ordinance §37.9(d) and California Civil Code §1942.5.

End of Page

Start of Page

End of Page

Start of Page

Eviction Notices

Case No.	Property Address	File Date	Zip	Reason
B181115	530 Jones Street, #3	04/03/18	94102	
B181116	530 Jones Street, #5	04/03/18	94102	

Property Address						
530	Jones	Street	3	B181115		
Number	Street Name	Suffix	Unit#	Buyout ID		
530-534	Jones Street	5	94102	4/3/18	Declaration re Service of Disclosure Form	Filed <input checked="" type="checkbox"/>
Building		# of Units	Zip	Date Filed		
			1950		Buyout Agreement - Entire Tenancy	Filed <input type="checkbox"/>
Complex			Yr Built	Date Filed	Total Amount of Buyout Agreement	
Buyout Agreement: Tenant Information					Buyout Agreement - Parking / Storage Only	Filed <input type="checkbox"/>
				Date Filed	Buyout Amount for Parking/Storage	

Tenant	Senior / Disabled / Catastrophically III	Note
	# of Tenants in Buyout Agreement	

[illegible]



San Francisco Residential Rent Stabilization and Arbitration Board

RECEIVED

2018 APR -3 PM 5:10

INSTRUCTIONS

- (1) The landlord must provide all of the requested information and file this Declaration at the Rent Board prior to commencing Buyout Negotiations with the tenant.
- (2) Only one rental unit may be included on each Declaration form, but more than one tenant in the unit can be listed on the same form.

S.F. RESIDENTIAL RENT
STABILIZATION AND
ARBITRATION BOARD

Rent Board Data Stamp

Declaration of Landlord Regarding Service of
Pre-Buyout Negotiations Disclosure Form

- (1) The address of the rental unit that may be the subject of Buyout Negotiations:

530 Jones Street, #3
 Tenant's Address: Street Number Street Name Unit Number San Francisco CA 94102
 City State Zip Code

- (2) The landlord's name, business address, business email address and business telephone number:

450 O'Farrell Partners, LLC
 Landlord's Name
 39 Forrest Street, Suite 201 Mill Valley, CA 94941
 Business Address: Street Number Street Name Unit Number City State Zip Code
 415-381-3001 te@thompsondorman.com
 Business Phone Number Business Email Address

- (3) The name of each tenant with whom the landlord intends to enter into Buyout Negotiations at the above address:

First Name (Tenant) Middle Initial Last Name

First Name (Tenant) Middle Initial Last Name

First Name (Tenant) Middle Initial Last Name

DECLARATION OF LANDLORD

I declare under penalty of perjury under the laws of the State of California that the landlord provided each tenant listed above with the Pre-Buyout Negotiations Disclosure Form required by Ordinance Section 37.9E(d) prior to commencing Buyout Negotiations.

450 O'Farrell Partners, LLC

Print Landlord's Name Here

Landlord's Signature

 4-3-2018
 Date



**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

Action Log

***Buyout # B181115
530-534 Jones Street***

Date	Action	By
4/ 3/18	Declaration re Service of Disclosure Form filed.	Candy Cheung
4/ 6/18	L files hard copy (orig.) Declaration re Service of Disclosure Form. Placed on confidential side of file only. This is the same document that L filed by fax on 4/3/16.	Candy Cheung

Buyout Agreement: Tenant Information

of Tenants in Buyout Agreement

[illegible]



San Francisco Residential Rent Stabilization and Arbitration Board

RECEIVED

2018 APR 15 PM 5:10

INSTRUCTIONS

- (1) The landlord must provide all of the requested information and file this Declaration at the Rent Board prior to commencing Buyout Negotiations with the tenant.
- (2) Only one rental unit may be included on each Declaration form, but more than one tenant in the unit can be listed on the same form.

S.F. RESIDENTIAL RENT
STABILIZATION AND
ARBITRATION BOARD

Rent Board Date Stamp

**Declaration of Landlord Regarding Service of
Pre-Buyout Negotiations Disclosure Form**

- (1) The address of the rental unit that may be the subject of Buyout Negotiations:

530 Jones Street, #5
Tenant's Address: Street Number Street Name Unit Number City State Zip Code
San Francisco CA 94102

- (2) The landlord's name, business address, business email address and business telephone number:

450 O'Farrell Partners, LLC
Landlord's Name
39 Forrest Street, Suite 201 Mill Valley, CA 94941
Business Address: Street Number Street Name Unit Number City State Zip Code
415-381-3001 te@thompsondoniman.com
Business Phone Number Business Email Address

- (3) The name of each tenant with whom the landlord intends to enter into Buyout Negotiations at the above address:

First Name (Tenant)	Middle Initial	Last Name
[REDACTED]		
First Name (Tenant)	Middle Initial	Last Name
First Name (Tenant)	Middle Initial	Last Name

DECLARATION OF LANDLORD

I declare under penalty of perjury under the laws of the State of California that the landlord provided each tenant listed above with the Pre-Buyout Negotiations Disclosure Form required by Ordinance Section 37.9E(d) prior to commencing Buyout Negotiations.

450 O'Farrell Partners, LLC

Print Landlord's Name Here

Landlord's Signature

Date

4-5-2018



**Residential Rent Stabilization and Arbitration Board
City & County Of San Francisco**

Action Log

***Buyout # B181116
530-534 Jones Street***

Date	Action	By
4/ 3/18	Declaration re Service of Disclosure Form filed.	Candy Cheung
4/ 6/18	L files hard copy (orig.) Declaration re Service of Disclosure Form. Placed on confidential side of file only. This is the same document that L filed by fax on 4/3/16.	Candy Cheung



AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS 450, 474, 480 O'Farrell Street 530-532 Jones Street		BLOCK/LOT(S) 0317/007, 009, 011	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE) 2013.1535	MOTION NO. (IF APPLICABLE)	
PROJECT SPONSOR 450 O'Farrell Partners, LLC and Fifth Church of Christ Scientist		MAIN CONTACT Tyler Evje	PHONE 415-569-4554
ADDRESS 39 Forrest Street, Suite 201			
CITY, STATE, ZIP Mill Valley, CA 94941		EMAIL te@thompsondorman.com	
ESTIMATED RESIDENTIAL UNITS 176 units	ESTIMATED SQ FT COMMERCIAL SPACE 3,800 sf	ESTIMATED HEIGHT/FLOORS 130' / 13 floors	ESTIMATED CONSTRUCTION COST \$50M
ANTICIPATED START DATE Q1 2019			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input type="checkbox"/>	Project is wholly Commercial
<input checked="" type="checkbox"/>	Project is Mixed Use
<input checked="" type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
<p>NOTES:</p> <ul style="list-style-type: none"> If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department. If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83. For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection. 	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

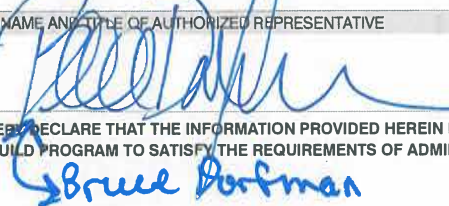

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	\$50	1	2	Laborer	\$54	3	15
Boilermaker	\$50	1	2	Operating Engineer	\$60	1	5
Bricklayer	\$50	1	2	Painter	\$40	1	4
Carpenter	\$77	10	50	Pile Driver	\$60	0	4
Cement Mason	\$60	15	75	Plasterer	\$40	3	15
Drywall/Latherer	\$40	6	30	Plumber and Pipefitter	\$40	3	15
Electrician	\$38	4	25	Roofer/Water proofer	\$40	3	15
Elevator Constructor	\$75	1	4	Sheet Metal Worker	\$40	3	15
Floor Coverer	\$40	1	4	Sprinkler Fitter	\$40	3	15
Glazier	\$40	1	4	Taper	\$40	2	10
Heat & Frost Insulator	\$40	0	0	Tile Layer/Finisher	\$40	1	4
Ironworker	\$68	2	4	Other:	\$40	0	0
		TOTAL:	202			TOTAL:	117

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? YES ☐ NO ☒
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? ☒ ☐
3. Will hiring and retention goals for apprentices be established? ☒ ☐
4. What is the estimated number of local residents to be hired? 75

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
	bd@thompsondorffman.com	415-381-3001
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
	6/14/18	
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)	(DATE)	

FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG

Cc: Office of Economic and Workforce Development, CityBuild
Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 **Phone:** 415-701-4848
Website: www.workforcedevelopmentsf.org **Email:** CityBuild@sfgov.org