

From: [Su, Maria \(CHF\)](#)
To: [Sider, Dan \(CPC\)](#)
Cc: [BOS Legislation \(BOS\)](#); [Rahaim, John \(CPC\)](#); [GIVNER, JON \(CAT\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#); [BOS-Supervisors \(BOS\)](#); [Legislative Aides \(Calvillo, Angela \(BOS\); Somera, Alisa \(BOS\); STACY, KATE \(CAT\); JENSEN, KRISTEN \(CAT\); Varat, Adam \(CPC\); Snyder, Mathew \(CPC\); Conner, Kate \(CPC\); Bintliff, Jacob \(CPC\)](#)
Subject: Re: Appeal of Adjustment, Reduction, or Waiver of Development Project Requirements - Child Care Fee - California College of the Arts - Student Housing Project, 188 Hooper Street - Timeliness Determination Request
Date: Friday, January 04, 2019 11:05:32 AM

Good morning Brent,

Once again, I apologize for the delay in DCYF's response to this request. I just returned from vacation this morning.

DCYF concurs with the SF Planning Department's Director of Executive Programs, Dan Sider's determination of timeliness of the California College of Art's application for an appeal for a waiver of the Child Care Fees.

Thanks,

—Maria

Maria Su, Psy.D.
Executive Director
Department of Children, Youth and Their Families (DCYF)
1390 Market Street, Suite 900
San Francisco, CA 94102
Tel: 415-554-3547

Executive Assistant: Rebecca Corteza; Rebecca.Corteza@dcyf.org (415-554-3510)

On Jan 3, 2019, at 4:39 PM, Sider, Dan (CPC) <dan.sider@sfgov.org> wrote:

Dear Mr. Jalipa

Please forgive the delay in our response.

We have completed our review of Mr. Frattin's appeal along with applicable portions of the Planning Code.

Planning Code Section 406(a)(2) states that "Any appeal authorized by this Section shall be made in writing and filed with the Clerk of the Board no later than 15 days after the date the Department or Commission takes final action on the project approval that assesses the requirement."

In this case, the "project approval that assesses the requirement" was the issuance of the first site permit for the project, Building Permit Application Number 201802161503. This site permit was issued on 8/27/18, and the associated Fee Report was generated and provided to Mr. Frattin on 8/22/18 (attached to this email).

However, Mr. Frattin's appeal is based on issuance of the first construction document for the project. This was issued on 12/17/18, while the associated Fee Report was generated on 12/12/18.

Because the first construction document referenced in Mr. Frattin's appeal is not the "project approval that assesses the requirement," and because more than 15 days passed between the 8/28/18 project approval and the 12/21/18 appeal, this appeal is not timely.

Feel free to contact me with any questions regarding this matter.

All the best.

dan

Daniel A. Sider, AICP

Director of Executive Programs

San Francisco Planning Department

1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-558-6697 | www.sfplanning.org <<http://www.sfplanning.org>>

San Francisco Property Information Map <<http://propertymap.sfplanning.org>>

From: BOS Legislation, (BOS)

Sent: Wednesday, January 02, 2019 1:22 PM

To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Rahaim, John (CPC)

<john.rahaim@sfgov.org>; Su, Maria (CHF) <Maria.Su@dcyf.org>

Cc: GIVNER, JON (CAT) <Jon.Givner@sfcityattty.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>;

Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>;

Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>;

Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Sider,

Dan (CPC) <dan.sider@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Starr,

Aaron (CPC) <aaron.starr@sfgov.org>; Jardines, Esmeralda (CPC) <Esmeralda.Jardines@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>

Subject: RE: Appeal of Adjustment, Reduction, or Waiver of Development Project Requirements - Child Care Fee - California College of the Arts - Student Housing Project, 188 Hooper Street - Timeliness Determination Request

Good morning Directors Rahaim and Su,

We are still awaiting a determination of timeliness and sufficiency of documentation regarding the appeal of the application of the Child Care Fee for the student housing project of the California College of the Arts at 188 Hooper Street, filed with our office by Daniel Frattin of Reuben, Junius and Rose, LLP, on December 21, 2018. Please kindly provide a response by memorandum by the close of business tomorrow, Thursday, January 3, so we may notify the appellant whether their appeal is accepted and when we can schedule a hearing date before the Board of Supervisors.

Thank you, in advance,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org <<mailto:brent.jalipa@sfgov.org>> | www.sfbos.org

From: BOS Legislation, (BOS)

Sent: Monday, December 24, 2018 9:41 AM

To: Rahaim, John (CPC) <john.rahaim@sfgov.org<<mailto:john.rahaim@sfgov.org>>>; Su, Maria (CHF) <maria.su@dcyf.org<<mailto:maria.su@dcyf.org>>>

Cc: GIVNER, JON (CAT) <Jon.Givner@sfcityatty.org<<mailto:Jon.Givner@sfcityatty.org>>>; Rahaim, John (CPC) <john.rahaim@sfgov.org<<mailto:john.rahaim@sfgov.org>>>; Teague, Corey (CPC) <corey.teague@sfgov.org<<mailto:corey.teague@sfgov.org>>>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org<<mailto:scott.sanchez@sfgov.org>>>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org<<mailto:lisa.gibson@sfgov.org>>>; Jain, Devyani (CPC) <devyani.jain@sfgov.org<<mailto:devyani.jain@sfgov.org>>>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org<<mailto:joy.navarrete@sfgov.org>>>; Lynch, Laura (CPC) <laura.lynch@sfgov.org<<mailto:laura.lynch@sfgov.org>>>; Sider, Dan (CPC) <dan.sider@sfgov.org<<mailto:dan.sider@sfgov.org>>>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org<<mailto:anmarie.rodgers@sfgov.org>>>; Starr, Aaron (CPC) <aaron.starr@sfgov.org<<mailto:aaron.starr@sfgov.org>>>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org<<mailto:esmeralda.jardines@sfgov.org>>>; BOS-Supervisors <bos-supervisors@sfgov.org<<mailto:bos-supervisors@sfgov.org>>>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org<mailto:bos-legislative_aides@sfgov.org>>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org<<mailto:angela.calvillo@sfgov.org>>>; Somera, Alisa (BOS) <alisa.somera@sfgov.org<<mailto:alisa.somera@sfgov.org>>>; BOS Legislation, (BOS) <bos.legislation@sfgov.org<<mailto:bos.legislation@sfgov.org>>>

Subject: Appeal of Adjustment, Reduction, or Waiver of Development Project Requirements - Child Care Fee - California College of the Arts - Student Housing Project, 188 Hooper Street

Dear Directors Rahaim and Su,

The Office of the Clerk of the Board is in receipt of an appeal of Adjustment, Reduction, or Waiver of Development Project Requirements, regarding the Child Care Fee (Planning Code, Section 414A<[http://library.amlegal.com/nxt/gateway.dll/California/planning/article4developmentimpactfeesandprojectr?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=JD_414](http://library.amlegal.com/nxt/gateway.dll/California/planning/article4developmentimpactfeesandprojectr?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_414)>) for the California College of the Arts' proposed student housing project at 188 Hooper Street. The appeal was filed by Daniel Frattin of Reuben, Junius & Rose, LLP, on behalf of the California College of the Arts.

Pursuant to Planning Code, Section

406<[http://library.amlegal.com/nxt/gateway.dll/California/planning/article4developmentimpactfeesandprojectr?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$anc=JD_406](http://library.amlegal.com/nxt/gateway.dll/California/planning/article4developmentimpactfeesandprojectr?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_406)>, please find attached the following documents received by the Office of the Clerk of the Board:

- * Statement of appeal from Daniel Frattin of Reuben, Junius & Rose, LLP, received 12/21/18;
- * Permit Detail Reports as of 12/20/18 Permit Application Nos. 201802161503 showing permits issued as of 12/17/18;
- * Development Impact Fee Reports as of 12/12/18 for Permit Application No. 201802161503.

Please also find the letter from the Clerk of the Board requesting a determination of timely filing and whether the documents submitted are sufficient for this appeal.

Best regards,

Brent Jalipa
Legislative Clerk
Board of Supervisors - Clerk's Office
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-7712 | Fax: (415) 554-5163
brent.jalipa@sfgov.org <<mailto:brent.jalipa@sfgov.org>> | www.sfbos.org

<Appeal Ltr 122118.pdf>

<CoB Ltr 122418.pdf>

<188 Hooper Impact Fee Email Thread.pdf>

<Impact Fee Report - August 22.pdf>

From: [Sider, Dan \(CPC\)](#)
To: [BOS Legislation, \(BOS\)](#); [Rahaim, John \(CPC\)](#); [Su, Maria \(CHF\)](#)
Cc: [GIVNER, JON \(CAT\)](#); [Rahaim, John \(CPC\)](#); [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Gibson, Lisa \(CPC\)](#); [Jain, Devyani \(CPC\)](#); [Navarrete, Joy \(CPC\)](#); [Lynch, Laura \(CPC\)](#); [Rodgers, AnMarie \(CPC\)](#); [Starr, Aaron \(CPC\)](#); [Jardines, Esmeralda \(CPC\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [Varat, Adam \(CPC\)](#); [Snyder, Mathew \(CPC\)](#); [Conner, Kate \(CPC\)](#); [Bintliff, Jacob \(CPC\)](#)
Subject: RE: Appeal of Adjustment, Reduction, or Waiver of Development Project Requirements - Child Care Fee - California College of the Arts - Student Housing Project, 188 Hooper Street - Timeliness Determination Request
Date: Thursday, January 03, 2019 4:39:19 PM
Attachments: [Appeal Ltr 122118.pdf](#)
[CoB Ltr 122418.pdf](#)
[188 Hooper Impact Fee Email Thread.pdf](#)
[Impact Fee Report - August 22.pdf](#)

Dear Mr. Jalipa

Please forgive the delay in our response.

We have completed our review of Mr. Frattin's appeal along with applicable portions of the Planning Code.

Planning Code Section 406(a)(2) states that "Any appeal authorized by this Section shall be made in writing and filed with the Clerk of the Board no later than 15 days after the date the Department or Commission takes final action on the project approval that assesses the requirement."

In this case, the "project approval that assesses the requirement" was the issuance of the first site permit for the project, Building Permit Application Number 201802161503. This site permit was issued on 8/27/18, and the associated Fee Report was generated and provided to Mr. Frattin on 8/22/18 (attached to this email).

However, Mr. Frattin's appeal is based on issuance of the first construction document for the project. This was issued on 12/17/18, while the associated Fee Report was generated on 12/12/18.

Because the first construction document referenced in Mr. Frattin's appeal is not the "project approval that assesses the requirement," and because more than 15 days passed between the 8/28/18 project approval and the 12/21/18 appeal, **this appeal is not timely.**

Feel free to contact me with any questions regarding this matter.

All the best.

dan

Daniel A. Sider, AICP

Director of Executive Programs

San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6697 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: BOS Legislation, (BOS)

Sent: Wednesday, January 02, 2019 1:22 PM

To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Rahaim, John (CPC)

<john.rahaim@sfgov.org>; Su, Maria (CHF) <Maria.Su@dcyf.org>

Cc: GIVNER, JON (CAT) <Jon.Givner@sfcityatty.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Jardines, Esmeralda (CPC) <Esmeralda.Jardines@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>

Subject: RE: Appeal of Adjustment, Reduction, or Waiver of Development Project Requirements - Child Care Fee - California College of the Arts - Student Housing Project, 188 Hooper Street - Timeliness Determination Request

Good morning Directors Rahaim and Su,

We are still awaiting a determination of timeliness and sufficiency of documentation regarding the appeal of the application of the Child Care Fee for the student housing project of the California College of the Arts at 188 Hooper Street, filed with our office by Daniel Frattin of Reuben, Junius and Rose, LLP, on December 21, 2018. Please kindly provide a response by memorandum by the close of business tomorrow, Thursday, January 3, so we may notify the appellant whether their appeal is accepted and when we can schedule a hearing date before the Board of Supervisors.

Thank you, in advance,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-7712 | Fax: (415) 554-5163
brent.jalipa@sfgov.org | www.sfbos.org

From: BOS Legislation, (BOS)

Sent: Monday, December 24, 2018 9:41 AM

To: Rahaim, John (CPC) <john.rahaim@sfgov.org>; Su, Maria (CHF) <maria.su@dcyf.org>

Cc: GIVNER, JON (CAT) <Jon.Givner@sfcityatty.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>;

Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Jain, Devyani (CPC) <devyani.jain@sfgov.org>; Navarrete, Joy (CPC) <joy.navarrete@sfgov.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; BOS-Supervisors <bos-supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative_aides@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Subject: Appeal of Adjustment, Reduction, or Waiver of Development Project Requirements - Child Care Fee - California College of the Arts - Student Housing Project, 188 Hooper Street

Dear Directors Rahaim and Su,

The Office of the Clerk of the Board is in receipt of an appeal of Adjustment, Reduction, or Waiver of Development Project Requirements, regarding the Child Care Fee ([Planning Code, Section 414A](#)) for the California College of the Arts' proposed student housing project at 188 Hooper Street. The appeal was filed by Daniel Frattin of Reuben, Junius & Rose, LLP, on behalf of the California College of the Arts.

Pursuant to [Planning Code, Section 406](#), please find attached the following documents received by the Office of the Clerk of the Board:

- Statement of appeal from Daniel Frattin of Reuben, Junius & Rose, LLP, received 12/21/18;
- Permit Detail Reports as of 12/20/18 Permit Application Nos. 201802161503 showing permits issued as of 12/17/18;
- Development Impact Fee Reports as of 12/12/18 for Permit Application No. 201802161503.

Please also find the letter from the Clerk of the Board requesting a determination of timely filing and whether the documents submitted are sufficient for this appeal.

Best regards,

Brent Jalipa

Legislative Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7712 | Fax: (415) 554-5163

brent.jalipa@sfgov.org | www.sfbos.org



Department of Building Inspection

Development Fee Collection Unit

City & County of San Francisco
1660 Mission Street, San Francisco, CA 94103-2414



DEVELOPMENT IMPACT FEE REPORT

PRELIMINARY

AS OF 08/22/2018

PERMIT APPLICATION: 201802161503

DATE REVIEW OF ESTIMATE COMPLETED BY DEVELOPMENT FEE COLLECTION UNIT: 08/22/2018

PROJECT DESCRIPTION:

ERECT A TYPE V-A OVER 1-A, 5-STORY, 280 DWELLING UNIT BUILDING FOR RESIDENTIAL STUDENT HOUSING. MAHER ORDINANCE COMPLY.

PROJECT SPONSOR:

CALIFORNIA COLLEGE OF THE ARTS, 1111 8TH ST, SAN FRANCISCO, CA 94107 (415) 703-9661

SITE PERMIT:

Y

FIRST PAYMENT OF IMPACT FEES DUE AT

1ST CONSTRUCTION DOCUMENT ISSUANCE
BLOCK 3808 LOT 004 188 HOOPER ST

JOB ADDRESS:

Controlling Entity	Applicable (Yes/No)	Impact Fee	Compliance Options (example = payment, in lieu, development)	Criteria Used in Calculation (example = # square fee X \$)	Estimated Amount	Reviewers Name	Reviewer's Phone Number
Planning Department	YES	Eastern Neighborhoods Infrastructure Impact Fee (Planning Code Section 423)	Payment	Per 423: 21,437 gsf - Change in Use from Non-Residential to Residential, Tier 1) 21,437 SF x \$2.83/SF=\$60,666.71	\$60,666.71	ESMERALDA JARDINES	(415) 575-9144
Planning Department	YES	Eastern Neighborhoods Infrastructure Impact Fee (Planning Code Section 423)	Payment	Per PC 423: (8,000 gsf - New Non-Residential, Tier 1) 8,000 SF x \$8.49/SF=\$67,920.	\$67,920.00	ESMERALDA JARDINES	(415) 575-9144
Planning Department	YES	Eastern Neighborhoods Infrastructure Impact Fee (Planning Code Section 423)	Payment	Per 423: 133,634-21,437=112,197 gsf - New Residential, Tier 1) 112,197 SF x \$11.32/SF=\$1,270,070.04	\$1,270,070.04	ESMERALDA JARDINES	(415) 575-9144
Planning Department and Department of Children Youth and Their Families	YES	Child Care Fee (Planning Code Section 414)	Payment	Per 414A: (21,437 gsf - Change of Use from Non-Residential to Residential) x \$.11/SF=\$2,358.07	\$2,358.07	ESMERALDA JARDINES	(415) 575-9144
Planning Department and Department of Children Youth and Their Families	YES	Child Care Fee (Planning Code Section 414)	Payment	Per 414A: (112,197 gsf - 10 Units or More with EN Plan Credit) x \$1.29/SF=\$144,734.13	\$144,734.13	ESMERALDA JARDINES	(415) 575-9144
Planning Department	YES	Street Trees, in lieu fee (Planning Code Section 428)	Physical Improvement	Building requirement to plant 33 trees. Only room for 23 trees onsite.		BUF	(415) 554-6700
Planning Department		Street Trees, in lieu fee (Planning Code Section 428)		Building requires planting 33 trees. Will install 750 sqft of landscaping in lieu of planting 10 required trees.		BUF	(415) 554-6700
SF Unified School District *	YES	School Impact Fee (State Ed. Code Section 17620)	Payment		\$218,248.56	SFUSD REAL ESTATE & ASSET MGMT OFFICE	(415) 241-6090
SF Public Utilities Commission *	YES	Wastewater Capacity Charge (PUC Resolution No. 07-0100)	Payment	Contact SFPUC	\$103,577.00	TOM BILL or MONICA SZU-WHITNEY	(415) 575-6941



Department of Building Inspection

Development Fee Collection Unit

City & County of San Francisco
1660 Mission Street, San Francisco, CA 94103-2414

DEVELOPMENT IMPACT FEE REPORT

PRELIMINARY

AS OF 08/22/2018



PERMIT APPLICATION: 201802161503

JOB ADDRESS: 188 HOOPER ST

Controlling Entity	Applicable (Yes/No)	Impact Fee	Compliance Options (example = payment, in lieu, development)	Criteria Used in Calculation (example = # square fee X \$)	Estimated Amount	Reviewers Name	Reviewer's Phone Number
SF Public Utilities Commission *	YES	Water Capacity Charge (PUC Resolution No. 07-0099)	Payment	Contact SFPUC	\$31,653.00	TOM BILL or MONICA SZU-WHITNEY	(415) 575-6941
Planning Department	YES	Transportation Sustainability Fee - General (Planning Code Section 411)	Payment	Per 411A: (TSF)IEE filed after 07/22/15 = Use TSF Rules - 100% Disc.] (21,437 gsf - Change in Use from Non-Residential to Residential) x \$10.32/SF=\$221,229.84. TSF Charitable Exemption Application is currently under review.	\$221,229.84	ESMERALDA JARDINES	(415) 575-9144
Planning Department	YES	Transportation Sustainability Fee - General (Planning Code Section 411)	Payment	Per 411A: (TSF)IEE filed after 07/22/15 = Use TSF Rules - 100% Disc.] (112,197 gsf - New Residential) x \$9.71/SF=\$1,089,432.87. TSF Charitable Exemption Application is currently under review.	\$1,089,432.87	ESMERALDA JARDINES	(415) 759-144

* Fees collected at site permit issuance.

Note: Per San Francisco Admin Code Section 83.4, a First Source Hiring Agreement (FSHA) is required on a permit for 25,000 square feet of commercial space or ten (10) or more new residential units. The proposed development is to erect a type v-a over 1-a, 5-story, 280 dwelling unit building for residential student housing and is subject to First Source Hiring Agreement (FSHA). Notify the City/Build at www.oewd.org/CityBuild for questions.

TOTAL Development Impact Fees: \$2,856,411.66



Department of Building Inspection

Development Fee Collection Unit

City & County of San Francisco
1660 Mission Street, San Francisco, CA 94103-2414

DEVELOPMENT IMPACT FEE REPORT

PRELIMINARY

AS OF 08/22/2018

PERMIT APPLICATION: 201802161503

JOB ADDRESS: 188 HOOPER ST

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 imposed as a condition of approval in accordance with 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, this Development Impact Fee Report issued under Section 107A.13.7 of the San Francisco Building Code and Planning Code Section serves as NOTICE of the imposition of fees or exactions and 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 report does not re-commence the 90-day approval period.

The City's Development Impact Fees will be adjusted annually in accordance with San Francisco Planning Code Article 4, Section 409(b) based on the Annual Infrastructure Construction Cost Inflation Estimate (AICIE) published by Office of the City Administrator's Capital Planning Group and approved by the Capital Planning Committee. The new fee schedule will be posted December 1st each year and effective on January 1st. To obtain a list of the fees and their adjusted rates, go to the Planning website (www.sfpplanning.org). Fees associated with other departments also may be adjusted annually on this same schedule, effective July 1 of each year, or adjusted at other times in accordance with applicable legislation. The adjusted fee rates apply to development impact fees paid on or after the effective date of any such fee adjustments, regardless of the date of permit filing or issuance of the preliminary fee assessment rate as shown on DBI's Citywide Development Fee Register for the particular project.



Subject: RE: Development Impact Fee Report - 188 Hooper - 2018-0216-1503
Date: Wednesday, August 22, 2018 at 2:29:34 PM Pacific Daylight Time
From: Blackshear, John (DBI)
To: Daniel Frattin
CC: Daniel Murphy, Gillian Allen, Jardines, Esmeralda (CPC)
Attachments: image004.jpg, image008.jpg, image009.jpg, image010.png, image011.png, image012.png, image001.jpg, image002.jpg, Impact Fee Report - 188 Hooper - 082218.pdf

Hello all,
Planning has updated their impact fee entries on this project. Please see the updated impact fee report attached.



John Blackshear
Development Fee Collection Unit

Finance Services | Department of Building Inspection | City and County of San Francisco
1660 Mission Street | San Francisco, CA 94103 | (415) 575-6801 | sfdbi.org



[Development Impact Fee - Collection Process and Procedure](#)

From: Blackshear, John (DBI)
Sent: Friday, July 13, 2018 7:56 AM
To: Daniel Frattin <dfrattin@reubenlaw.com>; Jardines, Esmeralda (CPC) <Esmeralda.Jardines@sfgov.org>
Cc: Daniel Murphy <danielmurphy@sbcglobal.net>; Gillian Allen <gallen@reubenlaw.com>
Subject: RE: Development Impact Fee Report - 188 Hooper - 2018-0216-1503

Thank you Daniel. The description for that physical requirement has been updated to Street Tree planting. Find the updated report attached.

John Blackshear
Development Fee Collection Unit
Department of Building Inspection
1660 Mission Street, 6th floor
San Francisco CA 94103
<http://sfdbi.org/development-impact-fee-collection-process-procedure>

tag: 201802161503

From: Daniel Frattin [<mailto:dfrattin@reubenlaw.com>]
Sent: Thursday, July 12, 2018 10:30 AM
To: Blackshear, John (DBI) <john.blackshear@sfgov.org>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>
Cc: Daniel Murphy <danielmurphy@sbcglobal.net>; Gillian Allen <gallen@reubenlaw.com>
Subject: RE: Development Impact Fee Report - 188 Hooper - 2018-0216-1503

Thanks John. This is showing a blank amount for the Vis. Valley Fee, which does not apply in this location. We'll follow up with Joyce Wong on the FSH documents.

REUBEN, JUNIUS & ROSE, LLP

Daniel A. Frattin, Partner
T. (415) 567-9000
C. (415) 517-9395
dfrattin@reubenlaw.com
www.reubenlaw.com

SF Office:

One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:

456 8th Street, 2nd Floor
Oakland, CA 94607



PRIVILEGE AND CONFIDENTIALITY NOTICE – This transmittal is intended solely for use by its addressee, and may contain confidential or legally privileged information. If you receive this transmittal in error, please email a reply to the sender and delete the transmittal and any attachments.

From: Blackshear, John (DBI) [<mailto:john.blackshear@sfgov.org>]

Sent: Thursday, July 12, 2018 10:09 AM

To: Daniel Frattin <dfrattin@reubenlaw.com>; Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>

Cc: Daniel Murphy <danielmurphy@sbcglobal.net>; Gillian Allen <gallen@reubenlaw.com>

Subject: RE: Development Impact Fee Report - 188 Hooper - 2018-0216-1503

Importance: High

Hello,

Here is the impact fee report as of today. This report can change if Planning enters additional development impact fees.

Also note that this project is subject to a First Source Hiring Agreement and shall contact Joyce Wong at the Office of Economic and Workforce Development to complete this MOU. Joyce Wong can be reached at (415) 701-4891 and joyce.s.wong@sfgov.org The DFCU will not be able to sign off until this MOU is executed.

John Blackshear
Development Fee Collection Unit
Department of Building Inspection
1660 Mission Street, 6th floor
San Francisco CA 94103
<http://sfdbi.org/development-impact-fee-collection-process-procedure>

From: Daniel Frattin [<mailto:dfrattin@reubenlaw.com>]
Sent: Wednesday, July 11, 2018 2:42 PM
To: Jardines, Esmeralda (CPC) <esmeralda.jardines@sfgov.org>; Blackshear, John (DBI) <john.blackshear@sfgov.org>
Cc: Daniel Murphy <danielmurphy@sbcglobal.net>; Gillian Allen <gallen@reubenlaw.com>
Subject: Development Impact Fee Report - 188 Hooper - 2018-0216-1503

Dear Esmeralda and John – This is a request for a development impact fee report for the project in the above-referenced building permit. Esmeralda, we'd like to make sure that the charitable exemption for the TSF is processed before the fee report is issued. Please let me know if there's anything else you need from us to process the exemption or generate the fees. Thank you.

REUBEN, JUNIUS & ROSE, LLP

Daniel A. Frattin, Partner
T. (415) 567-9000
C. (415) 517-9395
dfrattin@reubenlaw.com
www.reubenlaw.com

SF Office:

One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:

456 8th Street, 2nd Floor
Oakland, CA 94607



PRIVILEGE AND CONFIDENTIALITY NOTICE – This transmittal is intended solely for use by its addressee, and may contain confidential or legally privileged information. If you receive this transmittal in error, please email a reply to the sender and delete the transmittal and any attachments.

BOARD of SUPERVISORS



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

December 24, 2018

To: John Rahaim
Planning Director

Maria Su
Director of the Department of Children, Youth and Their Families

From: *ACC* Angela Calvillo
Clerk of the Board of Supervisors

Subject: Appeal of Adjustment, Reduction, or Waiver of Development Project Requirements - Child Care Fee - California College of the Arts - Student Housing Project, 188 Hooper Street

An appeal of Adjustment, Reduction, or Waiver of Development Project Requirements regarding the Child Care Fee (Planning Code, Section 414A) for a proposed student housing project at 188 Hooper Street was filed with the Office of the Clerk of the Board on December 21, 2018, by Daniel Frattin of Reuben, Junius & Rose, LLP, on behalf of the California College of the Arts.

Pursuant to Planning Code, Section 406, a sponsor of any development project subject to a development fee or development impact requirement imposed by Planning Code, Article 4, may appeal to the Board of Supervisors for a reduction, adjustment, or waiver of the requirement based upon the absence of any reasonable relationship or nexus between the impact of development and either the amount of the fee charged or the on-site requirement. Such filing shall be made in writing no later than 15 days after the date the Department or Commission takes final action on the project approval that assesses the requirement.

I am forwarding the appeal, with attached documents, to the Planning Department and the Department of Children, Youth, and Their Families, to determine if the documents are sufficient for filing and that the appeal has been filed in a timely manner. The determination should be made within three (3) working days of receipt of this request.

If you have any questions, please feel free to contact Brent Jalipa, Legislative Clerk, at (415) 554-7712 or, Lisa Lew, Legislative Clerk, at (415) 554-7718 or Jocelyn Wong, Legislative Clerk, at (415) 554-7702.

c: Jon Givner, Deputy City Attorney
Corey Teague, Zoning Administrator, Planning Department
Scott Sanchez, Acting Deputy Zoning Administrator, Planning Department
Lisa Gibson, Environmental Review Officer, Planning Department
Devyani Jain, Deputy Environmental Review Officer, Planning Department
Joy Navarrete, Environmental Planning, Planning Department
Laura Lynch, Environmental Planning, Planning Department
Dan Sider, Director of Executive Programs
AnMarie Rodgers, Director of Citywide Planning, Planning Department
Aaron Starr, Manager of Legislative Affairs, Planning Department
Esmeralda Jardines, Staff Contact, Planning Department

REUBEN, JUNIUS & ROSE, LLP

Daniel Frattin
dfrattin@reubenlaw.com

December 21, 2018

Delivered Via Messenger and Email (Board.of.Supervisors@sfgov.org)

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

**Re: California College of the Arts
Request for Waiver of Child Care Impact Fee
Our File No.: 8940.02**

Dear President Cohen and Supervisors:

This office represents California College of the Arts (“CCA” or the “College”) in connection with its approved new student housing building at 188 Hooper (the “Student Housing Project”). (Planning Case No. 2016-001557.) We are submitting this appeal in opposition to the application of the Child Care Fee to the Student Housing Project.

On December 12, 2018, the Department of Building Inspection (“DBI”) issued a Preliminary Impact Fee Report (the “Fee Report”) in advance of the issuance of a first construction document for the Student Housing Project at 188 Hooper Street (the “Project”) (See DBI Permit App. No 2018-0216-1503, addenda 1 and 2 issued December 17, 2018). The Fee Report includes a Child Care Fee assessment of \$134,414.13.

Planning Code Section 406 states that:

The sponsor of any development project subject to a development fee or development impact requirement imposed by this Article may appeal to the Board of Supervisors for a reduction, adjustment, or waiver of the requirement based upon the absence of any reasonable relationship or nexus between the impact of development and . . . the amount of the fee charged. . . . (Planning Code § 406(a)(1).)

Such a reasonable relationship is absent in the case of the Student Housing Project and the Residential Child Care Fee (the “Fee”) established by Planning Code Section 414A. The San Francisco Citywide Nexus Analysis explains that “Residential development assumes the cost of providing childcare that is required near the home, while commercial development assumes the cost of providing childcare that is required near the place of work.” (San Francisco Citywide Nexus

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
456 8th Street, 2nd Floor, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

BOA
SAN FRANCISCO
2018 DEC 21 PM 3:37
BY [Signature]

Analysis, at p. 20 (March 2014).) Accordingly, the Planning Code imposes a Child Care Impact Fee on office and hotel projects to account for the demand for childcare close to the workplace, and on residential projects to account for the demand for childcare close to the home. This logic is reinforced in Section 414A itself, which states as a purpose of the Fee the fact that “Residential developments in the City are benefitted by the availability of childcare for persons residing in such developments.” (Planning Code § 414A.1(a).)

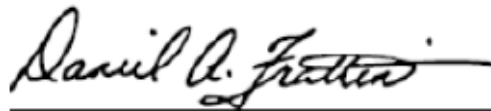
However, CCA’s Student Housing Project will not contribute to the need for childcare typically generated by residential projects. The Project will provide dorm-style housing for primarily undergraduate students—18-22-year-olds. Students will apply for a single bed in a unit shared with other students, and the units are not designed to accommodate families with children. Accordingly, residents of the Student Housing Project will not contribute to the demand for citywide child care services.

Given the lack of a reasonable relationship or nexus between the Residential Child Care Fee and CCA’s Student Housing Project, we respectfully request a waiver of the Fee as applied to the Project, pursuant to Planning Code Section 406(a)(1).

Thank you.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in dark ink, reading "Daniel A. Frattin", with a horizontal line underneath.

Daniel A. Frattin

DBI Permit Addenda Details Report

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2018 DEC 21 PM 4:15

Permit Addenda Details Report

Report Date: 12/20/2018 6:15:02 PM

Application Number: 201802161503

Form Number: 1

Address(es):

3808	/004	/0	188	HOOPER	ST
------	------	----	-----	--------	----

Description:

TO ERECT 5 STORIES, NO BASEMENT, TYPE III-B OVER I-A, 280 DWELLING UNIT BUILDING FOR RESIDENTIAL STUDENT HOUSING. (R-2,A-2,S-2) MAHER ORDINANCE COMPLY.

Cost:

\$32,400,000.00

Occupancy Code:

R-2,A-2,S-2

Building Use:

24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
12/12/2018	Approved	
12/12/2018	Approved	
12/17/2018	Issued	
12/17/2018	Issued	

Contact Details:

Contractor Details:

License Number: 757362

Name: ROBERT NIBBI

Company Name: NIBBI BROS ASSOC INC

Address: 1000 BRANNAN STREET, STE 102 * SAN FRANCISCO CA 94103-

9000

Phone:

Addenda Details:

Description: FOUNDATION								
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	8/28/18	8/28/18			8/28/18	TORRES SHIRLEY	38 PGS
2	BLDG	8/28/18	9/20/18	10/3/18		12/7/18	YAU WILLY HOI-C	
3	DPW-BSM	11/14/18	11/19/18	11/19/18	12/11/18	12/11/18	ZHOU ANDY	Approved. 12/11/18: BSM sign off on Job Card required prior to DBI final. Subject to all conditions of BSM: #18IE-0245, 18MSE-0457, BUF, Sidewalk Legislation. -AZ 12/3/18 Release 18IE-0245, 18MSE-0457 RD On hold. 11/19/18: Sign off after BLDG approval. Waiting for BSM plan checker's and BUF's recommendation to sign off per 18IE-0245, 18MSE-0457, and BUF. (REF: Sidewalk Legislation) Please call (415) 554-5810 for more information. -CC
4	PPC	12/12/18	12/12/18			12/12/18	CHAN EDDIE MAN WAI	12/12/18: to CPB; EC. 12/10/18: To BSM; HP 12/5/18: To MEGA HOLD # 2 pending BLDG & BSM approval; HP 11/20/18: To MEGA HOLD 1A pending BLDG approval, then BSM; HP 11/14/18: to BSM per Willy Yau & applicant; am 10/19/18: In #2 Mega hold bin per Willy Yau; EC. 8/28/18: To BLDG; HP
5	CPB	12/12/18	12/12/18			12/17/18	TORRES SHIRLEY	12/17/2018: ISSUED. ST 12/12/2018: 38 PGS. APPROVED. ST
Description: SUPERSTRUCTURE								
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	8/28/18	8/28/18			8/28/18	TORRES SHIRLEY	33 PGS
2	BLDG	8/28/18	9/27/18	10/18/18		12/10/18	YAU WILLY HOI-C	

3	DPW-BSM	11/14/18	11/19/18	11/19/18	12/11/18	12/11/18	ZHOU ANDY	Approved. 12/11/18: BSM sign off on Job Card required prior to DBI final. Subject to all conditions of BSM: #18IE-0245, 18MSE-0457, BUF, Sidewalk Legislation. -AZ 12/3/18 Release 18IE-0245, 18MSE-0457 RD 11/28/18 Buf Release RD On hold. 11/19/18: Sign off after BLDG approval. Waiting for BSM plan checker's and BUF's recommendation to sign off per 18IE-0245, 18MSE-0457, and BUF. Please call (415) 554-5810 for more information. (REF: Sidewalk Legislation) -CC
4	PPC	12/12/18	12/12/18			12/12/18	CHAN EDDIE MAN WAI	12/12/18: to CPB;EC. 12/10/18: To BSM; HP 11/20/18: To MEGA HOLD 1A pending BLDG & BSM approval; HP 11/14/18: to BSM per Willy Yau & applicant; am 10/19/18: In #2 Mega hold bin per Willy Yau;EC. 8/28/18: To BLDG; HP
5	CPB	12/12/18	12/12/18			12/17/18	TORRES SHIRLEY	12/17/2018: ISSUED. ST 12/12/2018: 34 PGS. APPROVED. ST
Description: ARCH/MEP/CIVIL/LANDSCAPE								
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	8/29/18	8/29/18			8/29/18	TORRES SHIRLEY	VOL 1: 187 PGS. VOL 2: 145 PGS. ST
2	BLDG	8/29/18	9/18/18	11/6/18			MCELROY CAREY	
3	MECH	8/29/18	8/30/18	9/24/18			NAGATA TIMOTHY	Comments sent 9-24-18; Mech set (1 set) routed for electrical review
4	MECH-E	9/24/18	9/28/18	10/4/18			DE LA TORRE GODFREY	10/04/18: Electrical comments have been emailed to the Applicant. 2 sets of plans have been routed to PPC with Comments.
5	SFFD	8/29/18	10/1/18	10/28/18			CHIN JEFF	O/t requested 9/5 RP assigned 9/5 10/01/18 Plan Review of parallel set. JJC 10/28/18 Sent Initial Architectural Comments. JJC
6	PID-INSP	10/10/18	11/15/18			11/15/18	FARROW ROBERT	
7	DPW-BSM	11/28/18	12/4/18	12/4/18			ZHOU ANDY	On hold. 12/4/18: Waiting for BSM plan checker's and BUF's recommendation to sign off per 18IE-0245, 18MSE-0457, and BUF. Please call (415) 554-5810 for more information. (REF: Sidewalk Legislation) -AZ
8	SFPUC	12/7/18	12/12/18			12/12/18	TOM BILL	Not Applicable - Addendum. Already assessed. Signed off at PPC.
9	HEALTH							
10	CP-ZOC							
11	PPC						CHAN EDDIE MAN WAI	12/7/18: 2 BLDG sets and 1 MECH set(2 VOLS PER SET)to PUC;EC. 11/28/18: 2 BLDG sets and 1 MECH set(2 VOLS PER SET)to BSM;EC. 11/15/18: 2 BLDG sets (2vols) w/ref and 1 MECH set(2 vols per set) to MEGA HOLD in cart pending recheck; HP 11/7/18: 2 BLDG sets (2vols) w/ref and 1 MECH set(2 vols per set) route to PID to stamp and sign on the application form and plans(BLDG sets);EC. 10/25/18: MECH Set (2 vols) w/ ref to MEGA HOLD 1B, 2 sets w/ original application with BLDG station; HP 10/10/18: MECH Set (2 vols) w/ ref. to PID; 2 sets w/ original application with BLDG station;EC. 10/4/18: MECH set 2 vols w/refs and calc to MEGA

									HOLD 1B; HP 8/29/18: 2 sets (2 vols per set) to BLDG for parallel review and 1 Set(2 vols per set) MECH, and SFFD for parallel review (ref. bundled with each set);EC.
12	CPB								
Description: FIRE SPRINKLER									
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description	
Description: FIRE ALARM & 2-WAY COMMUNICATION SYSTEM									
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description	
Description: ERRCS									
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description	
Description: EBM									
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description	
Description: HEALTH									
Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description	
Station Code Descriptions and Phone Numbers									

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

Development Impact Fee Report
(Preliminary as of 12/12/2018)



Department of Building Inspection

Development Fee Collection Unit

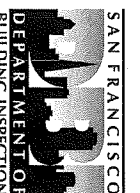
City & County of San Francisco
1650 Mission Street, San Francisco, CA 94103-2414

DEVELOPMENT IMPACT FEE REPORT

PRELIMINARY

AS OF 12/12/2018

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO



PERMIT APPLICATION: 201802161503

2018 DEC 21 PM 4:20

DATE REVIEW OF ESTIMATE COMPLETED BY DEVELOPMENT FEE COLLECTION UNIT: 12/12/2018

PROJECT DESCRIPTION: TO ERECT 5 STORIES, NO BASEMENT, TYPE III-B OVER I-A, 280 DWELLING UNIT BUILDING FOR RESIDENTIAL STUDENT HOUSING. (R-2,A-2,S-2)

MAHER ORDINANCE COMPLY.

PROJECT SPONSOR:

CALIFORNIA COLLEGE OF THE ARTS, 1111 8TH ST, SAN FRANCISCO, CA 94107 (415) 703-9561

SITE PERMIT:

Y

FIRST PAYMENT OF IMPACT FEES DUE AT 1ST CONSTRUCTION DOCUMENT ISSUANCE

JOB ADDRESS: BLOCK 3808 LOT 004 188 HOOPER ST

Controlling Entity	Applicable (Yes/No)	Impact Fee	Compliance Options (example = payment, in lieu, development)	Criteria Used in Calculation (example = # square fee X \$)	Estimated Amount	Reviewers Name	Reviewer's Phone Number
Planning Department		Eastern Neighborhoods Infrastructure Impact Fee (Planning Code Section 423)		Per PC 423: (8,000 gsf - Non-Residential to Non-Residential, Tier 1) 8,000 SF x \$0/SF=\$0.	\$0.00	ESMERALDA JARDINES	(415) 575-9144
Planning Department	YES	Eastern Neighborhoods Infrastructure Impact Fee (Planning Code Section 423)	Payment	Per 423: (21,437-8,000=13,437 gsf - Change in Use from Non-Residential to Residential, Tier 1); 13,437 SF x \$2.83/SF=\$38,026.71.	\$38,026.71	ESMERALDA JARDINES	(415) 575-9144
Planning Department	YES	Eastern Neighborhoods Infrastructure Impact Fee (Planning Code Section 423)	Payment	Per 423: (125,634-21,437=104,197) gsf - New Residential, Tier 1; 104,197 SF x \$11.32/SF=\$1,179,510.04.	\$1,179,510.04	ESMERALDA JARDINES	(415) 575-9144
Planning Department and Department of Children Youth and Their Families	YES	Child Care Fee (Planning Code Section 414)	Payment	Per 414A: (21,437 gsf - Change of Use from Non-Residential to Residential) x \$1.1/SF=\$2,358.07	\$2,358.07	ESMERALDA JARDINES	(415) 575-9144
Planning Department and Department of Children Youth and Their Families	YES	Child Care Fee (Planning Code Section 414)	Payment	Per 414A: (104,197 gsf - 10 Units or More with EN Plan Credit) x \$1.29/SF=\$134,414.13	\$134,414.13	ESMERALDA JARDINES	(415) 575-9144
Planning Department	YES	Street Trees, in lieu fee (Planning Code Section 428)	Physical Improvement	Building requirement to plant 33 trees. Only room for 23 trees onsite.		BUF	(415) 554-6700
Planning Department	YES	Street Trees, in lieu fee (Planning Code Section 428)	Physical Improvement	Building requires planting 33 trees. Will install 750 sqft of landscaping in lieu of planting 10 required trees.		BUF	(415) 554-6700
SF Unified School District *	YES	School Impact Fee (State Ed. Code Section 17620)	Payment		\$218,248.56	SFUSD REAL ESTATE & ASSET MGMT OFFICE	(415) 241-6090



Department of Building Inspection

Development Fee Collection Unit

City & County of San Francisco
1660 Mission Street, San Francisco, CA 94103-2414

DEVELOPMENT IMPACT FEE REPORT

PRELIMINARY

AS OF 12/12/2018



PERMIT APPLICATION: 201802161503

JOB ADDRESS: 188 HOOPER ST

Controlling Entity	Applicable (Yes/No)	Impact Fee	Compliance Options (example = payment, in lieu, development)	Criteria Used in Calculation (example = # square fee X \$)	Estimated Amount	Reviewers Name	Reviewer's Phone Number
SF Public Utilities Commission *	YES	Wastewater Capacity Charge (PUC Resolution No. 07-0100)	Payment	Contact SFPUC	\$103,577.00	TOM BILL or MONICA SZU- WHITNEY	(415) 575-6941
SF Public Utilities Commission *	YES	Water Capacity Charge (PUC Resolution No. 07-0099)	Payment	Contact SFPUC	\$31,653.00	TOM BILL or MONICA SZU- WHITNEY	(415) 575-6941
Planning Department		Transportation Sustainability Fee - General (Planning Code Section 411)		Per 411A: (TSF) [EE filed after 07/22/15 = Use TSF Rules - 100% Disc.] (13,437 gsf - Change in Use from Non-Residential to Residential) x \$0/SF=\$0. 411A (@ \$20.03-\$9.71=\$10.32) (previous use is higher than proposed use; thus, \$0/SF). TSF Charitable Exemption Application is currently under review.	\$0.00	ESMERALDA JARDINES	(415) 575-9144
Planning Department		Transportation Sustainability Fee - General (Planning Code Section 411)		Per 411A: (TSF) [EE filed after 07/22/15 = Use TSF Rules - 100% Disc.] (125,634-21,437 gsf - New Residential) x \$8.60/SF=\$896,094.20 TSF Charitable Exemption Application is currently under review.	\$0.00	ESMERALDA JARDINES	(415) 759-144

* Fees collected at site permit issuance.

Note: Per San Francisco Admin Code Section 83.4, a First Source Hiring Agreement (FSHA) is required on a permit for 25,000 square feet of commercial space or ten (10) or more new residential units. The proposed development is to erect 5 stories, no basement, type ii-b over i-a, 280 dwelling unit building for residential student housing, (i-2,a-2,s-2) maher ordinance comply. and is subject to First Source Hiring Agreement (FSHA). Notify the CityBuild at www.oewd.org/CityBuild for questions.



Department of Building Inspection

Development Fee Collection Unit

City & County of San Francisco
1660 Mission Street, San Francisco, CA 94103-2414

DEVELOPMENT IMPACT FEE REPORT

PRELIMINARY

AS OF 12/12/2018



PERMIT APPLICATION: 201802161503

JOB ADDRESS: 188 HOOPER ST

TOTAL Development Impact Fees: \$1,354,308.95

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 imposed as a condition of approval in accordance with 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, this Development Impact Fee Report issued under Section 107A.13.7 of the San Francisco Building Code and Planning Code Section serves as NOTICE of the imposition of fees or exactions and 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 report does not re-commence the 90-day approval period.

The City's Development Impact Fees will be adjusted annually in accordance with San Francisco Planning Code Article 4, Section 409(b) based on the Annual Infrastructure Construction Cost Inflation Estimate (AICCIE) published by Office of the City Administrator's Capital Planning Group and approved by the Capital Planning Committee. The new fee schedule will be posted December 1st each year and effective on January 1st. To obtain a list of the fees and their adjusted rates, go to the Planning website (www.sfpplanning.org). Fees associated with other departments also may be adjusted annually on this same schedule, effective July 1 of each year, or adjusted at other times in accordance with applicable legislation. The adjusted fee rates apply to development impact fees paid on or after the effective date of any such fee adjustments, regardless of the date of permit filing or issuance of the preliminary fee assessment rate as shown on DBI's Citywide Development Fee Register for the particular project.