



Conditional Use Authorization Appeal

450 O'Farrell Street

DATE: August 30, 2021
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Rich Hillis, Planning Director – Planning Department (628) 652-7600
Carly Grob, Case Planner – Planning Department (628) 652-7532
RE: Board File No. 210858, Planning Case No. 2013.1535CUA-02
Appeal of Conditional Use Authorization for 450-474 O'Farrell Street, 532 Jones Street
HEARING DATE: September 7, 2021
PROJECT SPONSOR: Forge Development Partners LLC, 155 Montgomery Street, Suite 300, San Francisco, CA 94104
APPELLANTS: Tenderloin Housing Clinic (THC) c/o Pratibha Tekky, 126 Hyde Street, San Francisco, CA 94102
Pacific Bay Inn, Inc. c/o Newmeyer & Dillion, LLP, attn. Michael Shonafelt/Gregory Tross, 895 Dove Street, Fifth Floor, Newport Beach, CA 92660

INTRODUCTION

This memorandum and the attached documents are a response to the letters of appeal to the Board of Supervisors (“Board”) regarding the Planning Commission’s (“Commission”) approval of the application to amend the conditions of approval from Commission Motion No. 20281 under Planning Department Case Number 2013.1535CUA-02 pursuant to Planning Code Sections:

- 209.3 (establishment of an institutional use),
- 253(b)(1) (Height exceeding 40 feet in an RC District),
- 263.7 (Height exceeding 80 feet in the North of Market Residential Special Use District),
- 271 (Bulk),
- 303 (Conditional Use Authorization),
- 304 (Planned Unit Development), and
- 317 (Loss of Residential and Unauthorized Units Through Demolition, Merger, and Conversion)

This memorandum addresses the appeal to the Board, filed on July 21, 2021, by the Pacific Bay Inn (“PBI”) and the Tenderloin Housing Clinic.

The decision before the Board is whether to uphold, overturn, or amend the Planning Commission’s approval of an application for Conditional Use Authorization to allow the proposed Project at the subject property.

PROJECT DESCRIPTION

The Project amended Condition of Approval Nos. 24, 25, 26 and 32 of Planning Commission Motion No. 20281 to modify the Project's compliance with Sections 166, 155, 155.1, and 155.2, and of 415 of the Planning Code, respectively. Amendments were required to reflect changes in the project scope, namely, the proposed change in residential program from dwelling units to group housing rooms.

On September 13, 2018, the Planning Commission approved a Planned Unit Development and Conditional Use Authorization (Motion No. 20281), which authorized the Original Project. The Original Project included the demolition of the existing buildings on Lots 007, 009, and 011 in Assessor's Block 0317; the merger of those lots; and the construction of a new 130-foot-tall building. The new building would have up to 176 dwelling units (30 studios, 54 one-bedroom, 68 two-bedroom and 24 three-bedroom units), restaurant and/or retail space on the ground floors, a replacement church facility for the Fifth Church of Christ, Scientist 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 Revised Project approved by the Planning Commission on June 24, 2021 (Motion No. 20935) includes up to 316 group housing rooms with a maximum of 632 beds instead of 176 dwelling units. Residential off-street parking has been removed, six off-street parking spaces remain to serve the church, and 136 Class 1 and 15 Class 2 bicycle parking spaces will be provided. The Project still requires the demolition of the three buildings, the merger of the three lots, and the construction of a 13-story mixed use building with a similar massing and basement, and religious institutional space for the replacement church facility.

The Original 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 Revised Project would construct a total of approximately 207,448 square feet ("sf") of development, including 172,323 sf of residential space, 6,023 sf of restaurant/retail space, 9,924 sf for religious institution use, and approximately 5,056 sf of residential open space.

In approving the Revised Project, the Commission included conditions that instructed the project sponsor to provide more, large group housing bedrooms (those exceeding 500 square feet) by removing proposed ground floor retail space and replace it with group housing rooms, and by explore group housing rooms at the basement level. The Commission also added a condition to increase the bicycle parking up to 200 Class 1 bicycle parking spaces from the required 136 Class 1 spaces, and to maximize the balconies on all the street frontages except O'Farrell.

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 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.

BACKGROUND

On September 13, 2018, the Planning Commission approved Motion No. 20281 with conditions, authorizing a Planned Unit Development and Conditional Use Authorization to construct the Original Project. The Planning Commission also adopted Motions No. 20279 and 20280, certifying the Environmental Impact Report, adopting CEQA findings, including a statement of overriding considerations, and adopted a mitigation monitoring and reporting program (MMRP) for the Original Project.

On January 24, 2020, the Project Sponsor filed Application No. 2013.1535CUA-02 for the Revised Project.

On May 13, 2020, Site Permit Application No. 201810294361 was issued by the Department of Building Inspection for the Original Project.

On January 7, 2021, the Commission continued application no. 2013.1535CUA-02 to February 4, 2021. At the February 4 Commission hearing, the item was continued to April 1, 2021. At the April 1 Commission hearing, the item was continued to April 15, 2021. At the April 15 hearing, the item was continued to June 10, 2021. At the June 10 hearing, the item was continued to June 24, 2021.

On June 24, 2021, the Commission voted 4-2 with one absent to approve Motion No. 20935 with conditions. The Commission imposed the following conditions at the hearing in addition to the amended conditions and standard conditions:

1. Increase the number of larger group housing units, wherever feasible.
2. Provide balconies to maximum projection on all sides except O'Farrell Street.
3. Continue working with Staff to increase the number of bicycle parking spaces, up to 200.
4. Convert the ground-floor retail space to group housing units.
5. Work with Staff to analyze the feasibility of converting the basement to additional group housing units.

On July 21, 2021, the Pacific Bay Inn and Tenderloin Housing Clinic submitted an appeal of the Conditional Use Authorization to the Board.

CONDITIONAL USE AUTHORIZATION REQUIREMENTS

Planning Code Section 303 establishes criteria for the Commission to consider when reviewing all applications for Conditional Use approval. To approve the project, the Commission must find that these criteria have been met:

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;
 - 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 General Plan.
4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

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.

1. Affirmatively promote applicable objectives and policies of the General Plan;
2. Provide off-street parking appropriate to the occupancy proposed and not exceeding principally-permitted maximum amounts;
3. 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;
4. 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;
5. 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;

6. 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;
7. Provide street trees as per the requirements of Section 138.1 of the Code.
8. Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

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 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 the Planning Code, of the RH, RM, or RC Districts, the height and bulk districts, the criteria stated in Section 303(c), and the policies of the General Plan. In reviewing a proposal for a building exceeding 50 feet in RM and RC districts, the Planning Commission may require that the permitted bulk and required setbacks of a building be arranged to maintain appropriate scale on and maximize sunlight to narrow streets (rights-of-way 40 feet in width or narrower) and alleys.

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).

The purpose set forth in Subsection 249.5(b) is to 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.

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. Exceptions to the Section 270 bulk limits are permitted through Section 271.

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:

1. whether the property is free of a history of serious, continuing Code violations;
2. whether the housing has been maintained in a decent, safe, and sanitary condition;
3. whether the property is an "historical resource" under CEQA;
4. whether the removal of the resource will have a substantial adverse impact under CEQA;
5. whether the project converts rental housing to other forms of tenure or occupancy;
6. whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;
7. whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;
8. whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;
9. whether the project protects the relative affordability of existing housing;
10. whether the project increases the number of permanently affordable units as governed by Section 415;
11. whether the project locates in-fill housing on appropriate sites in established neighborhoods;
12. whether the project increases the number of family-sized units on-site;
13. whether the project creates new supportive housing;
14. whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;
15. whether the project increases the number of on-site Dwelling Units;
16. whether the project increases the number of on-site bedrooms;
17. whether or not the replacement project would maximize density on the subject lot; and
18. 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.

On balance, the Commission finds that the Project is consistent with the relevant provisions of the Planning Code as originally described in Section I of Planning Commission Motion No. 20281, except as amended by Motion No. 20935

APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES

ISSUE 1: Lack of due consideration, disclosure or analysis of the health, safety and welfare of the Tenderloin community and the adjacent Pacific Bay Inn.

RESPONSE 1: The Planning Department evaluated all the health, safety and welfare impacts in the Second Addendum to the Environmental Impact Report.

The points raised by the Appellant in Issue 1 are related to the adequacy of the Second Addendum to the Environmental Impact Report ("the Addendum") and are not related to the Conditional Use Authorization to modify the approved project. The Appellant discusses potential structural impacts, dust, noise, air

quality, vibration, and construction traffic, all of which have been analyzed and disclosed in the Addendum. Planning Department Staff responded to similar concerns raised by PBI in a Memo to the Planning Commission dated January 27, 2021. The Appellant also states that the mitigation measures for the project do not create definable standards to mitigate potential impacts to the Pacific Bay Inn Hotel; a challenge to the mitigation measures for the project would require an appeal to the Environmental Impact Report, not the Conditional Use Authorization. Two appeals to EIR were filed for the Original Project, both on October 15, 2018; the first appeal was filed on behalf of 540 Jones Street Hotel and the second was filed on behalf of San Francisco Heritage. An appeal to the Conditional Use Authorization was also filed for the Original Project. All three appeals were withdrawn by their respective appellants on November 12, 2018.

Issue 1 also references potential light and air impacts to the residents of the Pacific Bay Inn Hotel due to the lack of architectural sculpting. The project did not extend beyond the building envelope approved in the previous version, so changing the program from dwelling units to group housing would not create any new impacts to the adjacent residents that were not considered in the first approval. The previous version of the project included a three-foot setback at the fourth story and above, which extended along the west side of the Pacific Bay Inn Hotel, beginning at the first of two adjacent lightwells. The approved project increased this setback from three feet to 11 feet for a depth of approximately 18 feet adjacent to the front lightwell at the Pacific Bay Inn Hotel. The project also includes upper-level setbacks at the 10th story, which extend the three-foot setback to the lot line along O'Farrell and set the building back from the street.

ISSUE 2: The project is not compatible with the Tenderloin community, which is already oversaturated with market-rate group housing.

RESPONSE 2: The concentration of group housing was considered by the Planning Commission, who determined the project to be necessary and desirable for the City.

The Project is in the Residential-Commercial, High Density (RC-4) Zoning District, which permits a high density of one group housing room for every 70 square feet of lot area. Unit Mix requirements set forth in Planning Code Section 207.7 do not apply to projects where 100% of the residential uses are group housing. The Planning Commission considered the concentration of group housing uses in the neighborhood, but decided that on balance, the project was necessary and desirable for the neighborhood, in part because the project would increase the City's stock of both affordable and market-rate housing. Several Commissioners expressed interest in a further analysis of market-rate group housing overall, but specifically stated the concentration of group housing uses would need to be addressed more holistically at a policy level.

ISSUE 3: Lack of community outreach and dialogue.

RESPONSE 3: The Project Sponsor has completed the required neighborhood notification and has modified the project in response to feedback from the community.

The Project Sponsor completed neighborhood notification in accordance with all applicable Department Requirements. The required notice for the Planning Commission hearing on January 7, 2021, was distributed on December 18, 2020. The Sponsor has also provided a schedule of community outreach events that occurred leading up to the Planning Commission hearings for the project. The project was revised in

response to community feedback by increasing the number of larger group housing rooms and by increasing the amount of common area. As the appellant's letter states, many members of the Community are opposed to the group housing aspect of the project and would prefer the first version of the project which included 176 dwelling units; however, the primary scope of the project was to modify the original approval to allow 316 group housing rooms instead of 176 dwelling units. The Project Sponsor could not accommodate requests from the community without fundamentally changing the scope of the project.

SUMMARY RESPONSE

The Appellant's concerns fall into two distinct categories: adequacy of environmental review and the community's preference for dwelling units over group housing. Regarding the environmental review, all the potential impacts raised by the Appellant have been analyzed and disclosed in the Second Addendum to the EIR. Department staff have addressed these issues in the Addendum and in various correspondence with PBI. Regarding the group housing typology, the Project includes group housing rooms at the density which is principally permitted by the Planning Code. While the Project Sponsor has modified the project in response to the community, the scope of the proposal is to provide group housing rooms, not dwelling units.

CONCLUSION

For the reasons stated in this document, in the attached Resolution, and in the Planning Department case file, the Planning Department recommends that the Board uphold the Planning Commission's decision in approving the Conditional Use authorization for the Project.



MEMO TO THE PLANNING COMMISSION

HEARING DATE: JUNE 24, 2021

**Continued from the January 7, 2021, January 21, 2021,
February 4, 2021, April 1, 2021, and April 15, 2021 Hearings**

June 16, 2021

Record No.: 2013.1535CUA-02
Project Address: 450-474 O'Farrell Street/532 Jones Street
Zoning: RC-4 - Residential- Commercial, High Density Zoning District
80-T-130-T Height and Bulk District
North of Market Residential Special Use District
Block/Lot: 0317/007, 009, 011
Project Sponsor: Forge Development Partners LLC
155 Montgomery Street, Suite 300
San Francisco, CA 94104
Fifth Church of Christ, Scientist San Francisco
San Francisco, CA 94102
Property Owner: Fifth Church of Christ, Scientist San Francisco
San Francisco, CA 94102
Staff Contact: Carly Grob – (628) 652-7532
carly.grob@sfgov.org

Recommendation: Approve Amendments

Background

The project was originally scheduled and noticed for the January 7, 2021 Planning Commission hearing. At the January 7, 2021 hearing, the item was continued to the January 21, 2021 Planning Commission hearing at the request of the sponsor, to allow additional time for community engagement. At the January 21, 2021 Planning Commission hearing, the item was continued to the February 4, 2021 Planning Commission hearing at the request of the sponsor, to allow additional time for community engagement. At the February 4, 2021 Planning Commission hearing, the item was continued to the April 1, 2021 Planning Commission hearing at the request of the Department and sponsor, to allow additional time for clarification on project modifications and continued community engagement. At the April 1, 2021 Planning Commission hearing, the item was continued to the April 15, 2021 Planning Commission hearing at the request of the Department and sponsor, to allow additional time

for clarification on project modifications and continued community engagement. At the April 15, 2021 Planning Commission hearing, the Commission provided feedback on the most recent version of the project (“version 3”), and continued the item to June 10, 2021 to allow time for the Department to finalize review of the revisions to the project and to complete CEQA review. At the June 10, 2021 Commission hearing, the item was continued to June 24, 2021 to provide additional time for the Department to complete CEQA review.

Current Proposal

- On September 13, 2018, the Commission approved a project on the site which included a 13-story mixed-use building with up to 176 dwelling units, commercial space on the ground floors, a replacement church (proposed religious institution) incorporated into the ground and two upper levels, with below grade parking spaces. The current proposal is to modify this approval and construct 316 group housing rooms with a maximum of 632 group housing beds instead of the approved 176 units. The project would retain the replacement church (religious institution) and ground floor commercial uses and would eliminate the residential parking. The project does not propose to expand the approved building envelope.
- In response to community concerns about the reduction of family-sized housing units, the project sponsor has revised the project to incorporate larger group housing rooms which could accommodate up to four beds. A draft of these revisions was presented to the Commission on April 15, 2021. The Commission provided feedback intended to enhance the livability of the proposed group housing, including but not limited to increasing the amount of bicycle parking and storage for tenants, maximizing private and common cooking facilities, and improving the distribution of amenities throughout the building. The Commission also commented on various policy considerations and zoning regulations related to group housing. The revisions presented at the April 15 hearing required minor revisions to address outstanding Planning Code compliance comments and the Department had not published a revised addendum to the EIR, so the project was continued to June 24, 2021.
- Since the hearing on April 15, 2021, the Project Sponsor has further refined the interior layout of the building. Amenity spaces have been located at the ground, second, fourth, eighth and twelfth floors. These spaces are near a stairwell, so they are more easily accessible to tenants on different floors. The amenities on the fourth and eighth floors are double-height rooms, which are intended to provide a more open, spacious area for tenants. Community kitchens are provided at the first, eighth and twelfth floors. In addition, 28 group housing rooms in the project exceed 500 square feet and may be suitable for larger households.
- Group Housing rooms are allowed to have limited kitchen facilities with the following specifications: a small counter space, a small under-counter refrigerator, a small sink, a microwave, and a small two-ring burner. The cooking facility shall not include any other type of oven. A condition has been added to the Draft Motion describing this restriction.

Public Outreach and Comments

To date (as of June 16, 2021), the Department has received 51 form letters in support, 3 other letters of support, including from Yimby Law and Project Access. SF Housing Action Coalition submitted support and a petition in

support signed by 42. The support for the Project is focused on the development of new housing, below market rate options, community-serving retail and new home for the Fifth Church of Christ, Scientist. YIMBY Law has submitted a second letter on June 10 which describes their opinion of the applicability of the Housing Accountability Act to the modified project.

The Department has received 5 letters in opposition to the Project, including from Tenderloin Housing Clinic (THC), Tenderloin Neighborhood Development Corporation (TNDC), Tenant Associations Coalition of San Francisco neighborhood groups, Tenderloin Tenants, and one phone call in opposition. Most recently, THC, TNDC, and the Central City SRO Collaborative provided a joint letter which reiterated their opposition to the project, stating that the Project Sponsor was not adequately engaging with the community, and that the current proposal of a group housing project does not meet community needs for family housing. This letter also included previous communications from both THC and TNDC, citing the needs for family housing instead of group housing, lack of community engagement, and that the Project Sponsor is misrepresenting their ability to finance the previous project and the goal to serve “essential workers.” Previous correspondence in opposition cites similar concerns that the Project is centered on the shift to group housing, concerns about the community engagement process, and a neighbor’s perception that the church has not been a good neighbor. One letter was received regarding the adequacy of the Addendum prepared for the project, which was resubmitted in advance of the June 24 hearing. Central City Democrats, 86 Dwellers and Alliance for Better District 6 all submitted letters noting multiple concerns about the project and requesting a redesign.

Required Commission Action

In order for the Project to proceed, the Commission must approve an amendments to Planned Unit Development/ Conditional Use Authorization Condition of Approval Nos. 24, 25, 26, and 32 of Planning Commission Motion No. 20281, to reflect compliance of the amended Project with Sections 166, 155, 155.1, and 155.2, and of 415 of the Planning Code, respectively. The Commission must also approved the additional condition of approval related to Group Housing cooking facilities. An approval by the Commission will reflect compliance standards for the change to group housing use and removal of residential off-street parking.

Basis for Recommendation

The Department finds that the proposed changes to the Conditions of Approval does not affect the Project’s consistency with the Objectives and Policies of the General Plan, and the Project is, on balance, consistent with the Objectives and Policies of the General Plan. 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.

Recommendation: Approve Amendments to Conditions of Approval

Attachments:

Revised Draft Motion, dated June 24, 2021
Exhibit B – Revised Plans, dated May 25, 2021

Memo in Response to Letter on the Addendum
Second Addendum to the Environmental Impact Report
Motion No. 20280 (Statement of Overriding Considerations)
Mitigation and Monitoring Report Program (MMRP)
Motion No. 20281
Previously Approved Plans



PLANNING COMMISSION MOTION NO. 20935

HEARING DATE: JUNE 24, 2021

Record No.: 2013.1535CUA-02
Project Address: 450-474 O'Farrell Street/532 Jones Street
Zoning: RC-4 - Residential- Commercial, High Density Zoning District
80-T-130-T Height and Bulk District
North of Market Residential Special Use District
Block/Lot: 0317/007, 009, 011
Project Sponsor: Forge Development Partners LLC
155 Montgomery Street, Suite 300
San Francisco, CA 94104
Fifth Church of Christ, Scientist San Francisco
San Francisco, CA 94102
Property Owner: Fifth Church of Christ, Scientist San Francisco
San Francisco, CA 94102
Staff Contact: Carly Grob – (628) 652-7532
carly.grob@sfgov.org

ADOPTING FINDINGS TO APPROVE AN AMENDED CONDITIONAL USE AUTHORIZATION THAT WOULD MODIFY CONDITION OF APPROVAL NOS. 24, 25, 26, AND 32 OF PLANNING COMMISSION MOTION NO. 20281 TO REFLECT COMPLIANCE OF THE AMENDED PROJECT WITH SECTIONS 166, 155, 155.1, AND 155.2, AND OF 415 OF THE PLANNING CODE, RESPECTIVELY.

PREAMBLE

On January 24, 2020, Alexander Zucker of Forge Development Partners, LLC, (hereinafter "Project Sponsor") filed Application No. 2013.1535CUA-02 (hereinafter "Application") with the Planning Department (hereinafter "Department") for an amended Planned Unit Development/ Conditional Use Authorization to amend Conditions of Approval Nos. 24, 25, 26, and 32 of Planning Commission Motion No. 20281 (hereinafter "Project") at 450-474 O'Farrell Street and 532 Jones Street, Block 0317 Lots 007, 009, and 011 (hereinafter "Project Site").

This project has undergone environmental review pursuant to the California Environmental Quality Act and Chapter 31 of the San Francisco Administrative Code. The Planning Commission certified the Final Environmental Impact Report (EIR) for the project on September 13, 2018 (Motion No. 20279). On December 21, 2020, the Planning Department published an addendum to Final EIR for the Project. The Planning Department concluded that no further environmental review is required for this revised Project for the reasons set forth in the Addendum. This Commission concurs with that conclusion. On September 13, 2018, the Commission adopted Motion No. 20280

adopting CEQA findings for the original Project, including a Statement of Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Project. Those findings and adoption of the MMRP set forth in Motion No. 20280 are incorporated by reference in this Motion as though fully set forth herein.

On January 7, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Planned Unit Development/Conditional Use Authorization Application No. 2013.1535CUA-02. At the January 7, 2021 Commission hearing, the item was continued to January 21, 2021. At the January 21, 2021 Commission hearing, the item was continued to February 4, 2021. At the February 4, 2021 Commission hearing, the item was continued to April 1, 2021. At the April 1, 2021 Commission hearing, the item was continued to April 15, 2021. At the April 15, 2021 hearing, the item was continued to June 10, 2021. At the June 10, 2021 hearing, the item was continued to June 24, 2021. On September 13, 2018, the Commission approved the original Project in Planning Commission Motion Nos. 20279, 20280 and 20281.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2013.1535CUA-02 is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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 amended Conditional Use Authorization as requested in Application No. 2013.1535CUA-02, 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:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The current proposal is to amend Condition of Approval Nos. 24, 25, 26, and 32 of Planning Commission Motion No. 20281 to modify the Project's compliance with Sections 166, 155, 155.1, and 155.2, and of 415 of the Planning Code, respectively.

The previously approved Project includes 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 original proposal is to merge these three lots, and construct a new mixed-use building rising 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 institutional 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.

A revised project scope ("amended Project") still includes demolition of the three buildings, construction of up to a 13-story mixed use building with similar massing and basement, ground floor commercial and a new church, and residential open space, but now proposes up to 316 group housing rooms (with a maximum of 632 beds) instead of up to 176 residential units and no longer proposes residential off-street parking. The number of bicycle parking spaces has been modified to: 136 Class 1 and 15 Class 2. The revised project would now construct a total of approximately 207,448 square feet ("sf") of development, including 172,323 sf of residential space, 6,023 sf of restaurant/retail space, 9,924 sf for religious institutional use, and approximately 5,056 sf of residential open space. The project also proposes merger of three Lots 007, 009, and 011 in Assessor's Block 0317.

- 3. 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.
- 4. 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.
- 5. Public Outreach and Comments.** To date (as of June 16, 2021), the Department has received 51 form letters in support, 3 other letters of support, including from YIMBY Law and Project Access. SF Housing Action Coalition submitted support and a petition in support signed by 42. The support for the Project is focused on the development of new housing, below market rate options, community-serving retail and new home for the Fifth Church of Christ, Scientist. YIMBY Law has submitted a second letter on June 10 which describes their opinion of the applicability of the Housing Accountability Act to the modified project.

The Department has received 5 letters in opposition to the Project, including from Tenderloin Housing Clinic (THC), Tenderloin Neighborhood Development Corporation (TNDC), Tenant Associations Coalition of San Francisco neighborhood groups, Tenderloin Tenants, and one phone call in opposition. Most recently, THC, TNDC, and the Central City SRO Collaborative provided a joint letter which reiterated their opposition to the project, stating that the Project Sponsor was not adequately engaging with the community, and that the current proposal of a group housing project does not meet community needs for family housing. This letter also included previous communications from both THC and TNDC, citing

the needs for family housing instead of group housing, lack of community engagement, and that the Project Sponsor is misrepresenting their ability to finance the previous project and the goal to serve “essential workers.” Previous correspondence in opposition cites similar concerns that the Project is centered on the shift to group housing, concerns about the community engagement process, and a neighbor’s perception that the church has not been a good neighbor. One letter was received regarding the adequacy of the Addendum prepared for the project, which was resubmitted in advance of the June 24 hearing. Central City Democrats, 86 Dwellers and Alliance for Better District 6 all submitted letters noting multiple concerns about the project and requesting a redesign.

6. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code as originally described in Section F of Planning Commission Motion No. 20281, except as amended below:

A. 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 12 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 12 points. As currently proposed, the Project will achieve its required 12 points through the following TDM measures:

- Parking Supply
- Bicycle Parking
- Bicycle Repair Station
- Multimodal Wayfinding Signage
- Real Time Transportation Displays
- On-Site Affordable Housing

B. 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 of the accepted Project Application. A Project Application was accepted on November 21, 2014, project approval was granted on September 13, 2018, and a site permit was issued on May 13, 2020; 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 group housing rooms/ dwelling units as affordable.

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. 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 August 21, 2020. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on November 24, 2014, project approval was granted on September 13, 2018, and a site permit issued May 13, 2020; 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 to low-income households, as defined by the Planning Code and Procedures Manual. 43 units/rooms of the total 316 units/rooms and 5 replacement units/rooms, for a total of 48 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.

7. Conditional Use Findings. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the Project is consistent and does comply with said criteria as originally described in Section G of Planning Commission Motion No. 20281, except as amended below:

- A. 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 316 newly constructed group housing rooms (with 48 on-site affordable rooms including the five replacement units), supporting a need in the City, a new church facility, and retail space.

- B. The proposed project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety, or convenience of those residing or working the area, in that:

- (1) Nature of 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 new church structure, and two different architectural styles for floors seven and above. 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 to reduce the apparent massing.

Pursuant to Condition of Approval Nos. 12a and 13 in Motion No. 20281, the Project design was modified to remove the existing colonnaded façade at 450 O'Farrell Street from the project, and the revised design was presented to the Planning Commission at an informational hearing on October 3, 2019.

- (2) 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 minimal off-street parking for the institutional use. 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 on O'Farrell Street. 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 10,000 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. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial 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 316 group housing rooms with 632 beds, and provision of on-site affordable units. On balance, the Project conforms with multiple goals and policies of the General Plan.

8. 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. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code as originally described in Section H of Planning Commission Motion No. 20281, except as amended below:

A. Specifically, the project seeks these modifications:

- (1) *A modification of the rear yard requirements per Section 134(j) of the Planning Code is still required, as a modification through the PUD process, to allow for open space in a configuration other than a rear yard.*
- (2) *An exception to dwelling unit requirements is not required for the amended Project, as it complies with Section 140 of the Planning Code.*
- (3) *An exception to the off-street loading requirements per Section 152 of the Planning Code is still required, which requires one residential loading space for the project.*
- (4) *An exception to permitted obstructions is not required for the amended Project, as the amended Project complies with Section 136(c) of the Planning Code.*

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

- (1) 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 the religious institution, with up to 6 dedicated for that use. Balanced with multiple transit lines within ¼-mile, options for walking, and over 85 bicycle parking spaces, both on-site and on the sidewalks, this limited off-street parking is adequate and appropriate for the proposed uses, for this downtown location.

- (2) 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 209.3 of the Planning Code, the RC-4 residential high-density zoning district, permits a group housing density up to one bedroom per every 70 square feet of lot

area. On this 22,106 square foot site, 316 bedrooms are permitted with up to 632 beds. Accordingly, no increase in density is being sought.

9. 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. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code as originally described in Section I of Planning Commission Motion No. 20281, except as amended below:

A. 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 Commission finds that the Project is consistent with the relevant provisions of the Planning Code as originally described in Section I of Planning Commission Motion No. 20281, except as amended below:

(1) 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 the Mayor's Office of Housing and Community Development (MOHCD) 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 43 units) as new, on-site replacement units. The project proposes a total of 48 on-site affordable units pursuant to Section 415 of the Planning Code.

(2) 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 316 newly constructed group housing rooms. The five replacement rooms and 311 group housing rooms 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 bedroom mix and on-site affordable units (41 inclusionary units/rooms and 5 replacement inclusionary units/rooms), the surrounding neighborhood's cultural and economic diversity will be enhanced.

(3) whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

The project conserves neighborhood character with a mixed-use project including 316 newly constructed group housing rooms, including 48 units/rooms as on-site affordable, a church, retail space, 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. The new building design is compatible with the prevailing development pattern and neighborhood character on the project and surrounding blocks. The group housing rooms – primary one bed but a small number with two beds per room – is balanced with compliant residential open space at various levels and communal amenity space throughout the residential portion. 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. Pursuant to Condition of Approval Nos. 12a and 13 in Motion No. 20281, the Project design was modified to remove the existing colonnaded façade at 450 O'Farrell Street from the project, and the revised design was presented to the Planning Commission at an informational hearing on October 3, 2019.

- (4) 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, 15.2% of the group housing rooms provided on-site will be affordable (41 required inclusionary units/rooms and 5 replacement inclusionary units/rooms).

- (5) 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 41 affordable units/rooms and the replacement five affordable units/rooms, will produce a project with 46 on-site affordable units/rooms, thereby increasing the supply of newly constructed affordable units within a market-rate project.

- (6) 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 316 group housing rooms with up to 632 beds. The project includes approximately 28 group housing rooms which exceed 500 square feet are intended for occupancy of two or more individuals.

- (7) 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 has determined the new building 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. Material

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. 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.

Pursuant to Condition of Approval Nos. 12a and 13 in Motion No. 20281, the Project design was modified to remove the existing colonnaded façade at 450 O'Farrell Street from the project, and the revised design was presented to the Planning Commission at an informational hearing on October 3, 2019.

- (8) whether the project increases the number of on-site Dwelling Units;

The existing 532 Jones Street building contains five presumed studio dwelling units. The project proposes 316 group housing rooms which is an increase of on-site residential units/ rooms.

- (9) 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 to increase the number beds to a maximum of 632 beds in 316 bedrooms.

- (10) whether or not the replacement project would maximize density on the subject lot;

The project provides 316 group housing rooms (with up to 632 beds) by proposing to merge three lots - the 532 Jones Street, 474 O'Farrell Street, and 450 O'Farrell Street lots - and developing one building. Density permitted for group housing in the RC-4 zoning district would allow 316 group rooms on this site. 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.

- B. **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 Commission finds that the Project is consistent with the relevant provisions of the Planning Code as originally described in Section I of Planning Commission Motion No. 20281, except as amended below:

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 316 group housing rooms, with retail and religious institution uses on the lower levels.

- C. **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 Commission finds that the Project is consistent with the relevant provisions of the Planning Code as originally described in Section I of Planning Commission Motion No. 20281, except as amended below:
- (1) protect and enhance important housing resources in an area near downtown;
The project increases housing resources in the downtown area with proposed 316 group housing rooms.
 - (2) conserve and upgrade existing low and moderate income housing stock;
The project replaces the existing five residential units with newly constructed replacement units/rooms. As such, the project provides a total of 48 on-site inclusionary affordable units/rooms.
- D. **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. Exceptions to the Section 270 bulk limits are permitted through Section 271. On balance, the Commission finds that the Project is consistent with the relevant provisions of the Planning Code as originally described in Section I of Planning Commission Motion No. 20281, except as amended below:
- 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 13-story massing would be setback from the street/retained façade. Vertical recesses are introduced at ground level between the church and other massing, and above ground level to break up massing and increase articulation.

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 O'Farrell Street will divide the façade in vertical subzones and will reflect the verticality of the nearby buildings by breaking up the 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. 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.

Pursuant to Condition of Approval Nos. 12a and 13 in Motion No. 20281, the Project design was modified to remove the existing colonnaded façade at 450 O'Farrell Street from the project, and the revised design was presented to the Planning Commission at an informational hearing on October 3, 2019. The amended Project does not exceed the original approval of bulk exceedance.

10. General Plan Compliance. The Project is, on balance, consistent with the following Objectives and Policies of the General Plan as originally described in Section J of Planning Commission Motion No. 20281. The amended Project is consistent with the following Objectives and Policies of the General Plan, except as amended below:

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 1.2

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park, and Hunter's Point Shipyard.

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.

Policy 4.4

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

Policy 4.5

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

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.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

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.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

OBJECTIVE 2

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 2.6

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

OBJECTIVE 3

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 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 316 group housing rooms in a mixed-use area. The Project includes 43 net new on-site affordable housing units/rooms for rent, plus five replacement units, 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 311 net new group housing rooms with on-site affordable units near downtown, provides five new replacement units/ rooms on-site, proposes less than 10,000 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. 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.

Although the project does not provide family housing, the substantial number of new rooms provides housing opportunity. The project, on balance, promotes the policies and objectives of the General Plan by locating housing 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.

11. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. The Project is, on balance, consistent with the priority policies as originally described in Section 3 of Planning Commission Motion No. 20281. The amended Project is consistent with the following policies and as amended below:

- 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 site does not possess any neighborhood-serving retail uses. The Project provides 316 group housing units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

- 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 311 net new group housing rooms with on-site affordable units near downtown, provides five new replacement group housing rooms/ 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's 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 316 total group housing rooms, 48 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. The proposed garage has up to 6 parking spaces, all dedicated to churchgoers, in addition to 73 Class 1 and 12 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.

- 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.

Although the Project does cast shadow on the adjacent public park, the adjacent public park (Parque Ninos Unidos) is still afforded access to sunlight, which should not dramatically affect the use and enjoyment of this park. Since the Project is not more than 40-ft tall, additional study of the shadow impacts was not required per Planning Code Section 295.

- 12. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

- 13.** 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.
- 14.** The Commission hereby finds that approval of the amended Planned Unit Development/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 an amended Planned Unit Development/Conditional Use Authorization Application No. 2013.1535CUA-02** subject to the original conditions authorized through Planning Commission Motion No. 20281 as "Exhibit A" of that motion, with exception Condition Nos. 24, 25, 26, and 32 of Motion No. 20281, which is amended as described and attached to this Motion hereto as "EXHIBIT A", in general conformance with plans on file, dated December 7, 2020, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

This project has undergone environmental review pursuant to the California Environmental Quality Act and Chapter 31 of the San Francisco Administrative Code. The Planning Commission certified the Final Environmental Impact Report (EIR) for the project on September 13, 2018 (Motion No. 20279). On December 21, 2020, the Planning Department published an addendum to Final EIR for the Project. The Planning Department concluded that no further environmental review is required for this revised Project for the reasons set forth in the Addendum. This Commission concurs with that conclusion. On September 13, 2018, the Commission adopted Motion No. 20280 adopting CEQA findings for the original Project, including a Statement of Overriding Considerations, and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Project. Those findings and adoption of the MMRP set forth in Motion No. 20280 are incorporated by reference in this Motion as though fully set forth herein.

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 24, 2021.



Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2021.07.26 10:01:54 -07'00'

Jonas P. Ionin
Commission Secretary

AYES: Tanner, Diamond, Fung, Koppel

NAYS: Imperial, Moore

ABSENT: Chan

ADOPTED: June 24, 2021

EXHIBIT A

Authorization

This authorization is for amended conditional use authorization to modify Condition of Approval Nos. 24, 25, 26, and 32 of Planning Commission Motion No. 20281 to allow: a mixed-use building, with group housing residential use, institutional use, and ground floor commercial for the Project located at 450-474 O'Farrell and 532 Jones Street, Block 0317, Lots 007, 009, and 011 within the **RC-4 Zoning** District and a **80-T-130-T** Height and Bulk District; in general conformance with plans, dated **May 25, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. **2013.1535CUA-02** and subject to conditions of approval reviewed and approved by the Commission on **June 24, 2021** under Motion No. **20935**. 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 24, 2021** under Motion No. **20935**.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20935** 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

- 1. Parking for Affordable Units.** The amended Project no longer includes off-street residential parking, therefore, this Condition of Approval no longer applies.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 2. Car Share.** Pursuant to Planning Code Section 166, zero car share spaces shall be made available. The amended Project includes fewer than 24 parking spaces for the non-residential use and no longer includes parking for the residential use, therefore, this Condition of Approval does not apply.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 3. Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **151** bicycle parking spaces (**136** Class 1 spaces for the residential and religious uses portion of the Project and **15** Class 2 spaces for the residential, religious, and commercial uses 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 628.652.7463, www.sfplanning.org

- 4. 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. The Project contains 316 units/rooms, of which 5 are replacement units/ rooms; therefore, 48 affordable units/rooms are currently required (43 units/ rooms to satisfy the 13.5% on site requirement and 5 replacement units/ rooms). The Project Sponsor will fulfill this requirement by providing the 46 affordable units on-site. If the number of market-rate units change, the number of required 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 (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- b. **Unit Mix.** The Project contains 316 group housing rooms; therefore, the required affordable unit mix is 43 group housing rooms. In addition, five replacement group housing rooms/ units are required. 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.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- c. **Income Levels for Affordable 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 at a rental rate of 55% of Area Median Income. If the number of market-rate units change, the number of required 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 (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- d. **Minimum Unit Sizes.** Affordable units are not required to be the same size as the market rate units and may be 90% of the average size of the specified unit type. For buildings over 120 feet in height, as measured under the requirements set forth in the Planning Code, the average size of the unit type may be calculated for the lower 2/3 of the building as measured by the number of floors.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- e. **Replacement of Existing Affordable Units.** The principal project has resulted in demolition, conversion, or removal of affordable housing units that are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate-, low- or very-low-income, or housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power and determined to be affordable housing. Pursuant to Planning Code Section 415.6(a)(9), the project sponsor shall replace the five (5) units that were removed with units of a comparable number of bedrooms and rents. The project shall replace five (5) units (5 group housing rooms/units) priced at 55% AMI.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- f. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- g. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than thirteen and a half percent (13.5%) plus the five replacement units, 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 (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- h. **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 (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- i. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- j. **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 (628) 652-7600,

www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.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) be constructed, completed, ready for occupancy, and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) 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 qualifying households, such 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. 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, including penalties and interest, if applicable.
5. **Group Housing Cooking Facilities.** Pursuant to ZA Interpretation of 209.2(a), effective October 2005, are allowed to have limited kitchen facilities with the following specifications: a small counter space, a small under-counter refrigerator, a small sink, a microwave, and a small two-ring burner. Such limited kitchen facility

shall not include any other type of oven, as that would constitute a full kitchen.

6. Increase the number of larger group housing units, wherever feasible.
7. Provide balconies to maximum projection on all sides except O'Farrell Street.
8. Continue working with Staff to increase the number of bicycle parking spaces, up to 200.
9. Convert the ground-floor retail space to group housing units.
10. Work with Staff to analyze the feasibility of converting the basement to additional group housing units.

450 O'FARRELL STREET

CONDITIONAL USE AND VARIANCE APPLICATION

Version 3B

May 25th, 2021

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Zoning Information Overview:

Site: 450 O'Farrell Street, San Francisco CA 94102
Parcel: Block 0317 / Parcels 007, 009, 011

Zoning: RC-4 (Residential-Commercial, High Density)
Special Use Districts: North of Market Residential 1
Fringe Financial Services RUD
Within 1/4 mile of an Existing Fringe Financial Service

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Plan - Large Unit Plan
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Diagram - Bulk Reduction
Elevation - Jones Street
Diagram - Excavation Diagram

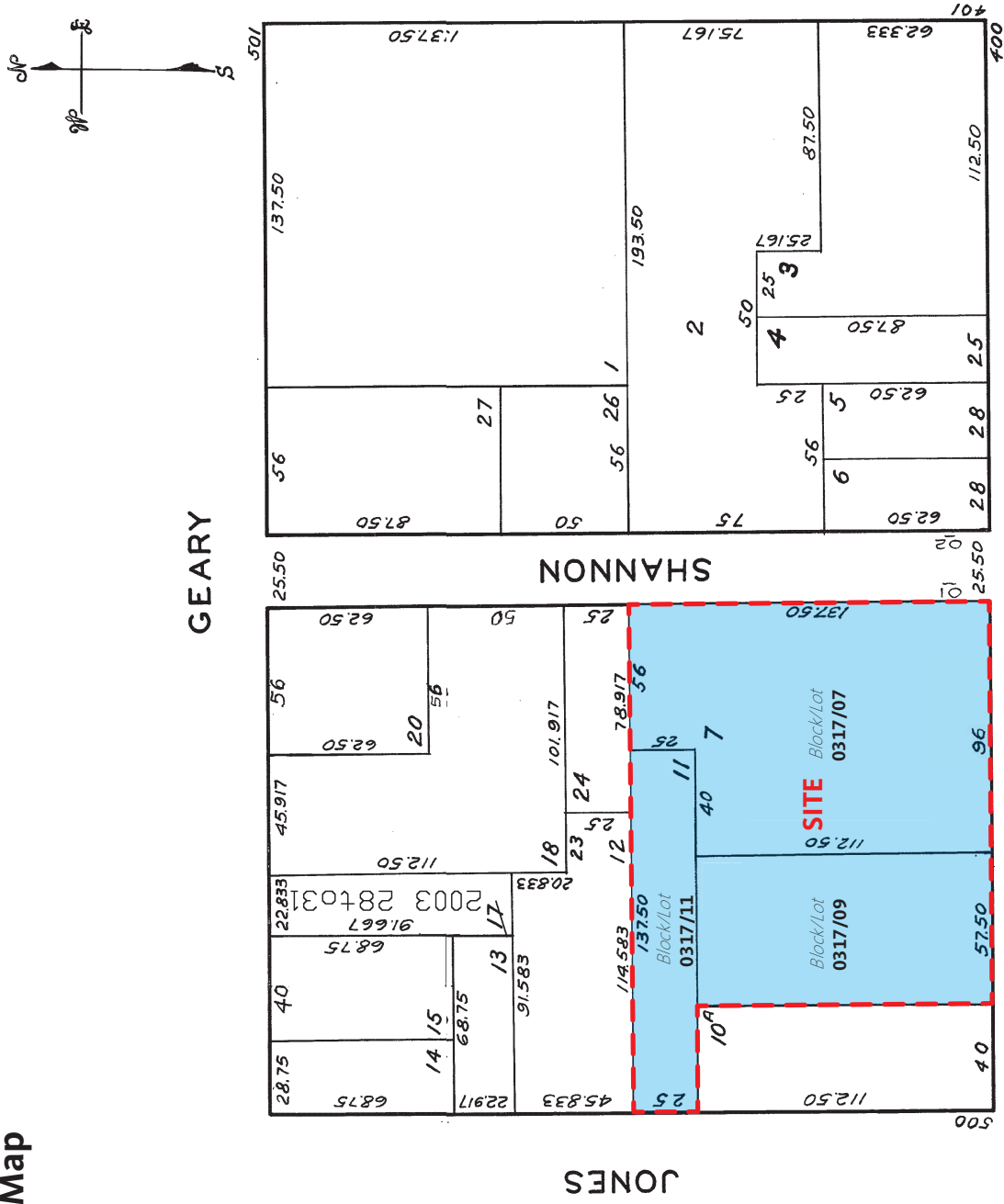
Previously Approved

Elevation - O'Farrell St.
Elevation - Jones St.
Elevation - Shannon St.
Rendering - O'Farrell St.
Building Materials

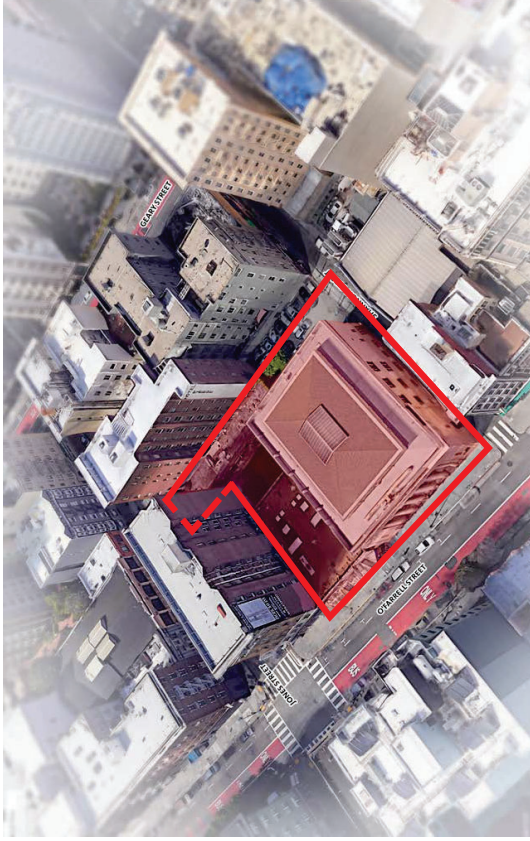


Site Information

Site - Parcel Map



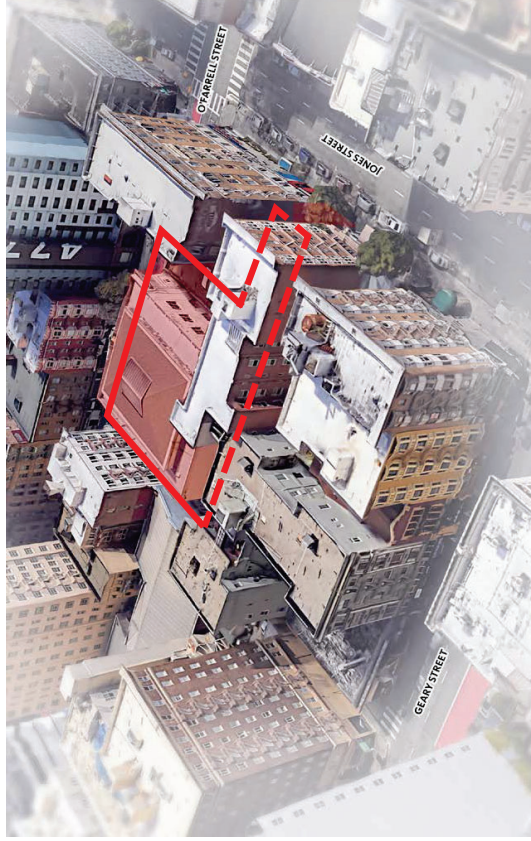
Site - Aerial Images



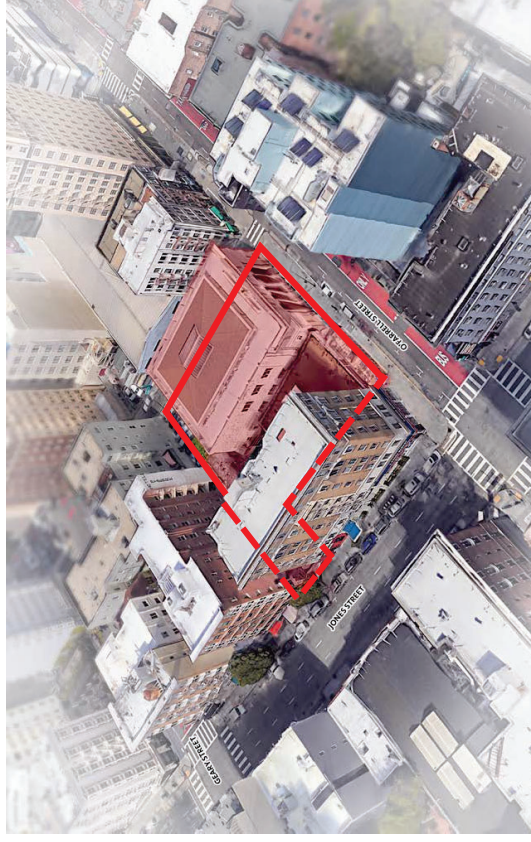
Looking North West



Looking South West



Looking South East



Looking North East

Site - Existing Context



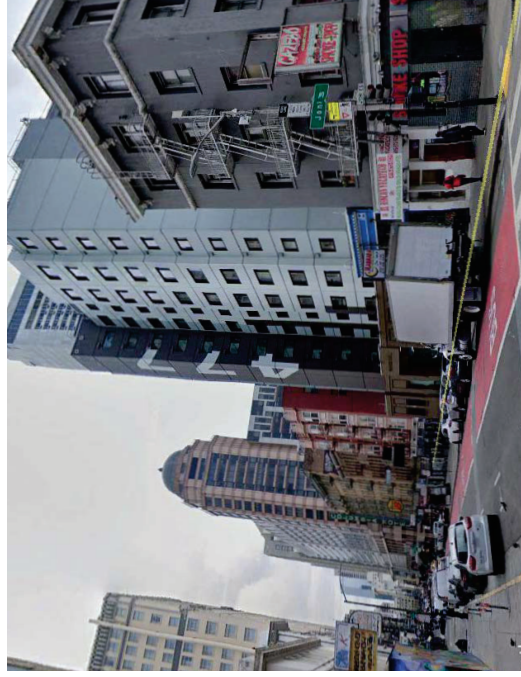
North West At O'Farrell St



North West At Shannon St



North East At Jones St & O'Farrell St



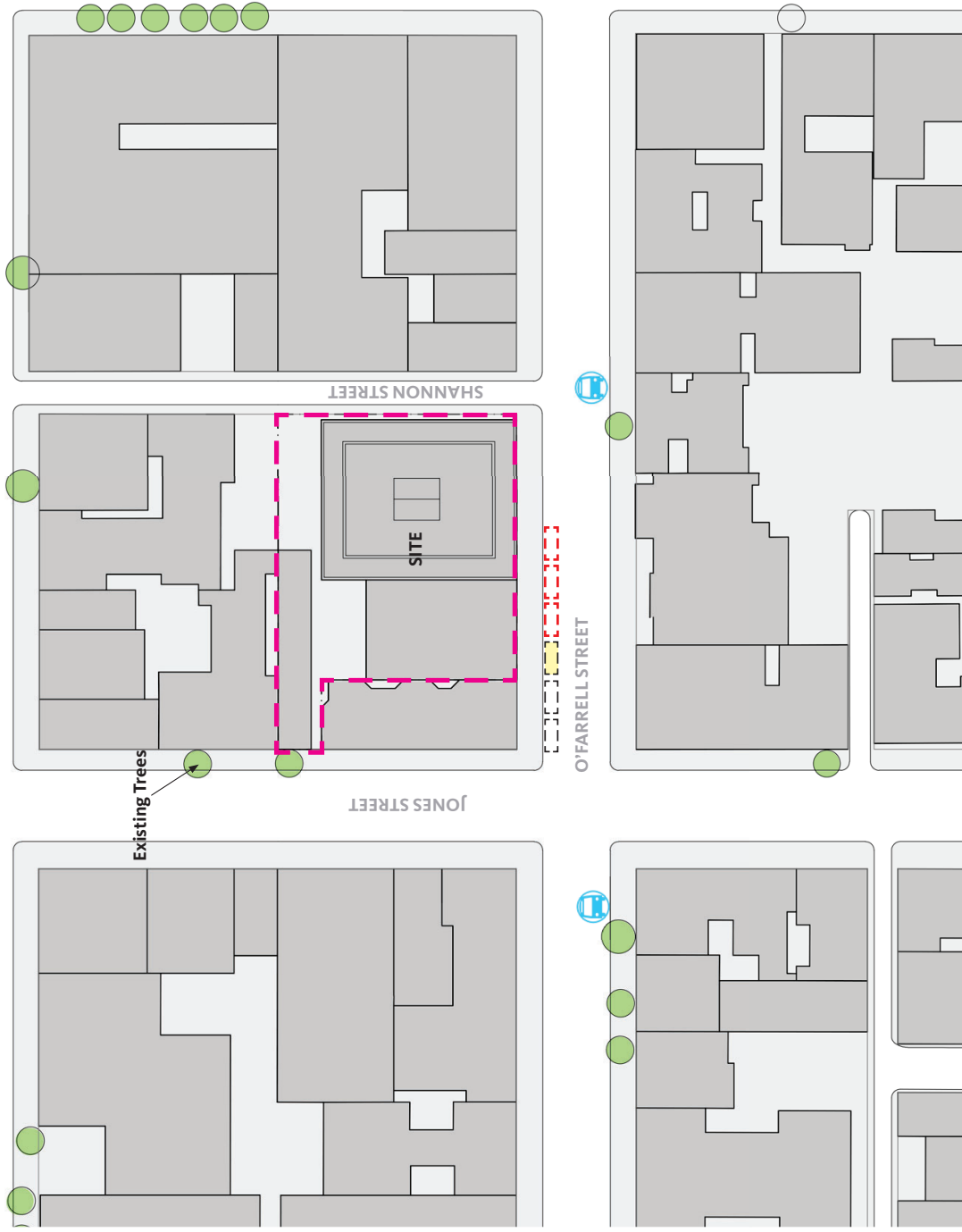
South East At Jones St & O'Farrell St

Proposed Design Revisions

Project Data - Zoning

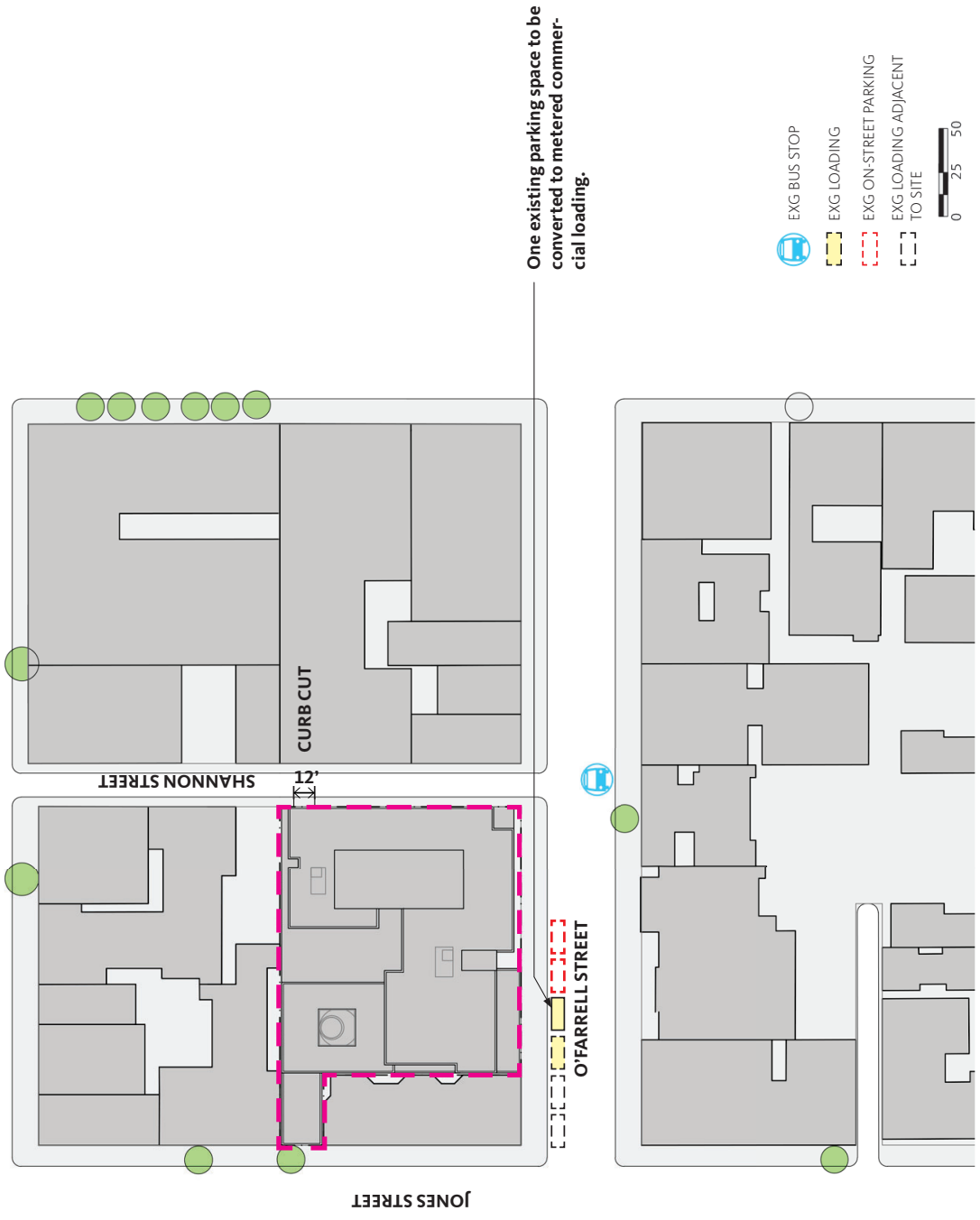
	Site / Zoning	Approved	Proposed Revisions
Site	450 O'Farrell Street, San Francisco CA 94102	-	-
Parcel	Block 0317 / Parcels 007, 009, 011	-	-
Zoning	RC-4 (Residential-Commercial, High Density)	-	-
Special Use Districts:	North of Market Residential 1 Fringe Financial Services RUD Within 1/4 mile of an Existing Fringe Financial Service	-	-
Rear Yard	25% Lot Depth, no less than 15', at the level of the lowest dwelling unit. Sec. 134	A modification of the rear yard per Sec. 134(g), through the PUD process, to allow for open space in a configuration other than a rear yard. The building is approved with full lot coverage at the ground level, however the upper levels are sculpted in an L-shaped configuration with a light well to match the neighbor to the West.	The rear yard is proposed to remain similar to the previously entitled rear yard, with the exception that additional rear yard is created at the inner most portion of the L-shape; please see plan.
Dwelling Unit Exposure	Dwelling Units and Group Housing shall have a room of 120 SF with a window onto a space meeting the requirements of Sec. 140. Further pursuant to Sec 140(b), for group housing projects, either each bedroom or at least one interior common area that meets the 120 square-foot minimum superficial floor area requirement with a window facing onto a street	An exception to dwelling unit exposure requirements per Sec. 140 for 21 of the 176 units. This equates to 11.9% of the units requiring an exception.	The proposed project includes an interior common room on level 2 which complies with the requirements of section 140 of the planning code.
Off-Street Loading	1 Loading Off-Street Space per 100,000 SF of Occupied SF. Sec. 152	An exception to the off-street loading requirements per Sec. 152 which require one residential loading space. 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 to a metered commercial loading space & to convert the two existing vehicle passenger loading / unloading zoning adjacent to the project site be revised from only during church service to all day passenger loading / unloading.	No revisions proposed.
Permitted Obstructions	Sec. 136	An exception to permitted obstructions, project balconies project over Shannon St. 4 inches beyond what is permitted.	Balconies extending 1'-0" over the property line at Shannon are proposed. According to Sec 136(c) this 1foot projection is permitted
Height & Bulk	80-T - 130-T; Per Table 270 a max. Length of 110' & a max. diagonal of 125' apply above the predominate street-wall or 80', whichever is less. Sec. 253, 249.5/263.7	The height and bulk we approved as shown in the original CU application.	No revisions proposed.
Open Space	Per Dwelling Unit: 36 SF if Private, 48 SF if Common Per Bedroom in Group Housing: 1/3 the dwelling unit requirement (16 SF per Bedroom)	Meets 100% of the Open Space requirement, per SF Planning. 176 Total Units: 4 with Private, 172 req. Common. 172 Units * 48 SF per Unit = 8,256 SF required Common Open Space	Meets 100% of the Open Space requirement, per SF Planning. This reduces the area from 8,256 SF to 5,072 SF. 31.6 Bedrooms * 16 SF per = 5,056 SF required, 5,060 SF Open Space Proposed.
Parking	None Required. Permitted 0.5 spaces per unit & max. permitted with CU 0.75 spaces per unit	Residential Parking Spaces. 49 Spaces.	0 Residential Parking Spaces, 6 Dedicated Church Parking Spaces.
Bike Parking	Residential Grouphousing requires (1) Class 1 space per 4 beds (first 100 beds) & (1) Class 1 space per 5 beds (above 100). (2) Class 2 spaces per 100 beds. Religious Use required (5) Class 1 spaces for capacity less than 500. (1) Class 2 spaces per 500 seats. Retail requires (1) Class 1 space per 7,500 sf of retail, (2) Class 2 spaces per 2,500 sf of retail.	-	Bike Parking: Group Housing: Class 1 = (131) spaces, Class 2 = (12) spaces Religious Use: Class 1 = (5) spaces, Class 2 = (1) space Retail: Class 1 = (0) spaces, Class 2 = (2) spaces <u>Totals: Class 1 = (136) spaces, Class 2 = (15) spaces</u> Additional Measures: - Bicycle Repair Station - Multimodal Way Finding Signage - Real Time Transportation Displays

Site Plan - Existing



- EXG BUS STOP
 - EXG LOADING
 - EXG ON-STREET PARKING
 - EXG LOADING ADJACENT TO SITE
- 0 25 50

Site Plan - Proposed



- EXG BUS STOP
- EXG LOADING
- EXG ON-STREET PARKING
- EXG LOADING ADJACENT TO SITE

0 25 50

Proposed Project - Area Chart

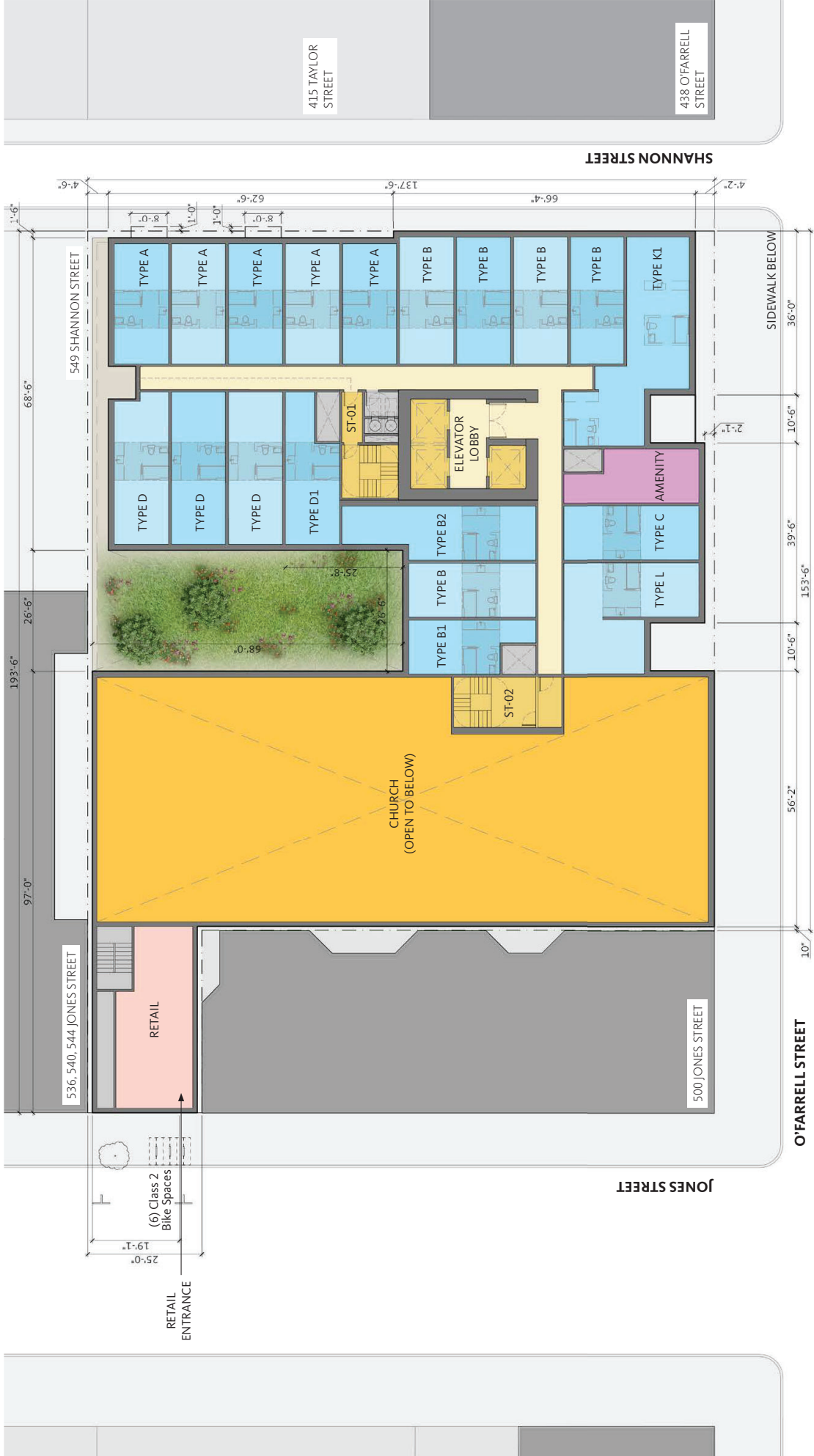
Levels	Project Areas (SF)				Unit Count (Group Occupancy Unit, GOU)				Open Space (SF)			Parking (Spaces)							
	Net Residential	Amenities	Common	Residential Subtotal	Retail @ O'Farrell St.	Church	Retail @ Jones St.	Parking & Mechanical	Total Built Area	GOU Small	GOU Medium	GOU Large	Totals	Private	Common	Total	Spaces	ADA	Total
Level	Roof							1,802								3,220			
Level	13	11,265	2,714	13,979				13,942	2	22	2	26							
Level	12	10,796	2,707	14,136				13,942	2	22	2	26							
Level	11	11,265	2,703	13,968				13,942	2	23	2	27							
Level	10	11,265	2,703	13,968				13,942	2	23	2	27							
Level	9	11,308	2,732	14,740				14,740	2	25	1	28							
Level	8	11,308	2,732	14,107				14,740	2	25	1	28							
Level	7	11,942	2,732	14,740				14,740	2	25	1	28							
Level	6	11,942	2,732	14,740				14,740	2	25	1	28							
Level	5	11,308	2,732	14,107				14,740	2	25	1	28							
Level	4	12,073	2,995	15,702				15,702	4	25	1	30			1,840	1,840			
Level	3	8,912	2,951	11,863		2,989		14,411	2	17	2	21							
Level	2	7,820	3,011	11,169			670	11,802	1	17	1	19							
Level	1		3,745	5,105		6,935		21,007											
Level	BL							10,018											
Totals		131,205	5,982	177,323	5,353	9,924	670	207,448	25 7.9%	274 86.7%	17 5.4%	316	0 Units	5,060 316 Units	5,060	5	1	6	

Open Space Requirements	The Open space requirement for Dwelling Units is 36 SF if Private & 48 SF if Common. For group housing the minimum amount of usable open space provided for use by each bedroom shall be one-third the amount required for a dwelling unit as specified; 16 SF Common per unit.	316 Units X 16 SF/Unit = 5,056 SF	Sec. 135 SF Planning Code
Parking Requirements	None Required; Permitted, 1 Space per DU, Max. w/ CU, 3 Spaces per 4 DU. NOTE: Parking it for Church Use only - Not for public use.	None Required	Sec. 155 SF Planning Code
Inclusionary Affordable Housing Program	The project will provide BMR units at a count of 13.5% of the total units plus 5 replacement units; 48 Rooms are to be provided. Base requirement: 316 unit * 13.5% = 43 Rooms (42.66, rounded up). Replacement Rent controlled units = 5 Rooms Total Rooms: 43 Units + 5 Units = 48 Units	48 Units	Per Approval on October 3rd, 2019

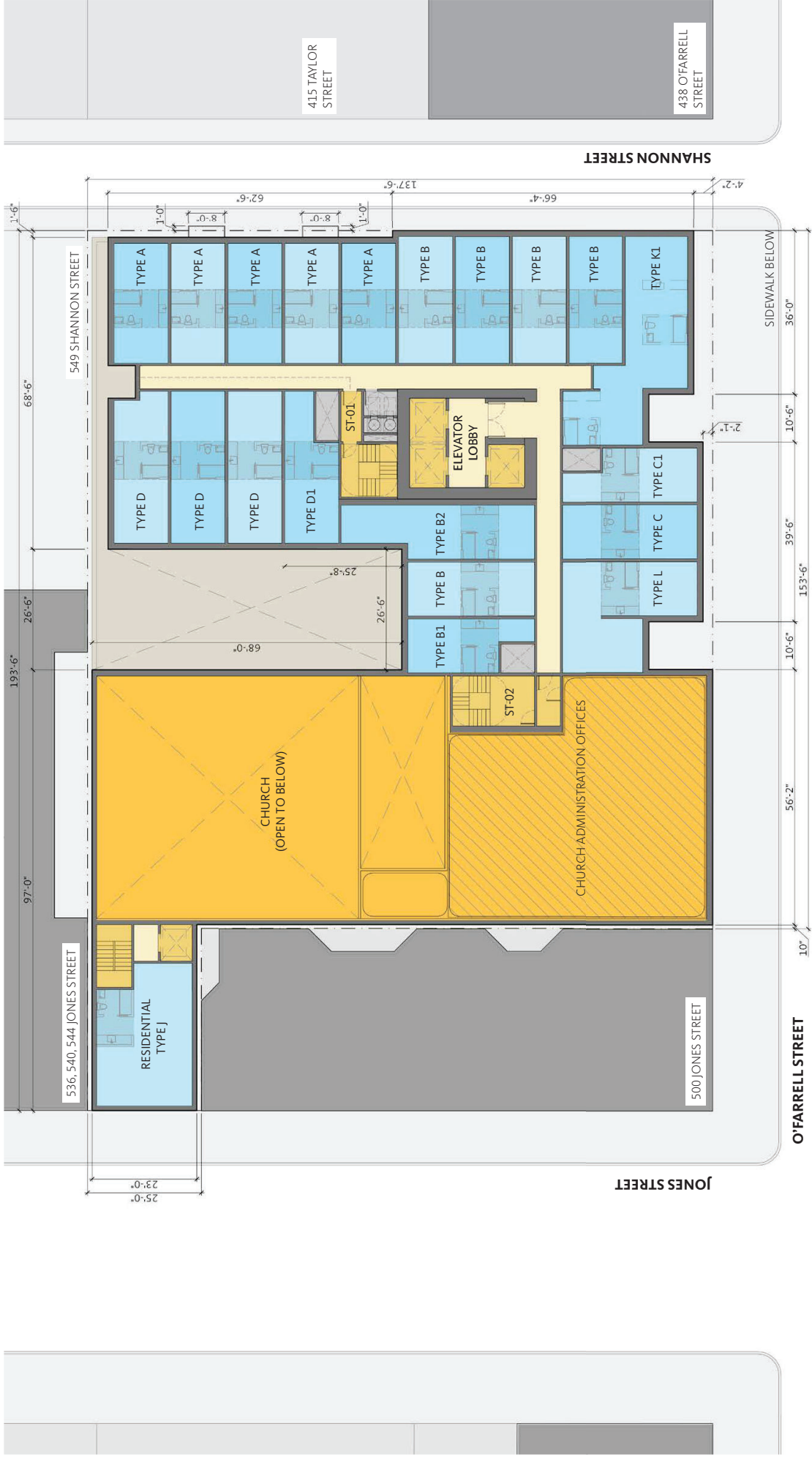
Plan - Basement Level



Plan - Level 2



Plan - Level 3



Plan - Level 4



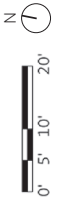
ENVELOPE BOUNDARY APPROVED
SEPTEMBER 13, 2018 AND
SUBSEQUENT REVISIONS



Plan - Level 5 & 9



Plan - Level 6 & 7



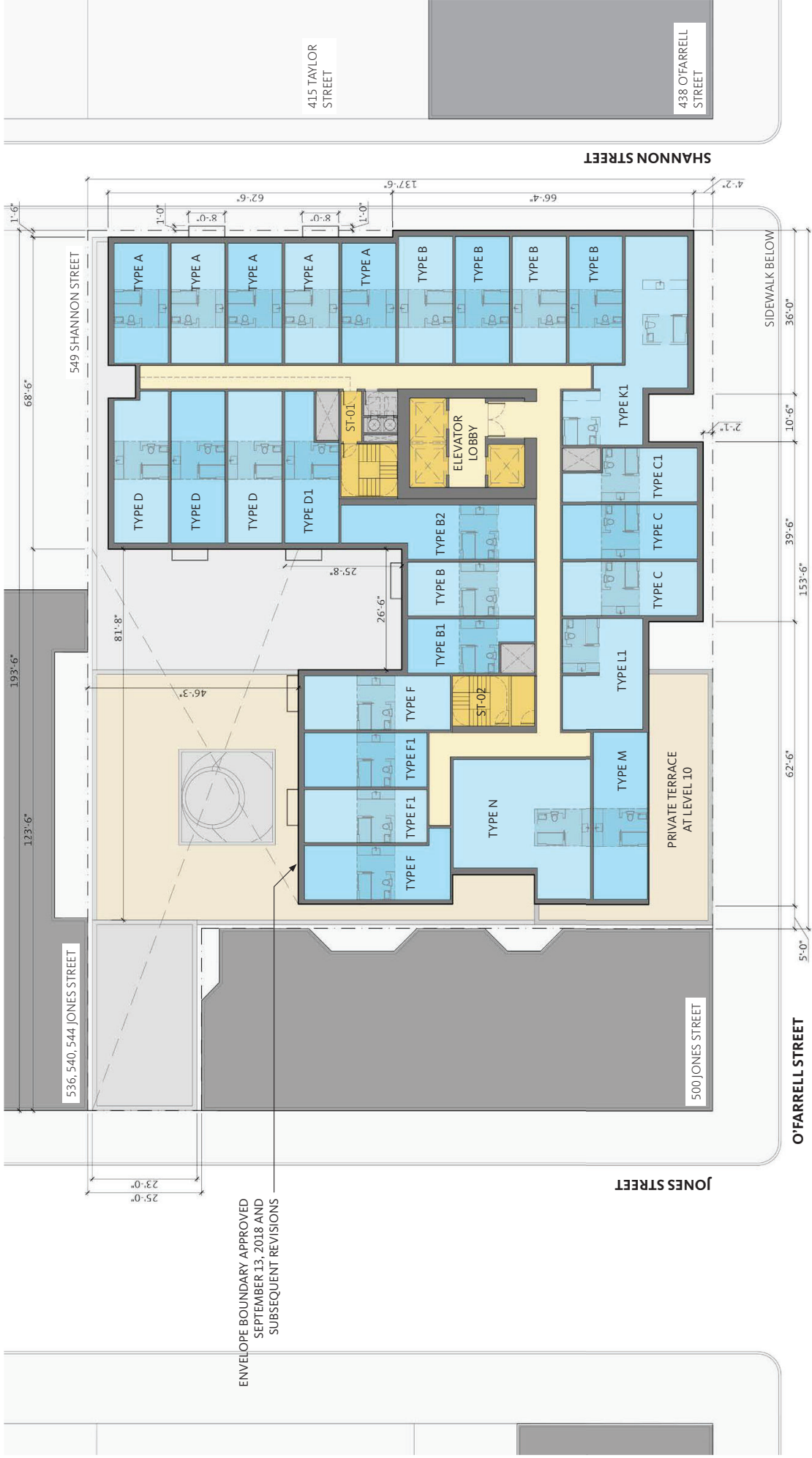
Plan - Level 8



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SEPTEMBER 13, 2018 AND
SUBSEQUENT REVISIONS

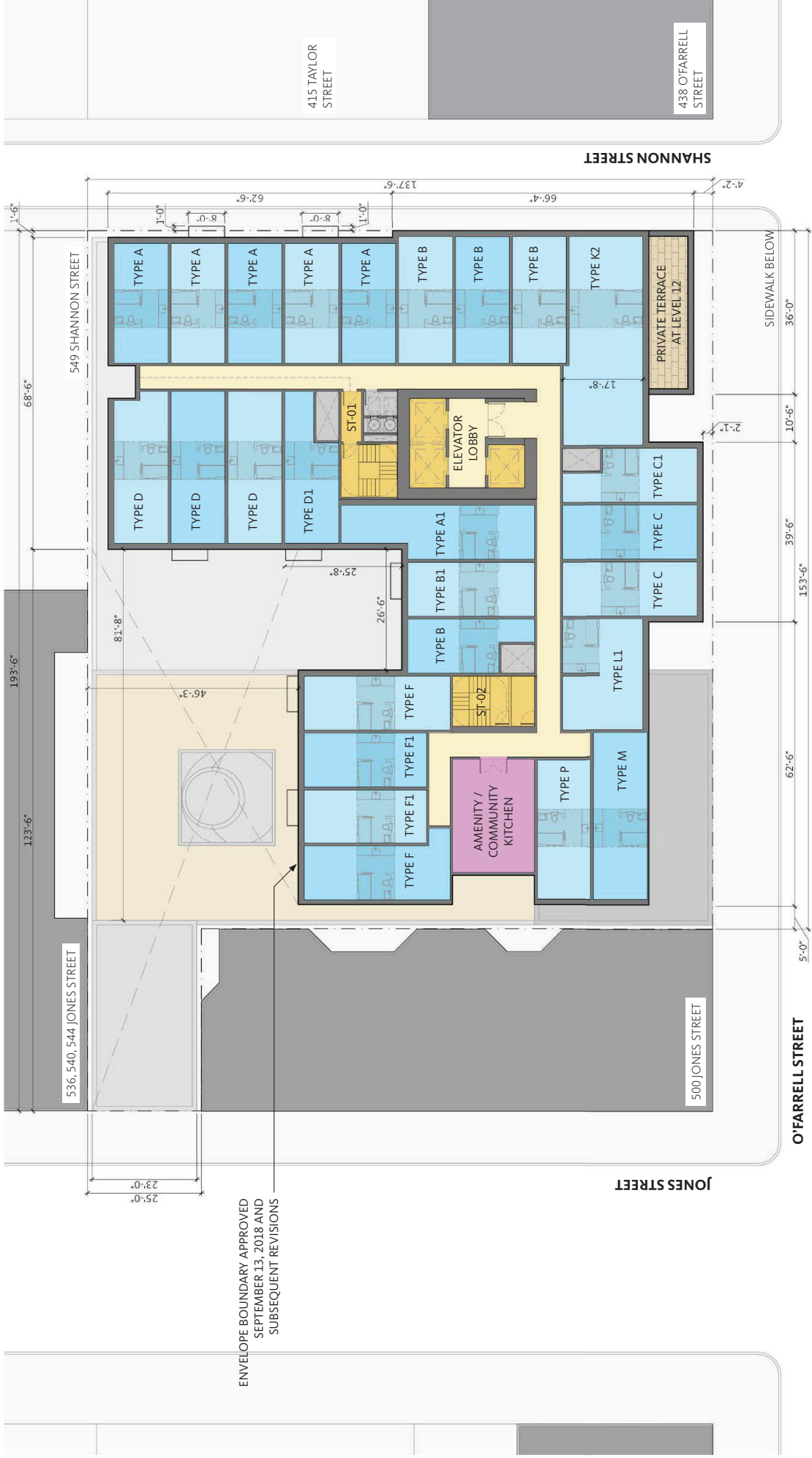


Plan - Level 10 & 11



ENVELOPE BOUNDARY APPROVED
SEPTEMBER 13, 2018 AND
SUBSEQUENT REVISIONS

Plan - Level 12

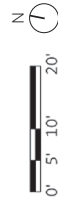


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SEPTEMBER 13, 2018 AND
SUBSEQUENT REVISIONS

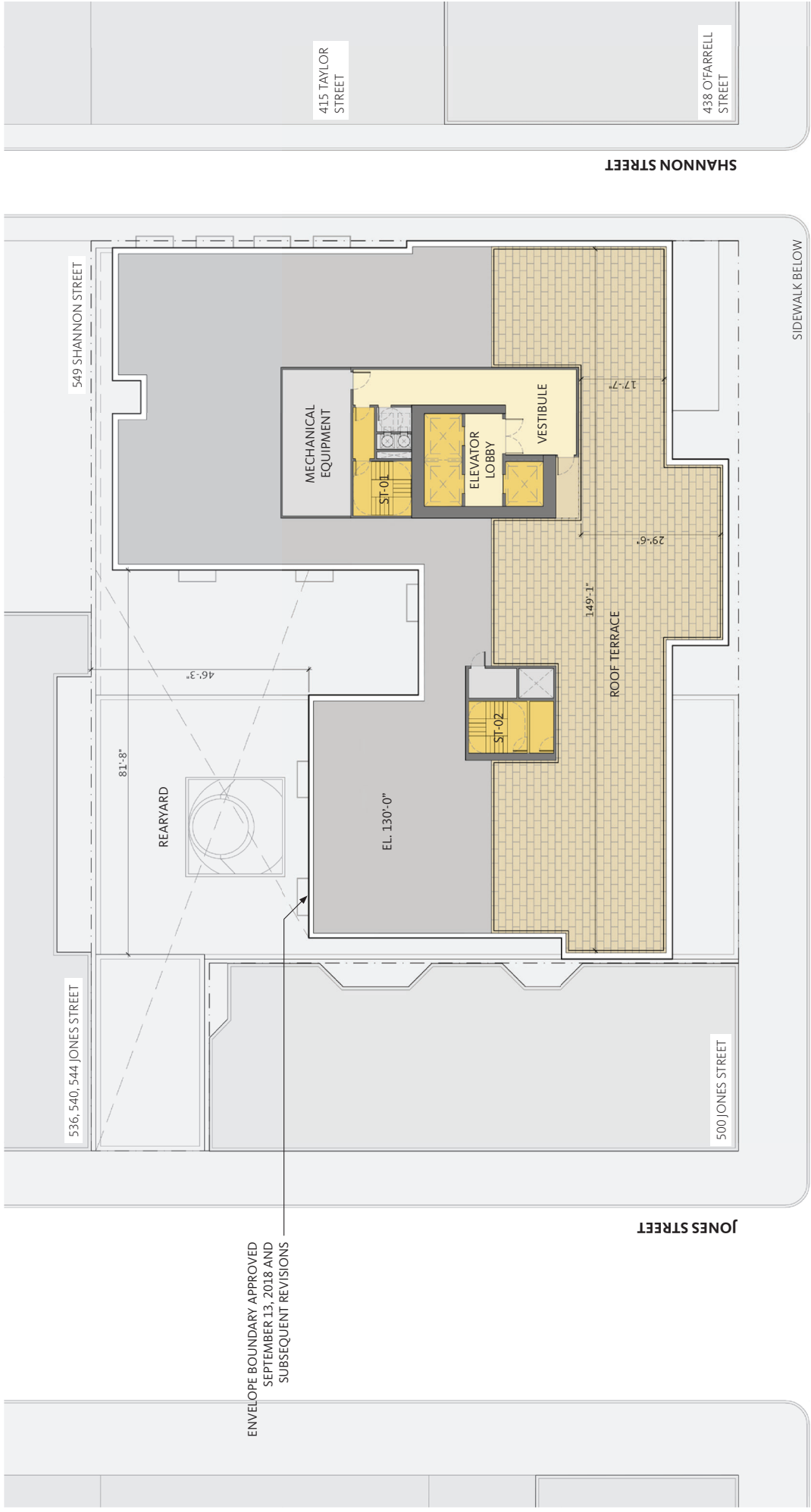
Plan - Level 13



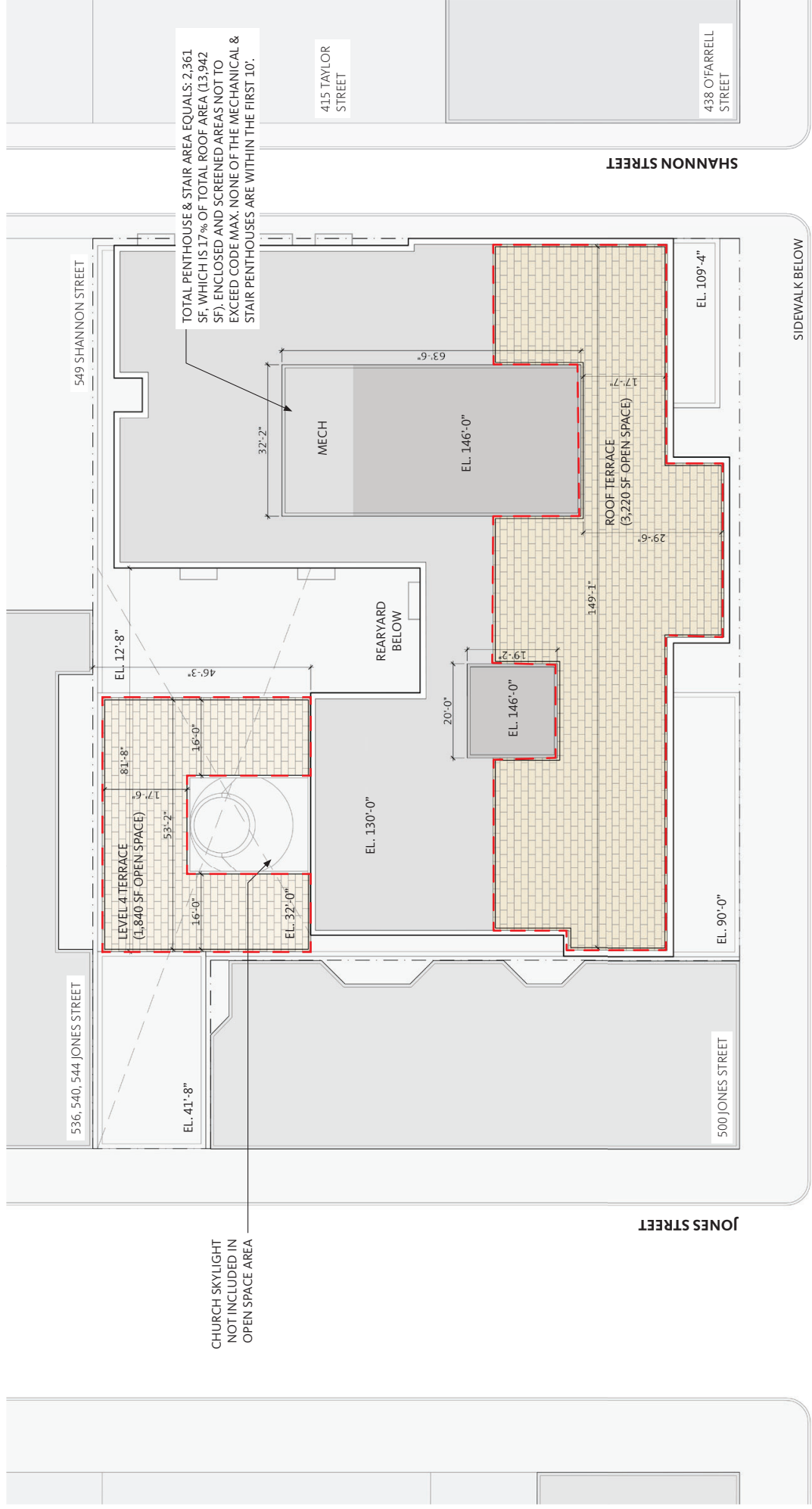
ENVELOPE BOUNDARY APPROVED
SEPTEMBER 13, 2018 AND
SUBSEQUENT REVISIONS



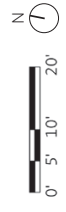
Plan - Roof Level



Plan - Upper Roof Level & Open Space Diagrams



TOTAL PENTHOUSE & STAIR AREA EQUALS 2,361 SF, WHICH IS 17% OF TOTAL ROOF AREA (13,942 SF). ENCLOSED AND SCREENED AREAS NOT TO EXCEED CODE MAX. NONE OF THE MECHANICAL & STAIR PENTHOUSES ARE WITHIN THE FIRST 10'.



Unit Mix - Per Planner Request

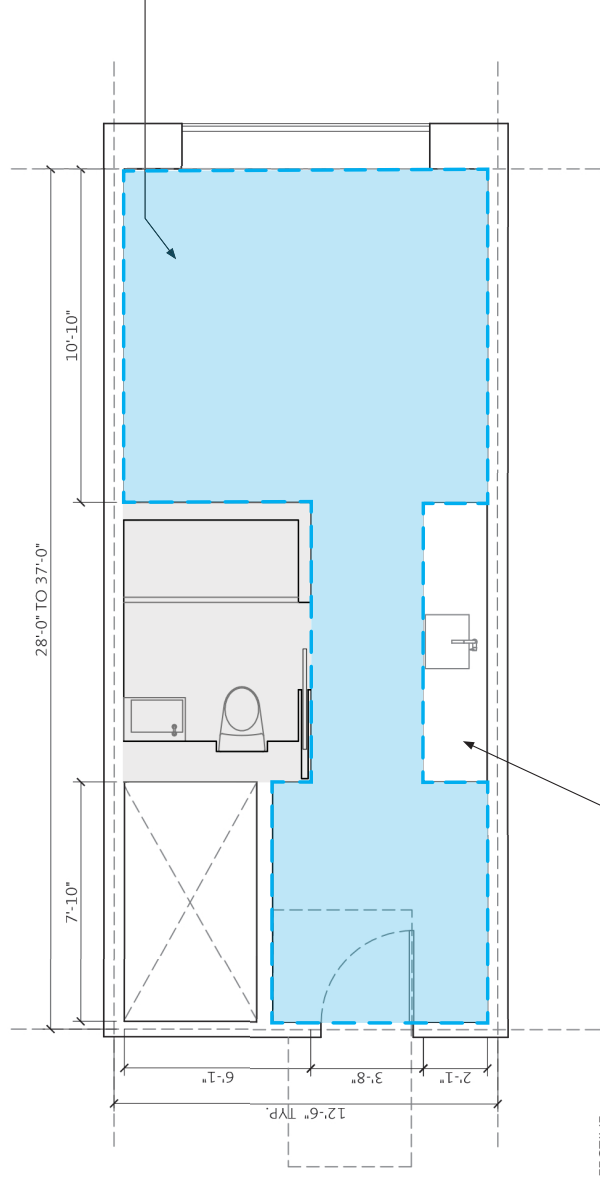
Levels	Unit Count by Type																		Totals					
	A	B	B1	B2	C	C1	D	D1	E	E2	F	F1	J	K1	K2	L	L1	M	N	P	Q	R	Combined	
Level																								
Roof																								
Level	5	4	1	1	1	1	3	1	1	2	2	2			1	1	1	1	1				1	25
Level	13	4	1	1	1	1	3	1	1	2	2	2			1	1	1	1		1				26
Level	12	5	1	1	2	1	3	1	1	2	2	2		1	1	1	1	1	1					27
Level	11	5	1	1	2	1	3	1	1	2	2	2		1	1	1	1	1	1					27
Level	10	5	1	1	2	1	3	1	1	2	2	2		1	1	1	1	1	1					27
Level	9	5	1	1	2	1	3	1	1	2	2	2		1	1	1	1	1						28
Level	8	5	1	1	2	1	3	1	1	2	2	2		1	1	1	1	1						28
Level	7	5	1	1	2	1	3	1	1	2	2	2		1	1	1	1	1						28
Level	6	5	1	1	2	1	3	1	1	2	2	2		1	1	1	1	1						29
Level	5	5	1	1	2	1	3	1	1	2	2	2		1	1	1	1	1						28
Level	5	5	1	1	2	1	3	1	1	2	2	2		1	1	1	1	1						28
Level	4	5	1	1	2	1	3	1	1	2	2	2		1	1	1	1	1						29
Level	3	5	1	1	1	1	3	1	1	1	2	2		1	1	1	1	1						21
Level	2	5	1	1	1	1	3	1	1					1	1	1	1	1						19
Level	1																							
B1																								
Totals	60	58	12	12	20	11	36	12	12	6	20	20	2	10	2	8	4	4	3	1	2	1	2	316
	19.0%	18.4%	3.8%	3.8%	6.3%	3.5%	11.4%	3.8%	3.8%	1.9%	6.3%	6.3%	0.6%	3.2%	0.6%	2.5%	1.3%	1.3%	0.9%	0.3%	0.6%	0.3%	0.3%	

Beds / Unit Type (2 Bed per GOU, per SF Planning Code)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total Beds, per SF Planning Code	120	116	24	24	40	22	72	24	24	12	40	40	4	20	4	16	8	8	6	2	4	2	632	

Unit Total Area (SF)	345	365	320	500	390	340	430	370	425	480	420	351	700	785	815	650	485	485	860	400	630	775
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Enlarged Plan - Unit B1

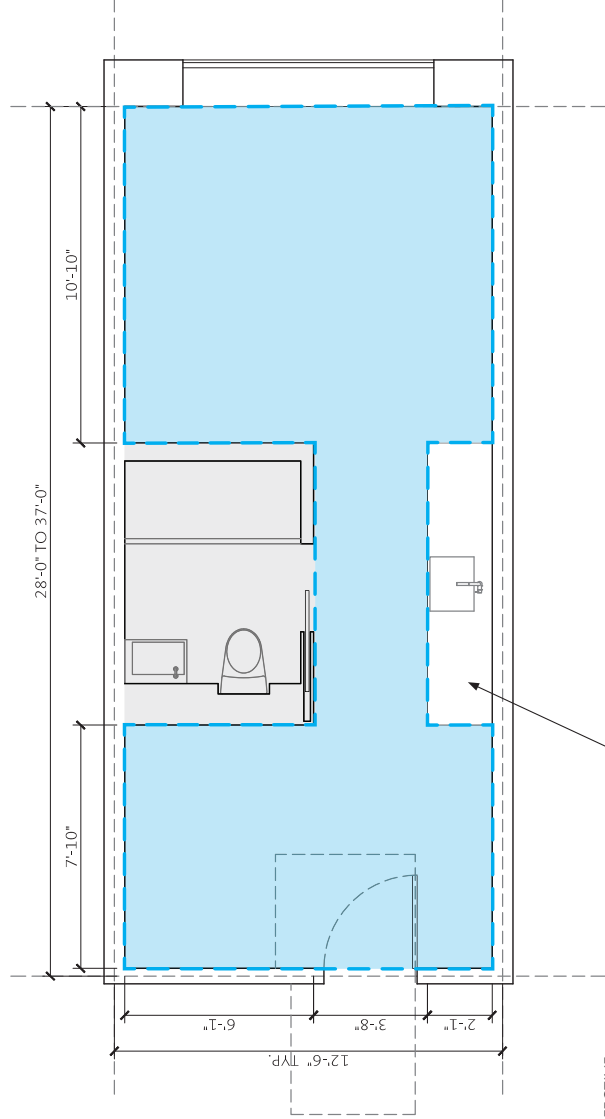
Small Group Occupancy Unit
Unit C1 & D1 Similar



PURSUANT TO ZA INTERPRETATION OF 209.2(A), EFFECTIVE OCTOBER 2005, GROUP HOUSING UNITS ARE ALLOWED TO HAVE LIMITED KITCHEN FACILITIES WITH THE FOLLOWING SPECIFICATIONS: A SMALL COUNTER SPACE, A SMALL UNDER-COUNTER REFRIGERATOR, A SMALL SINK, A MICROWAVE, AND A SMALL TWO-RING BURNER. COOKING FACILITY SHALL NOT INCLUDE ANY OTHER TYPE OF OVEN.

Enlarged Plan - Unit A

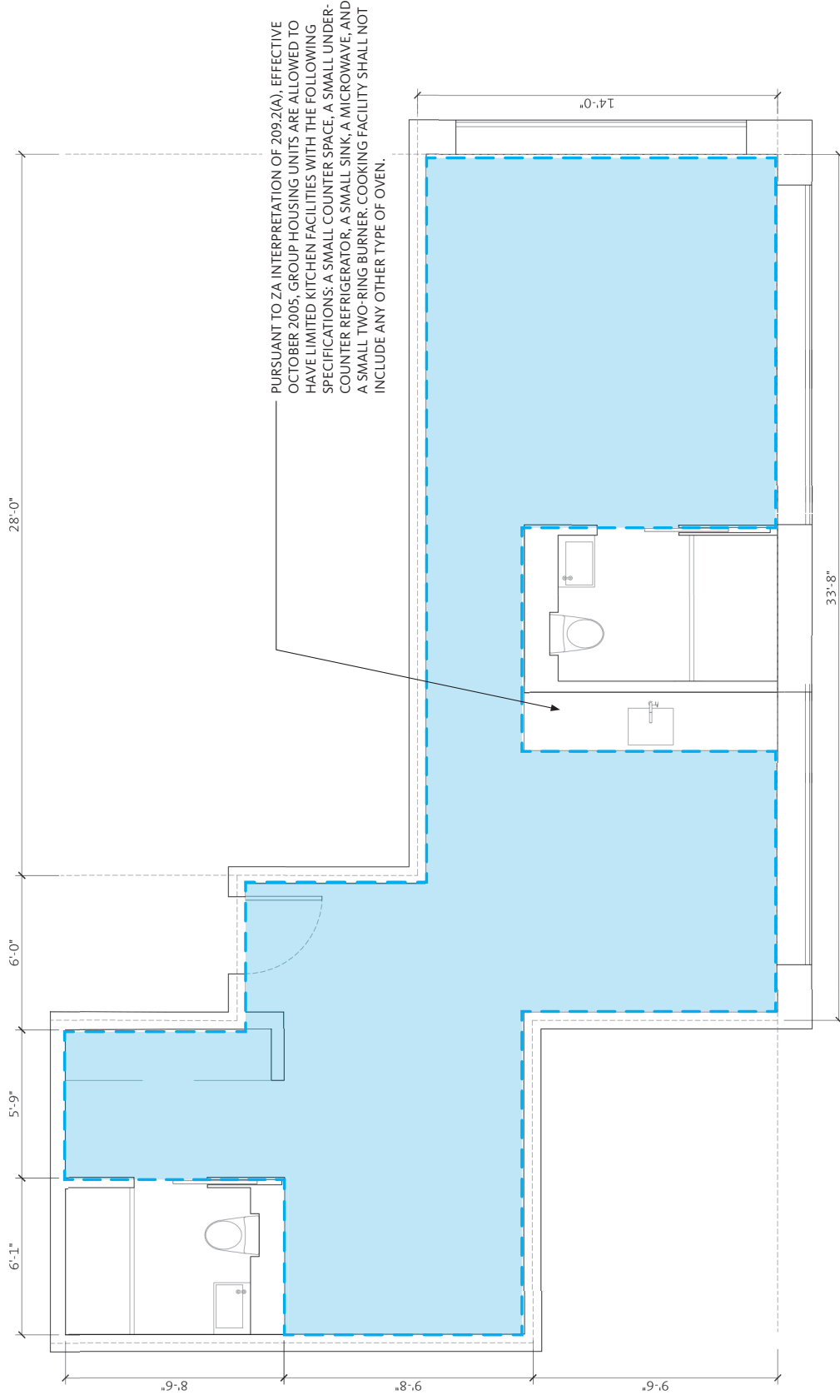
Medium Group Occupancy Unit
Unit B, C, D, E, F, F1 Similar



PURSUANT TO ZA INTERPRETATION OF 209.2(A), EFFECTIVE OCTOBER 2005, GROUP HOUSING UNITS ARE ALLOWED TO HAVE LIMITED KITCHEN FACILITIES WITH THE FOLLOWING SPECIFICATIONS: A SMALL COUNTER SPACE, A SMALL UNDER-COUNTER REFRIGERATOR, A SMALL SINK, A MICROWAVE, AND A SMALL TWO-RING BURNER. COOKING FACILITY SHALL NOT INCLUDE ANY OTHER TYPE OF OVEN.

Enlarged Plan - Unit K1

Large Group Occupancy Unit

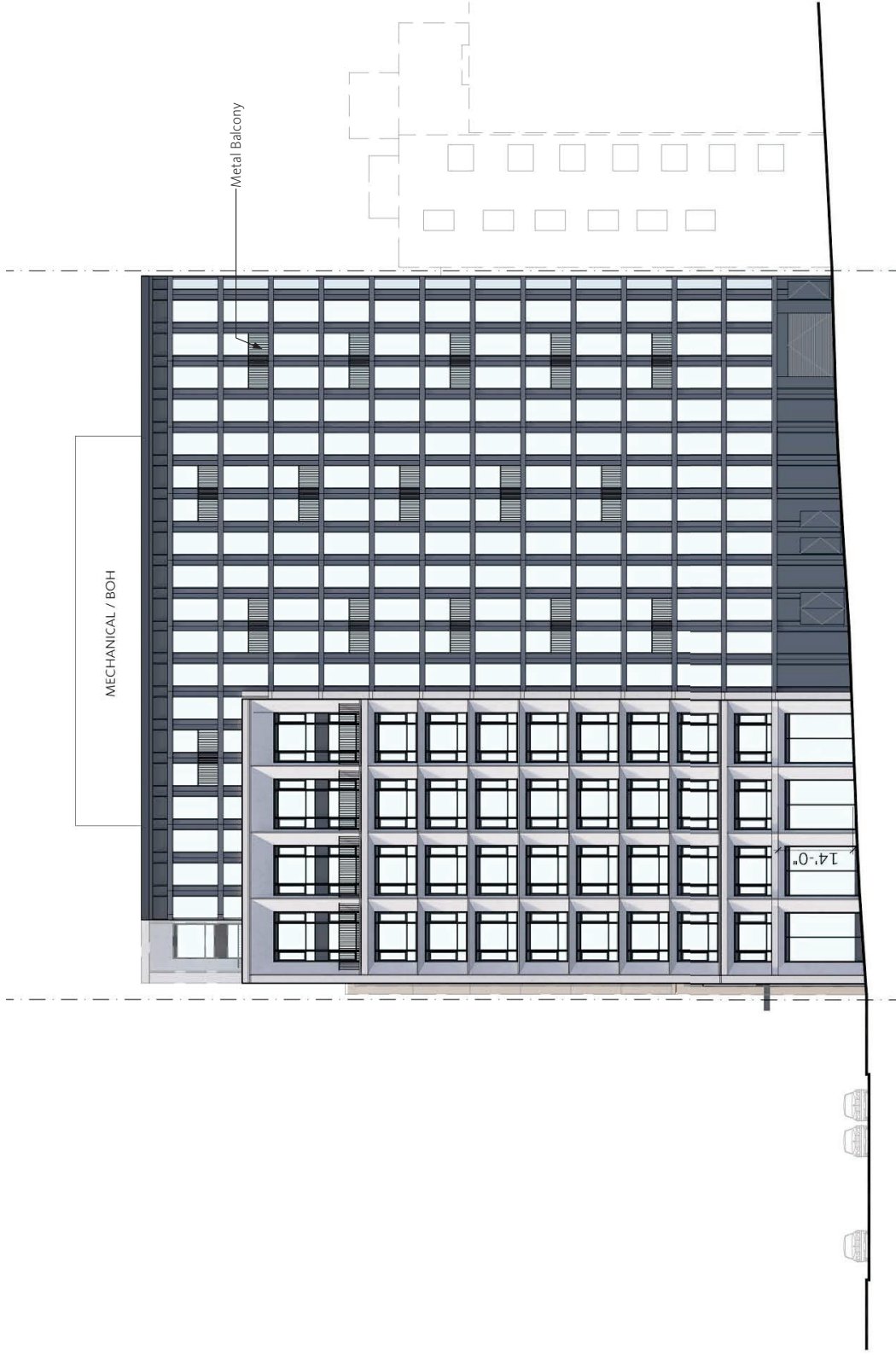


Elevation - O'Farrell Street



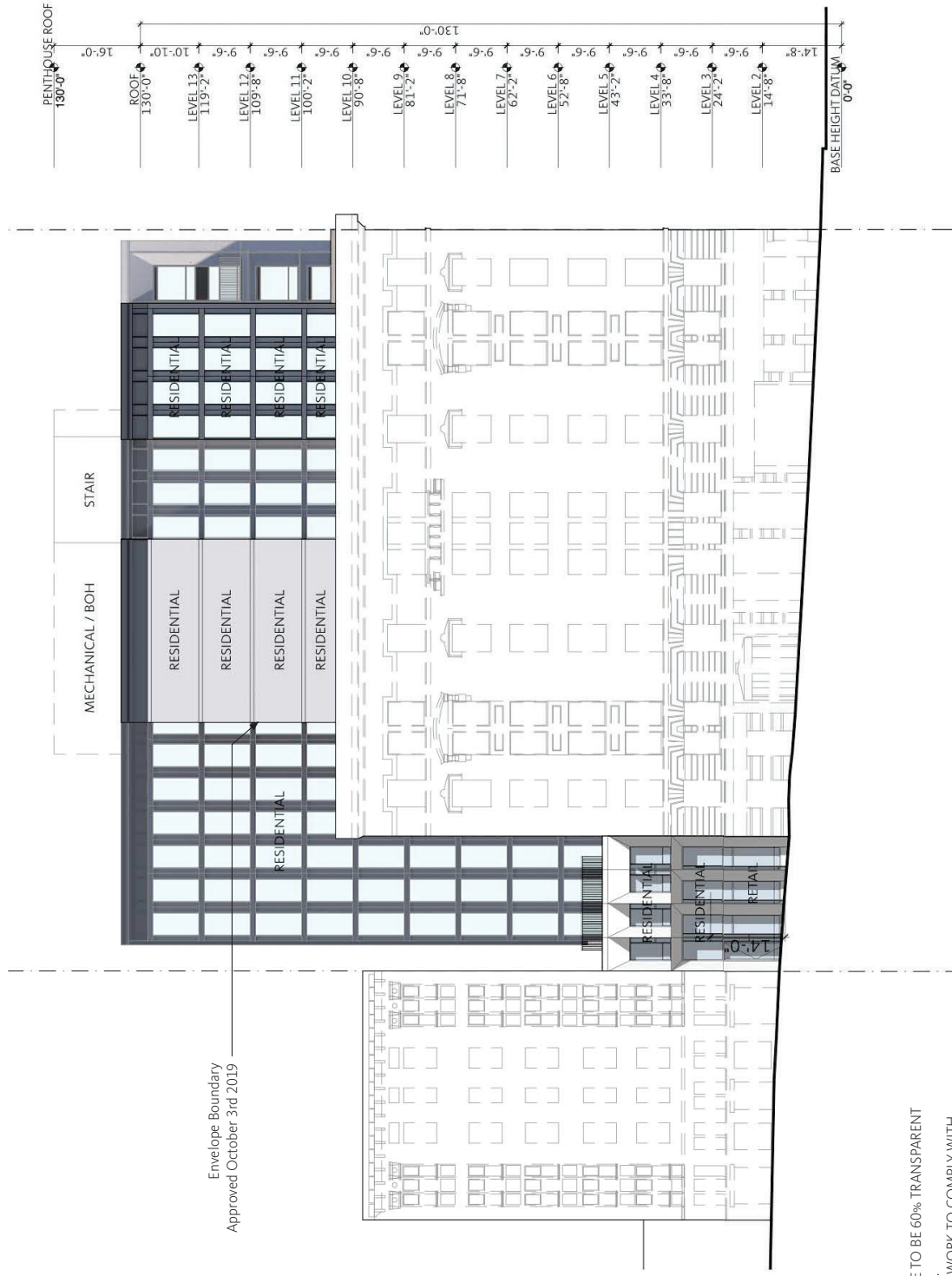
- GENERAL NOTES:
- GROUND FLOOR ACTIVE USE TO BE 60% TRANSPARENT WINDOWS AND DOORWAYS.
 - GATES, RAILINGS AND GRILLWORK TO COMPLY WITH CODE REQUIREMENTS FOR 75% OPEN TO PERPENDICULAR VIEW

Elevation - Shannon Street



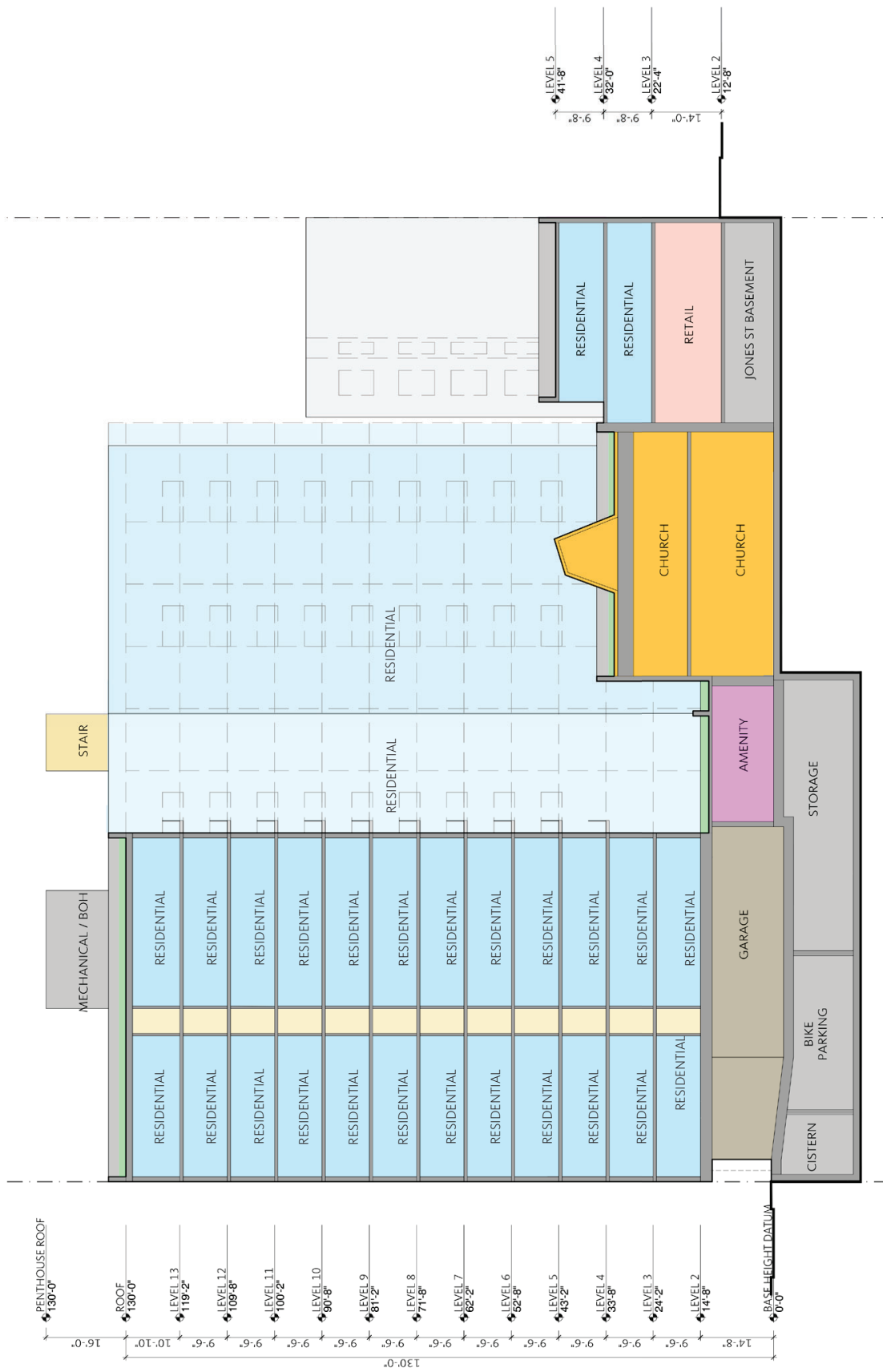
- GENERAL NOTES:
- GROUND FLOOR ACTIVE USE TO BE 60% TRANSPARENT WINDOWS AND DOORWAYS.
 - GATES, RAILINGS AND GRILLWORK TO COMPLY WITH CODE REQUIREMENTS FOR 75% OPEN TO PERPENDICULAR VIEW

Elevation - Jones Street

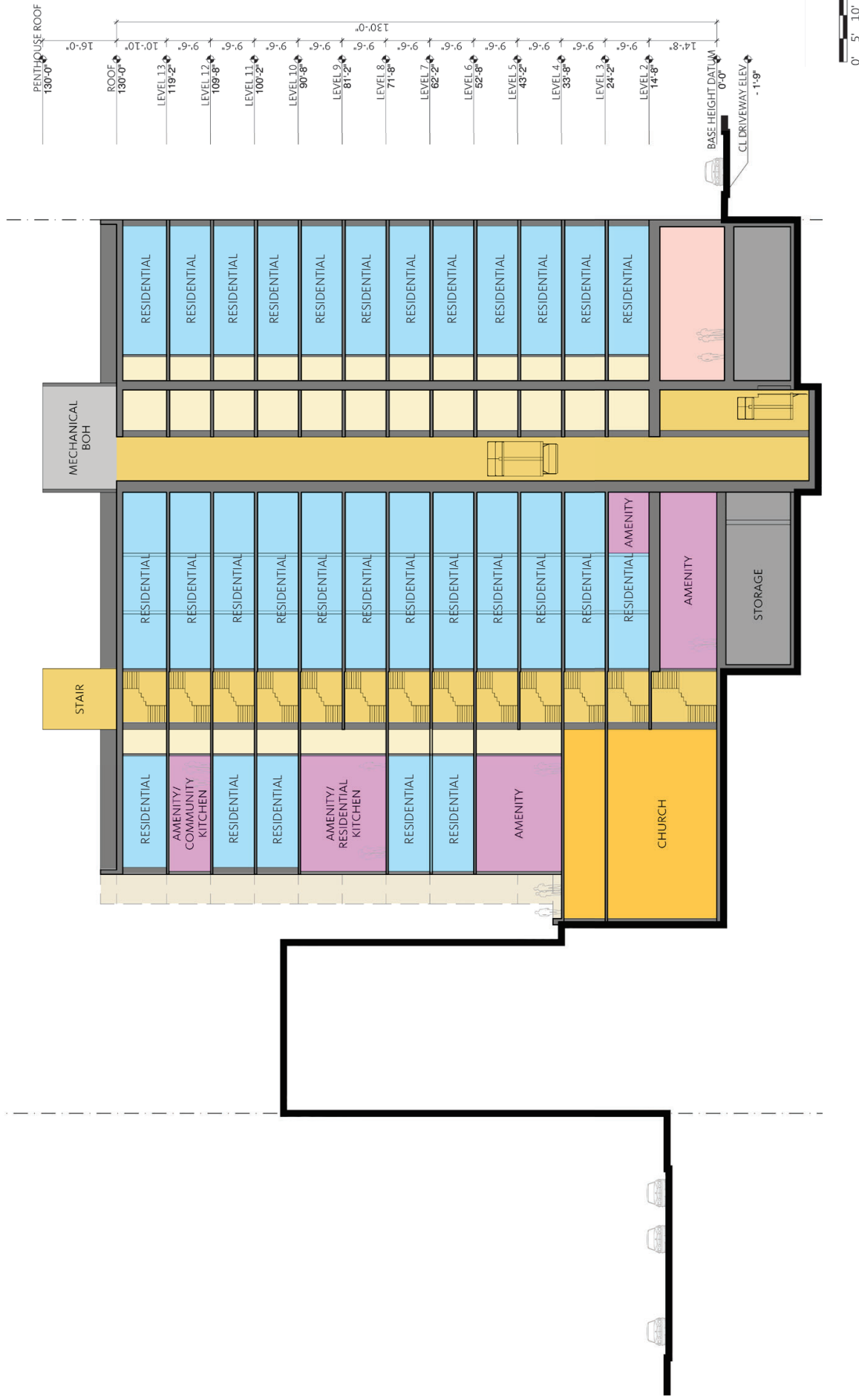


- GENERAL NOTES:
- GROUND FLOOR ACTIVE USE TO BE 60% TRANSPARENT WINDOWS AND DOORWAYS.
 - GATES, RAILINGS AND GRILLWORK TO COMPLY WITH CODE REQUIREMENTS FOR 75% OPEN TO PERPENDICULAR VIEW

Section - East / West - Through Jones St. Retail



Section - East / West - Amenity Space



Section - North / South - Through Lobby W/ Church Beyond

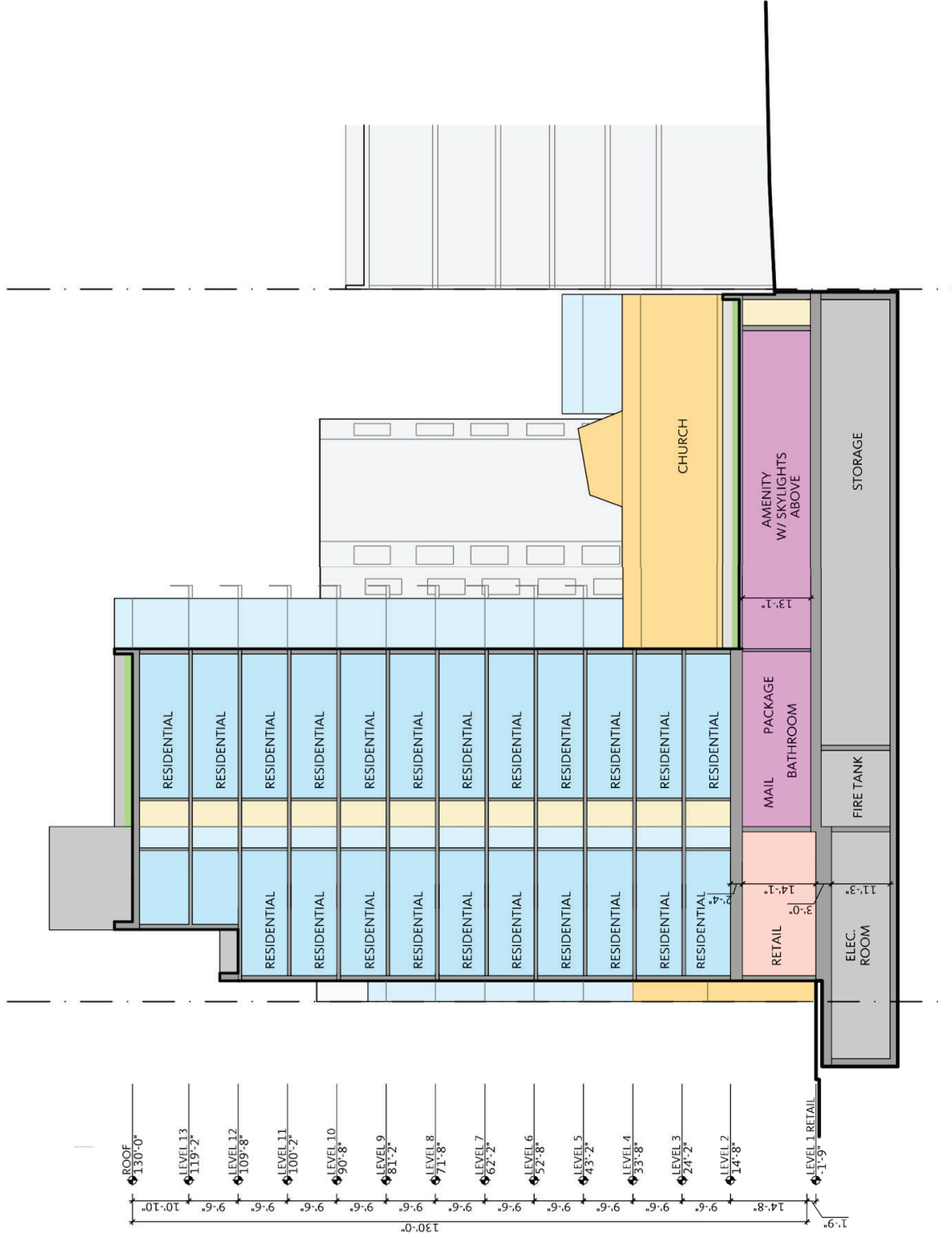
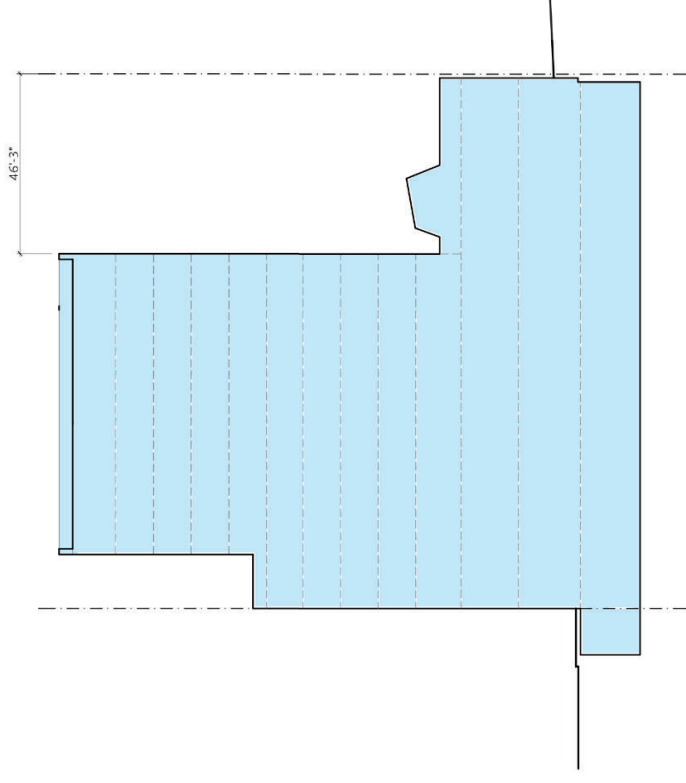
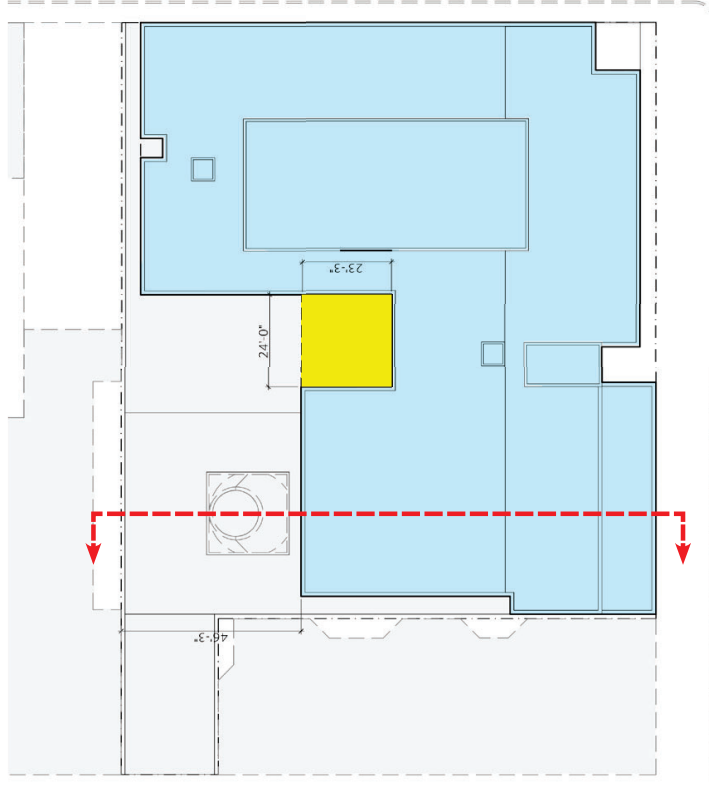


Diagram - Bulk Reduction



Proposed
Existing

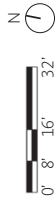
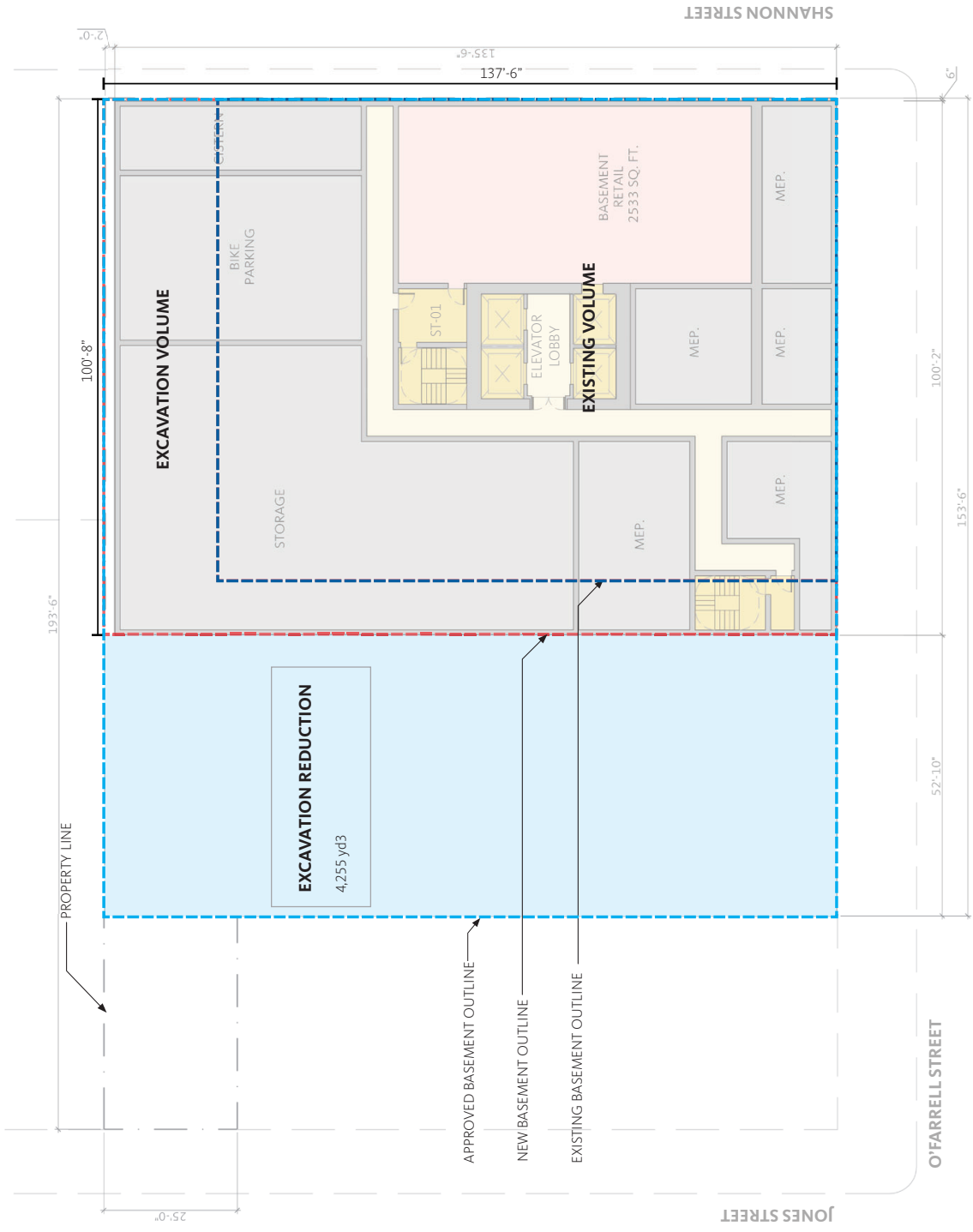


Diagram - Excavation Diagram



* Assuming a 16' deep existing and proposed basement

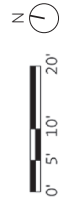


Diagram - Active Use



GENERAL NOTES:
 - GROUND FLOOR ACTIVE USE TO BE 60%
 - TRANSPARENT WINDOWS AND DOORWAYS.
 - GATES, RAILINGS AND GRILLWORK TO COMPLY WITH CODE REQUIREMENTS FOR 75% OPEN TO PERPENDICULAR VIEW.

Facade Design



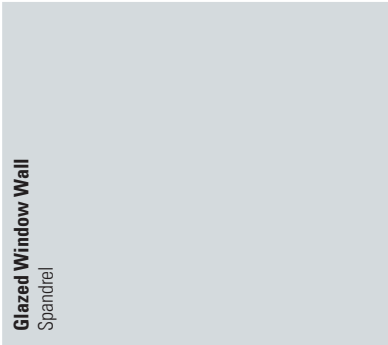



3D Rendering - O'Farrell St.



3D Rendering - O'Farrell St.



Building Materials

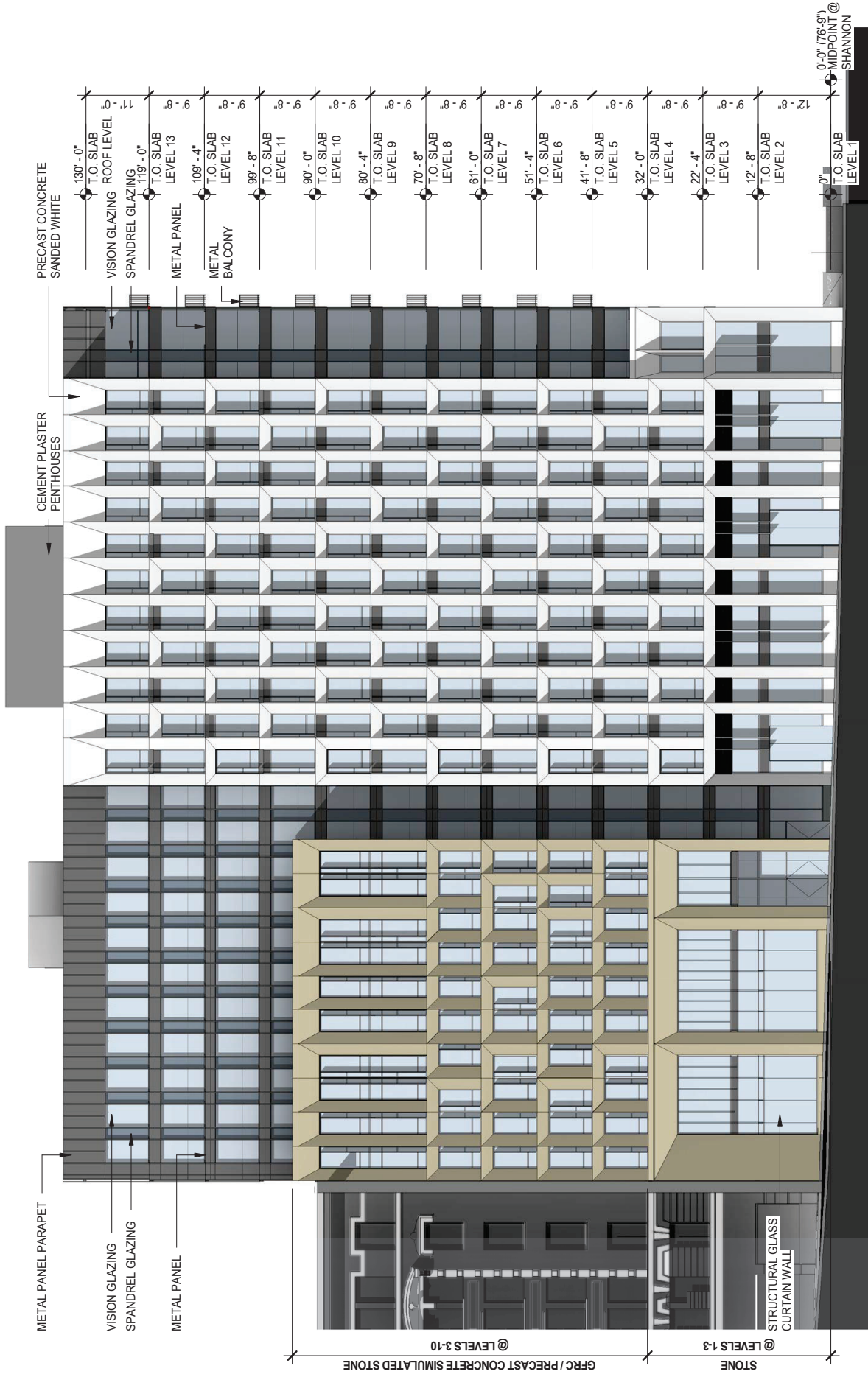
 <p>Precast Concrete White</p>	 <p>Precast Concrete Simulated Stone</p>
 <p>Glazed Window Wall Spandrel</p>	 <p>Glazed Window Wall Clear</p>
 <p>Metal Panel Charcoal Grey</p>	 <p>Cement Plaster Charcoal Grey</p>

Material Palette

- Precast Concrete**
 - White
 - Simulated Stone
- Glazed Window Wall**
 - Clear
 - Spandrel
- Metal Panel**
 - Charcoal Grey
- Cement Plaster**
 - Charcoal Grey

Currently Approved

Elevation - O'Farrell St.



Elevation - Jones St.



Elevation - Shannon St.

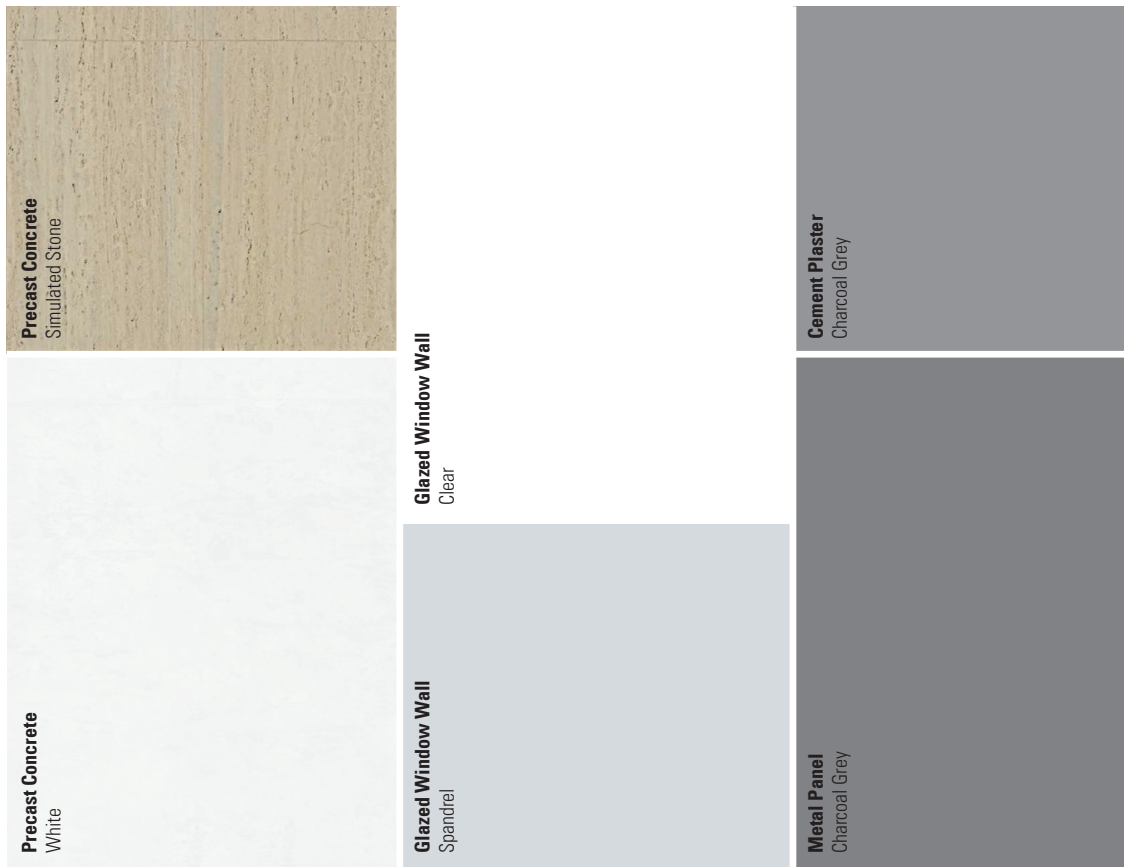


3D Rendering - O'Farrell St.



Building Materials

Material Palette



Precast Concrete
- White
- Simulated Stone

Glazed Window Wall
- Clear
- Spandrel

Metal Panel
- Charcoal Grey

Cement Plaster
- Charcoal Grey

Precast Concrete
Simulated Stone

Precast Concrete
White

Glazed Window Wall
Clear

Glazed Window Wall
Spandrel

Cement Plaster
Charcoal Grey

Metal Panel
Charcoal Grey

450 O'FARRELL STREET

CONDITIONAL USE AND VARIANCE APPLICATION

Version 3B

May 25th, 2021

TABLE OF CONTENTS

Zoning Information Overview:

Site: 450 O'Farrell Street, San Francisco CA 94102
Parcel: Block 0317 / Parcels 007, 009, 011

Zoning: RC-4 (Residential-Commercial, High Density)
Special Use Districts: North of Market Residential 1
Fringe Financial Services RUD
Within 1/4 mile of an Existing Fringe Financial Service

Table of Contents:

Site Information

- Parcel Map
- Existing Survey
- Aerial Images
- Existing Context

Proposed Design Revisions

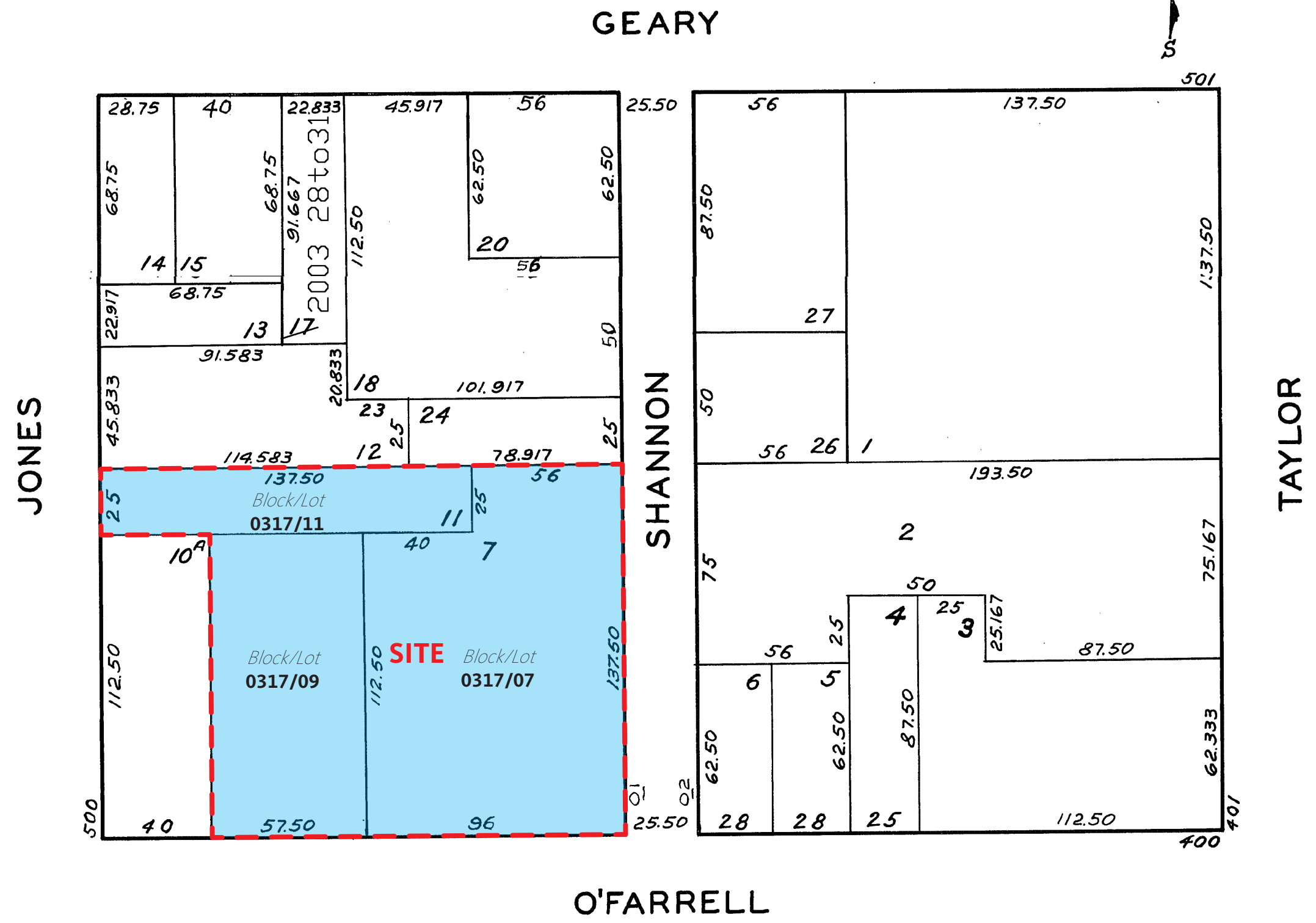
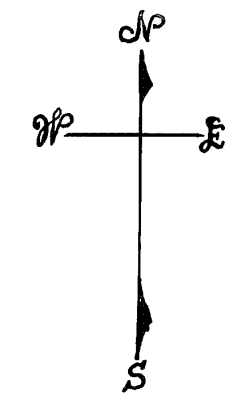
- Zoning
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- Site Plan Proposed
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- Plan - Large Unit Plan
- Section - East / West
- Section - North / South
- Diagram - Open Space
- Diagram - Bulk Reduction
- Elevation - Jones Street
- Diagram - Excavation Diagram

Previously Approved

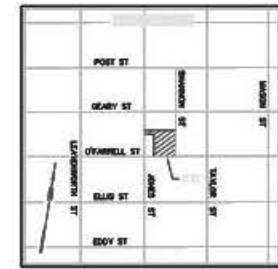
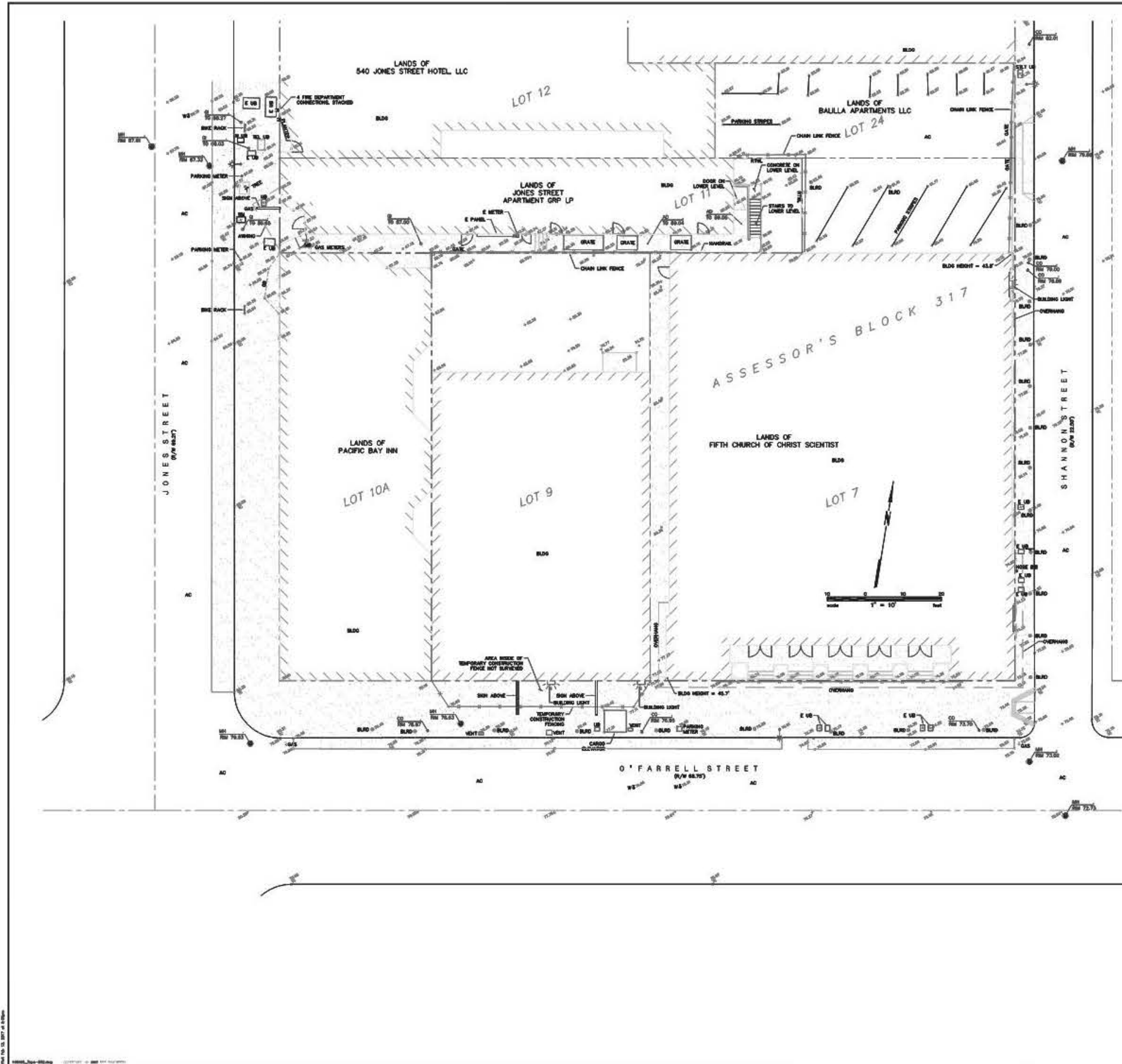
- Elevation - O'Farrell St.
- Elevation - Jones St.
- Elevation - Shannon St.
- Rendering - O'Farrell St.
- Building Materials



Site - Parcel Map



Site - Existing Survey



- ABBREVIATIONS**
- AC ASPHALT CONCRETE
 - AD AREA DRAIN
 - APN ASSESSOR'S PARCEL NUMBER
 - BLND BUILDING
 - BLND BOLLARD
 - CO CLEAOUT
 - E ELECTRIC
 - GB GRADE BREAK
 - GI GRATE INLET
 - MB MAILBOX
 - SH SHAWL
 - RTNL RETAINING WALL
 - SQFT SQUARE FEET
 - TO TOP FACE OF CURB
 - TG TOP OF GRATE
 - TEL TELECOMMUNICATIONS
 - UB UTILITY BOX
 - W WATER
 - WM WATER METER

- SYMBOLS & LEGEND**
- SIDE VALVE
 - FIRE DEPARTMENT CONNECTION
 - MANHOLE
 - CLEAOUT
 - STREET LIGHT
 - TREE
 - CENTER LINE
 - PROPERTY LINE
 - FENCE
 - GRADE BREAK
 - BUILDING LINE
 - CONCRETE

TOPOGRAPHIC NOTES

UNAUTHORIZED CHANGES & USES - THE PROFESSIONAL PREPARED 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 91.90' AT A CROW OUT 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 DATES 08/07/14 - 04/24/15

JASON KIRCHMANN PLS 18005

BKF
Engineering, Surveying & Planning
1000 Market Street, Suite 200
San Francisco, CA 94102

450 & 474 O'FARRELL STREET AND 532 JONES STREET, SAN FRANCISCO
APN 0317-007, 0317-009, & 0317-011

TOPOGRAPHIC MAP

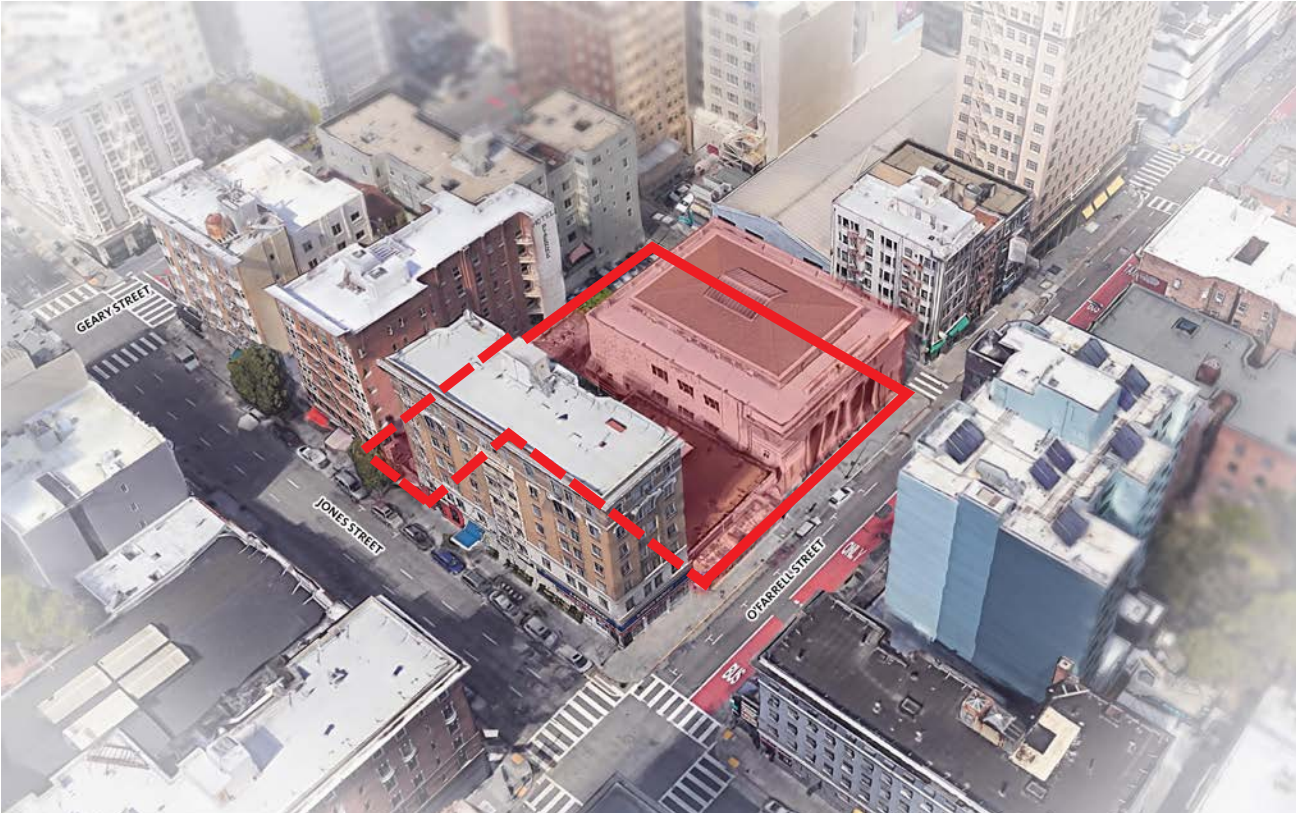
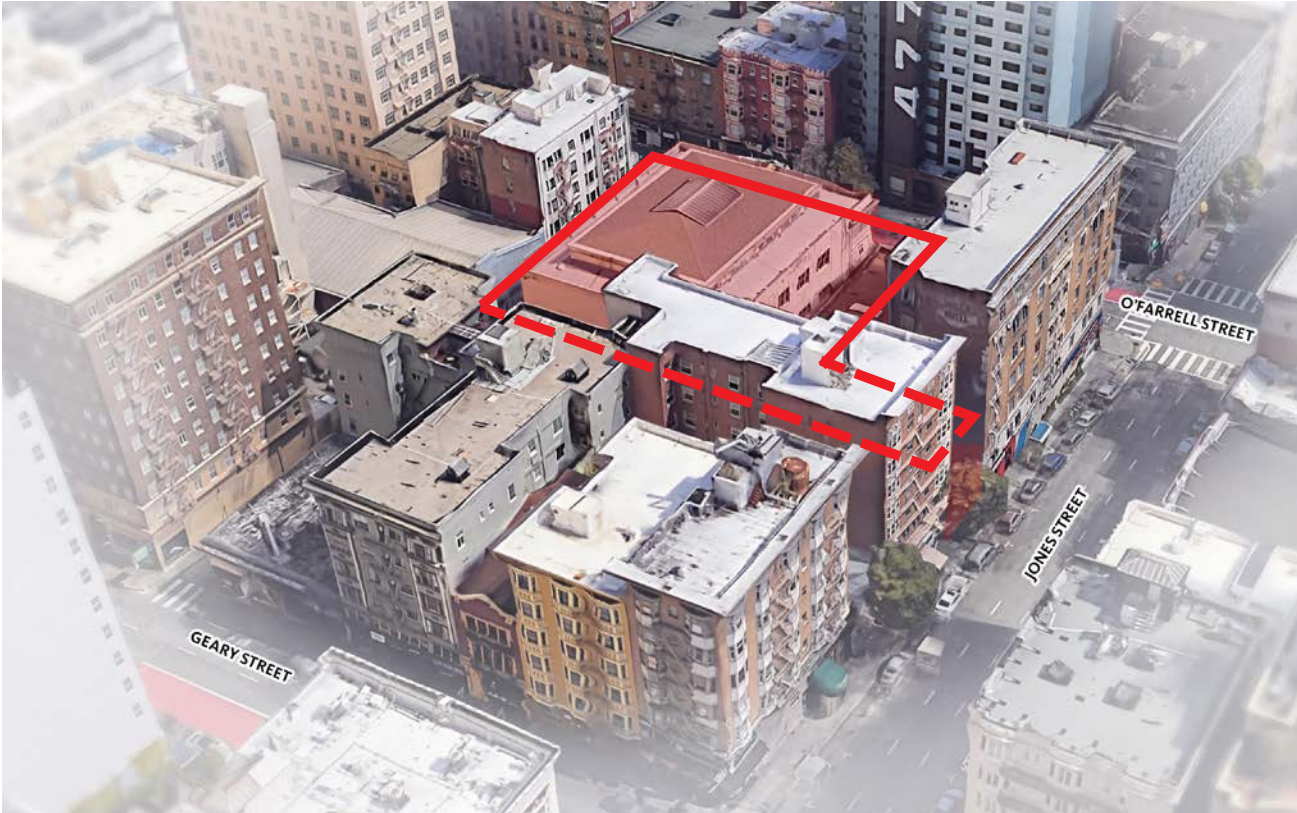
Date: MAY 2018 Title: AS 031808 Drawing No: 031808-01 Job No: 2018088	Revision: No. 1 of 1
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Site - Aerial Images



Looking North West

Looking South West



Looking South East

Looking North East

Site - Existing Context



North West At O'Farrell St



North West At Shannon St



North East At Jones St & O'Farrell St



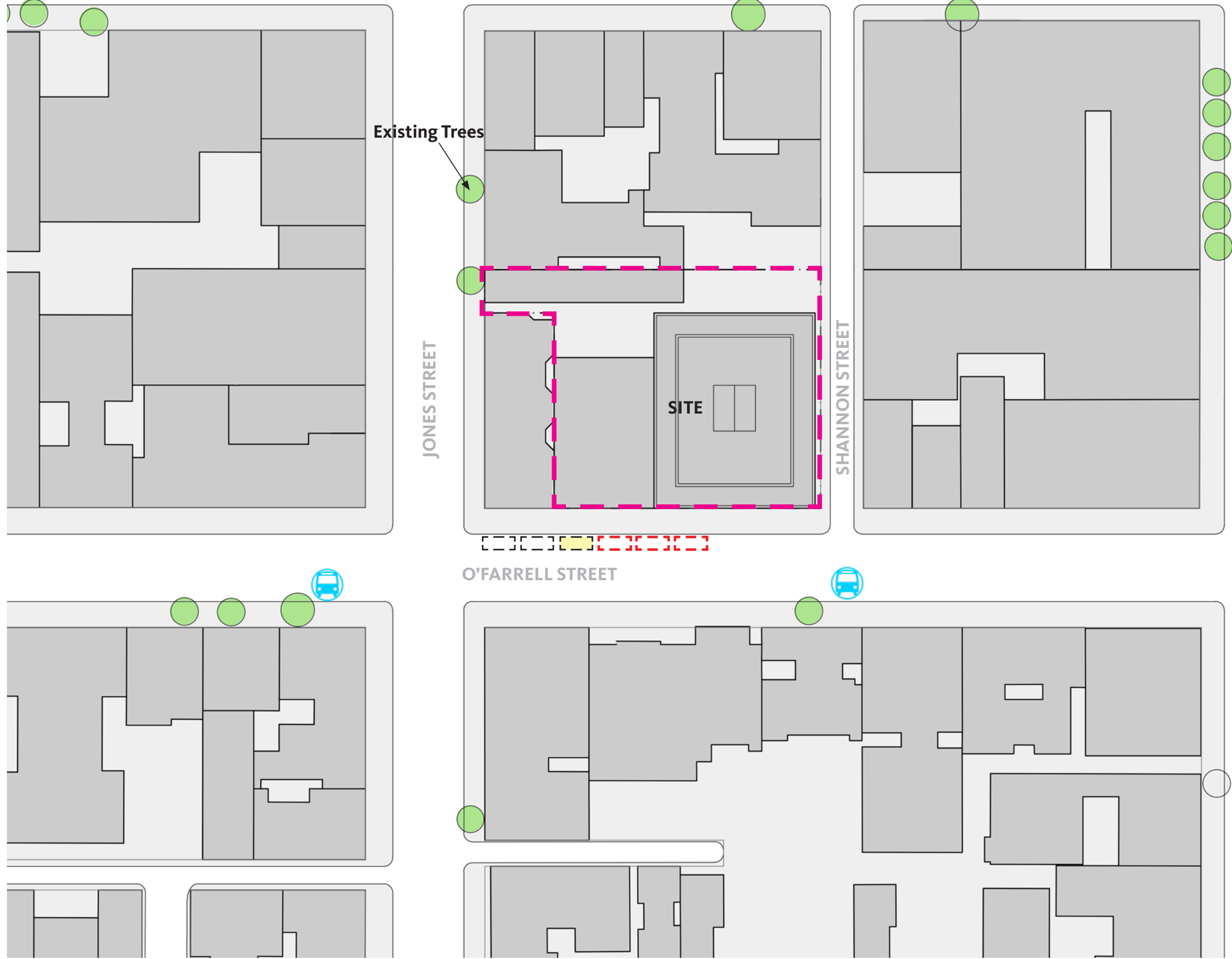
South East At Jones St & O'Farrell St

Proposed Design Revisions

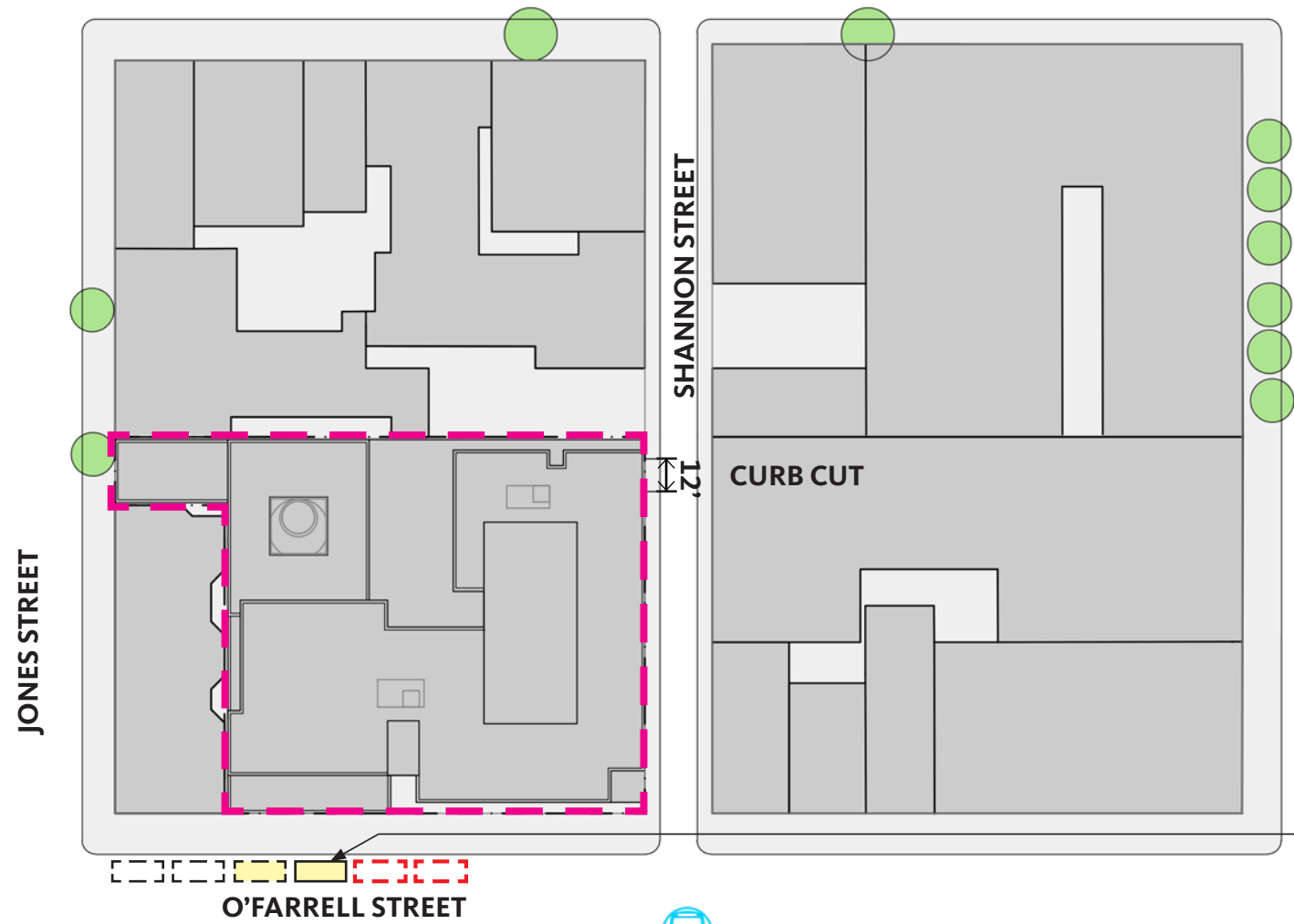
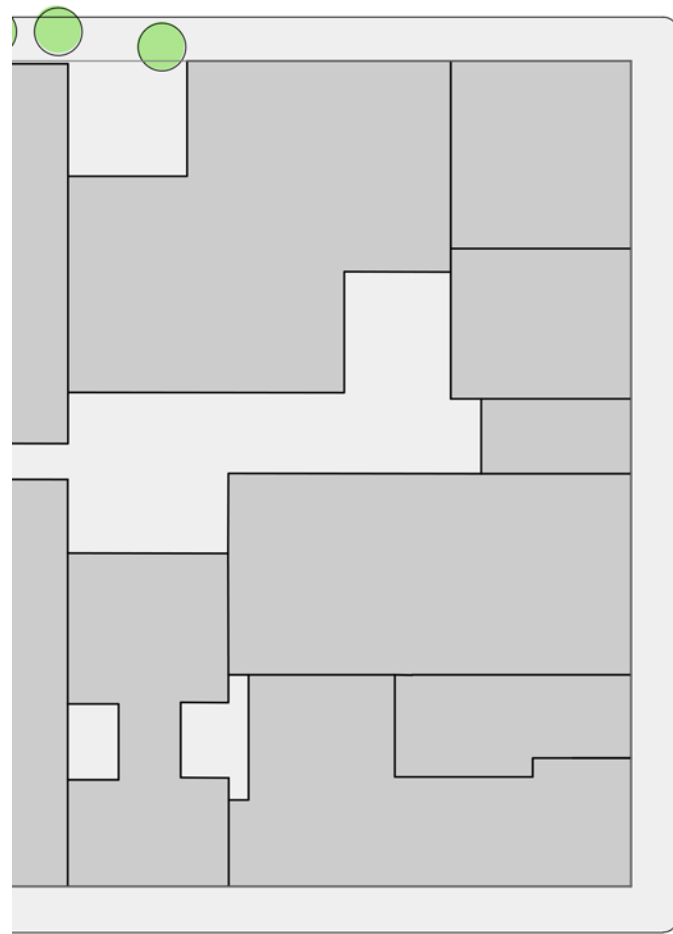
Project Data - Zoning

	Site / Zoning	Approved	Proposed Revisions
Site	450 O'Farrell Street, San Francisco CA 94102	-	-
Parcel	Block 0317 / Parcels 007, 009, 011	-	-
Zoning	RC-4 (Residential-Commercial, High Density)	-	-
Special Use Districts:	North of Market Residential 1 Fringe Financial Services RUD Within 1/4 mile of an Existing Fringe Financial Service	-	-
Rear Yard	25% Lot Depth, no less than 15', at the level of the lowest dwelling unit. Sec. 134	A modification of the rear yard per Sec. 134(g), through the PUD process, to allow for open space in a configuration other than a rear yard. The building is approved with full lot coverage at the ground level, however the upper levels are sculpted in an L-shaped configuration with a light well to match the neighbor to the West.	The rearyard is proposed to remain similar to the previously entitled rearyard, with the exception that additional rearyard is created at the inner most portion of the L-shape; please see plan.
Dwelling Unit Exposure	Dwelling Units and Group Housing shall have a room of 120 SF with a window onto a space meeting the requirements of Sec. 140. Further pursuant to Sec 140(b), for group housing projects, either each bedroom or at least one interior common area that meets the 120 square-foot minimum superficial floor area requirement with a window facing onto a street	An exception to dwelling unit exposure requirements per Sec. 140 for 21 of the 176 units. This equates to 11.9% of the units requiring an exception.	The proposed project includes an interior common room on level 2 which complies with the requirements of section 140 of the planning code.
Off-Street Loading	1 Loading Off-Street Space per 100,000 SF of Occupied SF. Sec. 152	An exception to the off-street loading requirements per Sec. 152 which require one residential loading space. 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 to a metered commercial loading space & to convert the two existing vehicle passenger loading / unloading zoning adjacent to the project site be revised from only during church service to all day passenger loading / unloading.	No revisions proposed.
Permitted Obstructions	Sec. 136	An exception to permitted obstructions, project balconies project over Shannon St. 4 inches beyond what is permitted.	Balconies extending 1'-0" over the property line at Shannon are proposed. According to Sec 136(c) this 1foot projection is permitted
Height & Bulk	80-T - 130-T; Per Table 270 a max. Length of 110' & a max. diagonal of 125' apply above the predominate street-wall or 80', whichever is less. Sec. 253, 249.5/263.7	The height and bulk we approved as shown in the original CU application.	No revisions proposed.
Open Space	Per Dwelling Unit: 36 SF if Private, 48 SF if Common Per Bedroom in Group Housing: 1/3 the dwelling unit requirement (16 SF per Bedroom)	Meets 100% of the Open Space requirement, per SF Planning. 176 Total Units; 4 with Private, 172 req. Common. 172 Units * 48 SF per Unit = 8,256 SF required Common Open Space	Meets 100% of the Open Space requirement, per SF Planning. This reduces the area from 8,256 SF to 5,072 SF. 316 Bedrooms * 16 SF per = 5,056 SF required, 5,060 SF Open Space Proposed.
Parking	None Required. Permitted 0.5 spaces per unit & max. permitted with CU 0.75 spaces per unit	Residential Parking Spaces. 49 Spaces.	0 Residential Parking Spaces, 6 Dedicated Church Parking Spaces.
Bike Parking	Residential Grouphousing requires (1) Class 1 space per 4 beds (first 100 beds) & (1) Class 1 space per 5 beds (above 100). (2) Class 2 spaces per 100 beds. Religious Use required (5) Class 1 spaces for capacity less than 500. (1) Class 2 spaces per 500 seats. Retail requires (1) Class 1 space per 7,500 sf of retail, (2) Class 2 spaces per 2,500 sf of retail.	-	Bike Parking: Group Housing: Class 1 = (131) spaces, Class 2 = (12) spaces Religious Use: Class 1 = (5) spaces, Class 2 = (1) space Retail: Class 1 = (0) spaces, Class 2 = (2) spaces <i>Totals: Class 1 = (136) spaces, Class 2 = (15) spaces</i> Additional Measures: - Bicycle Repair Station - Multimodal Way Finding Signage - Real Time Transportation Displays

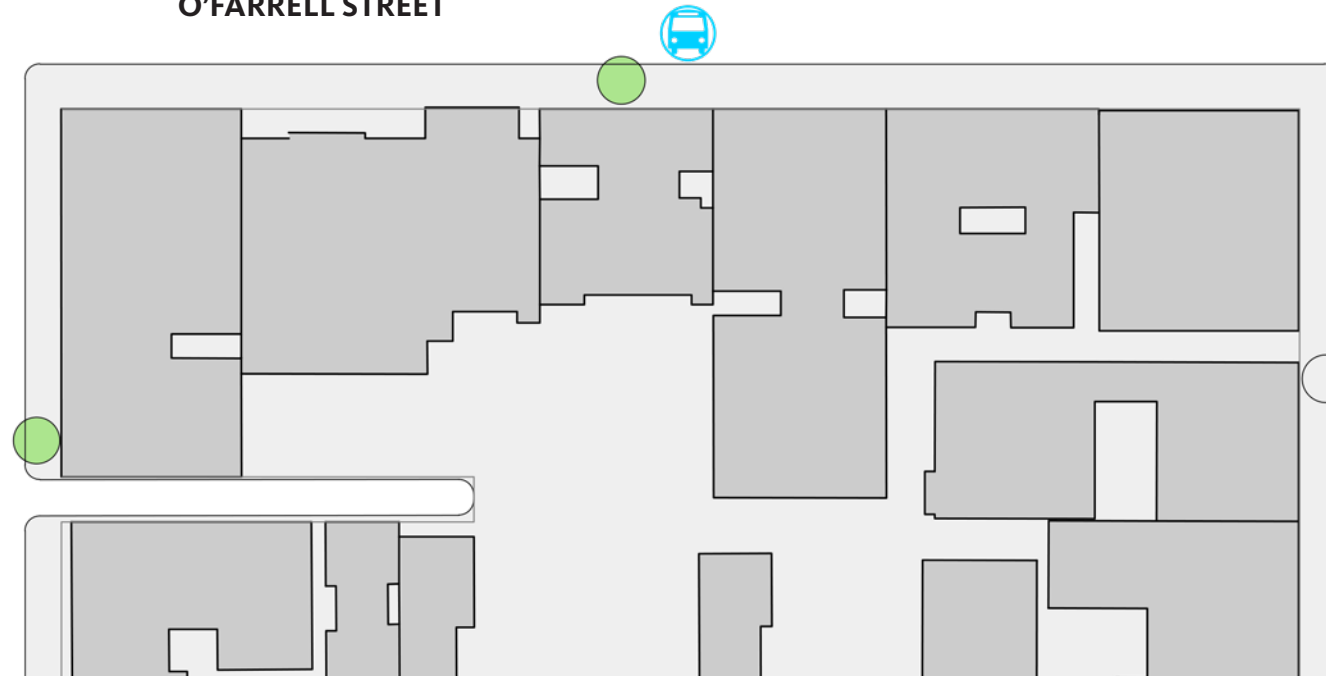
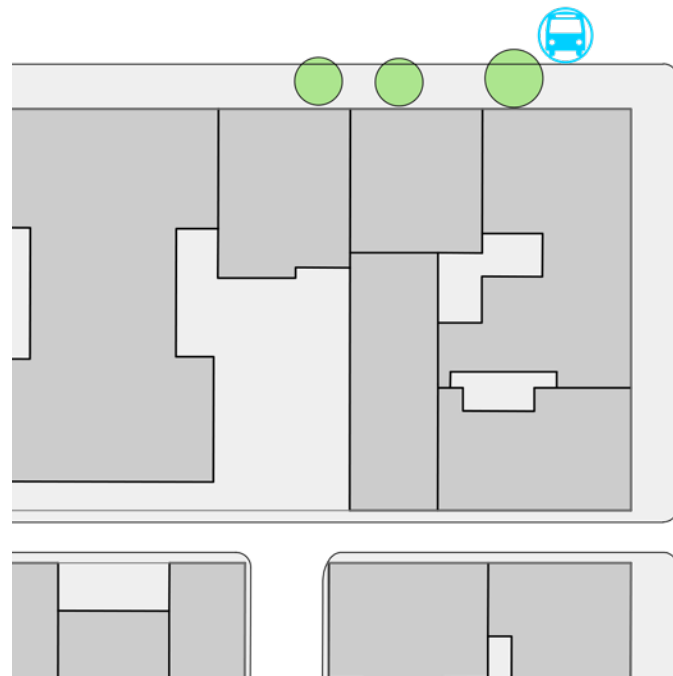
Site Plan - Existing







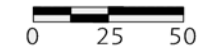
Site Plan - Proposed



One existing parking space to be converted to metered commercial loading.



-  EXG BUS STOP
-  EXG LOADING
-  EXG ON-STREET PARKING
-  EXG LOADING ADJACENT TO SITE



Proposed Project - Area Chart

Levels		Project Areas (SF)								Unit Count (Group Occupancy Unit, GOU)				Open Space (SF)			Parking (Spaces)			
Level	Roof	Net Residential	Amenities	Common	Residential Subtotal	Retail @ O'Farrell St.	Church	Retail @ Jones St.	Parking & Mechanical	Total Built Area	GOU Small	GUO Medium	GUO Large	Totals	Private	Common	Total	Spaces	ADA	Total
	Roof								1,802	1,802						3,220	3,220			
Level	13	11,265		2,714	13,979					13,942	2	22	2	26			-			
Level	12	10,796	633	2,707	14,136					13,942	2	22	2	26			-			
Level	11	11,265		2,703	13,968					13,942	2	23	2	27			-			
Level	10	11,265		2,703	13,968					13,942	2	23	2	27			-			
Level	9	11,308		2,732	14,740					14,740	2	25	1	28			-			
Level	8	11,308	633	2,732	14,107					14,740	2	25	1	28			-			
Level	7	11,942		2,732	14,740					14,740	2	25	1	28			-			
Level	6	11,942		2,732	14,740					14,740	2	25	1	28			-			
Level	5	11,308		2,732	14,107					14,740	2	25	1	28			-			
Level	4	12,073	633	2,995	15,702					15,702	4	25	1	30		1,840	1,840			
Level	3	8,912		2,951	11,863		2,989			14,411	2	17	2	21			-			
Level	2	7,820	338	3,011	11,169			670		11,802	1	17	1	19			-			
Level	1		3,745	1,360	5,105	2,115	6,935		6,850	21,007							-	5	1	6
Level	B1					3,238			10,018	13,256							-			
Totals		131,205	5,982	34,802	172,323	5,353	9,924	670	18,670	207,448	25 7.9%	274 86.7%	17 5.4%	316	- 0 Units	5,060 316 Units	5,060	5	1	6

Open Space Requirements	The Open space requirement for Dwelling Units is 36 SF if Private & 48 SF if Common. For group housing the minimum amount of usable open space provided for use by each bedroom shall be one-third the amount required for a dwelling unit as specified; 16 SF Common per unit.	316 Units X 16 SF/Unit = 5,056 SF	Sec. 135 SF Planning Code
Parking Requirements	None Required; Permitted, 1 Space per DU, Max. w/ CU, 3 Spaces per 4 DU. NOTE: Parking it for Church Use only - Not for public use.	None Required	Sec. 155 SF Planning Code
Inclusionary Affordable Housing Program	The project will provide BMR units at a count of 13.5% of the total units plus 5 replacement units; 48 Rooms are to be provided. <i>Base requirement: 316 unit * 13.5% = 43 Rooms (42.66, rounded up).</i> <i>Replacement Rent controlled units = 5 Rooms</i> <i>Total Rooms: 43 Units + 5 Units = 48 Units</i>	48 Units	Per Approval on October 3rd, 2019

Plan - Basement Level



BIKE ROOM
(136) Class 1 Spaces arranged
in Decker Bike Stackers w/ bike
repair station)

STORAGE
2,260 SF

MPOE

ELECTRICAL

WATER TANK

ST-01

ELEVATOR
LOBBY

FIRE PUMP

PUMP

ST-02

BASEMENT RETAIL
3,257 SF

BACKFLOW

BACKFLOW

JONES STREET

SHANNON STREET

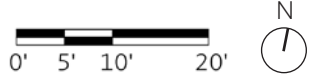
O'FARRELL STREET

55'-8"

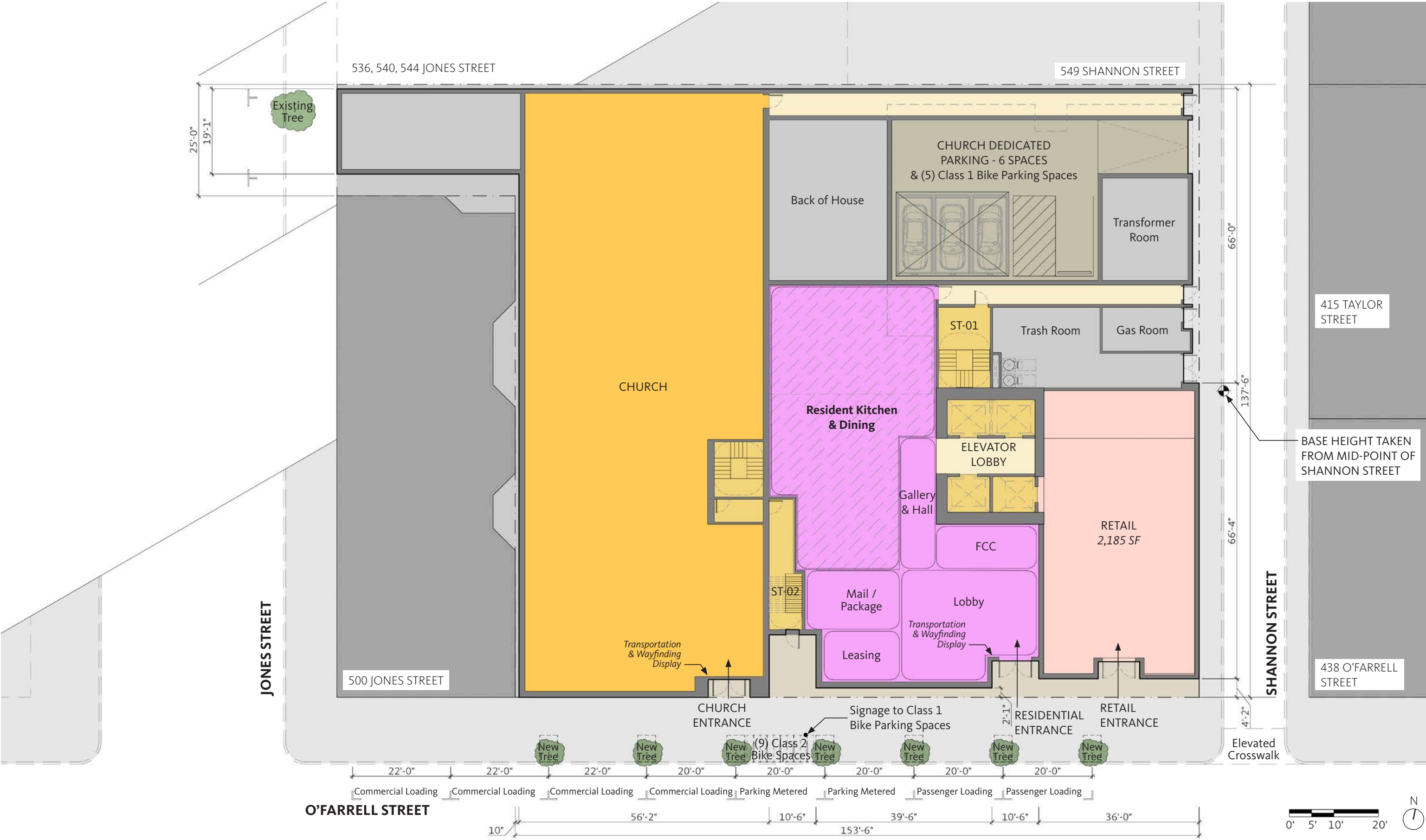
153'-6"

97'-10"

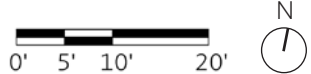
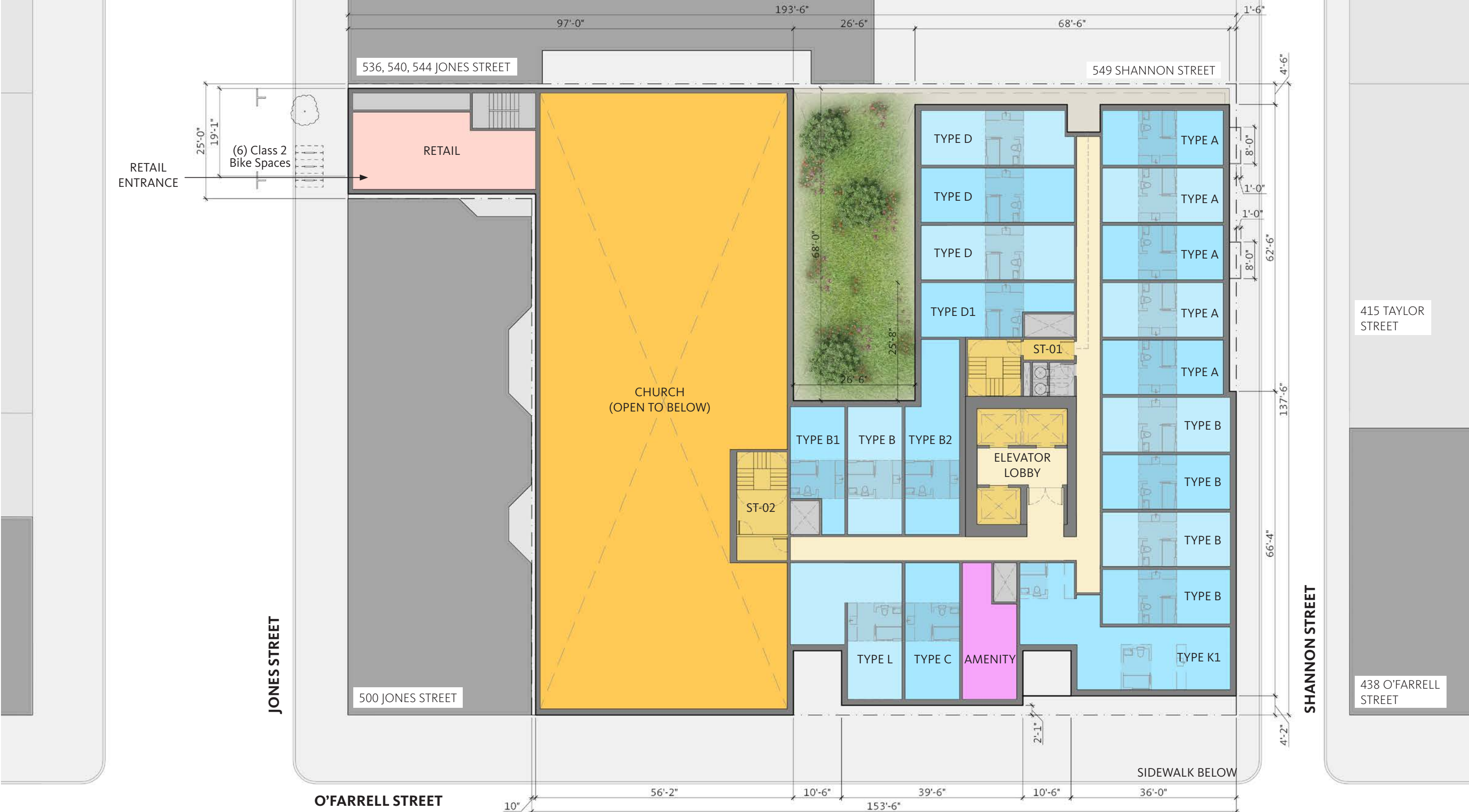
SIDEWALK ABOVE



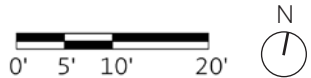
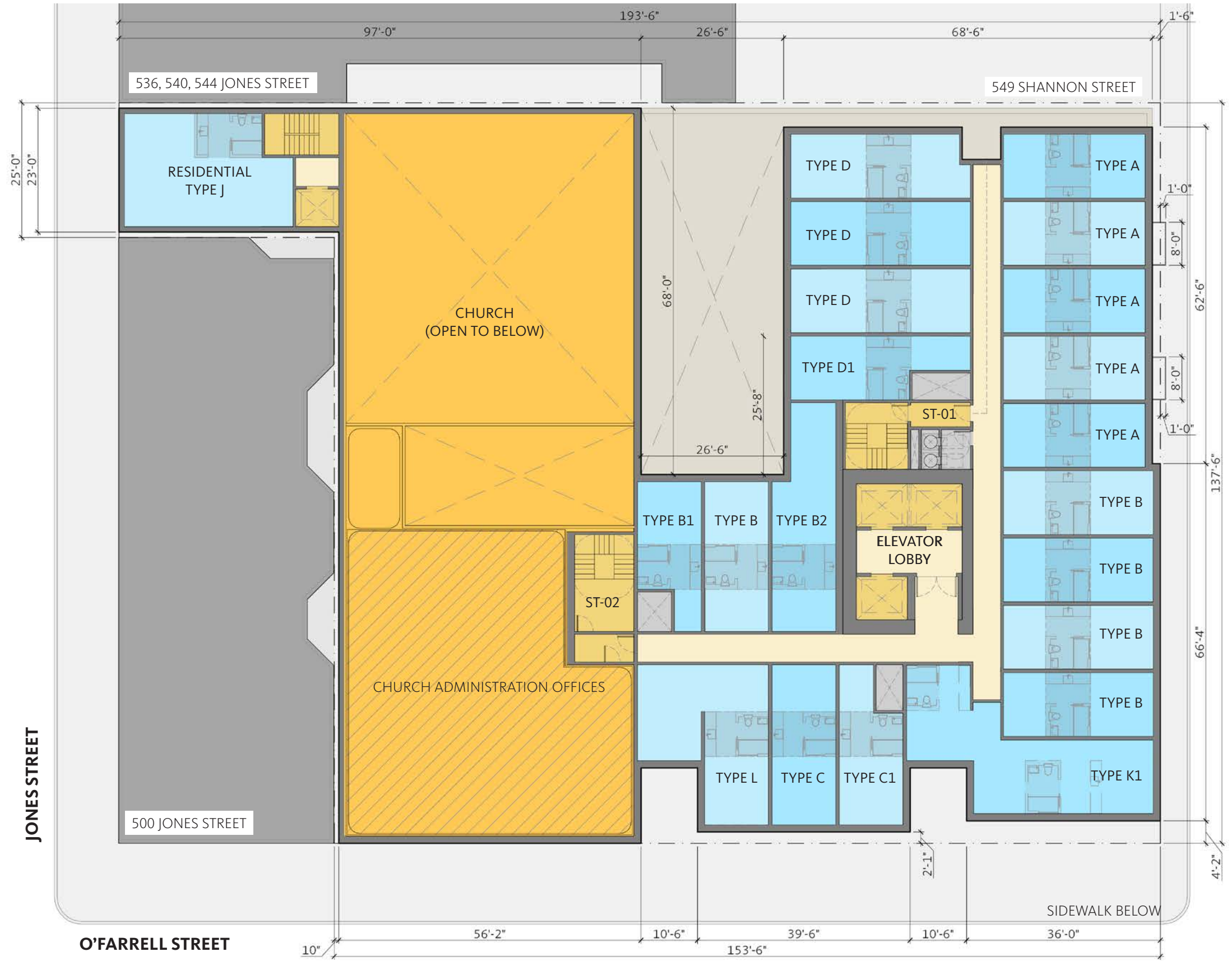
Plan - Ground Floor Level



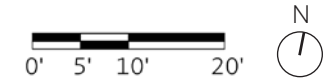
Plan - Level 2



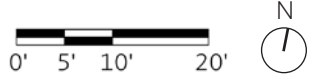
Plan - Level 3



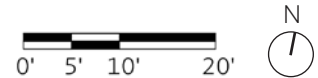
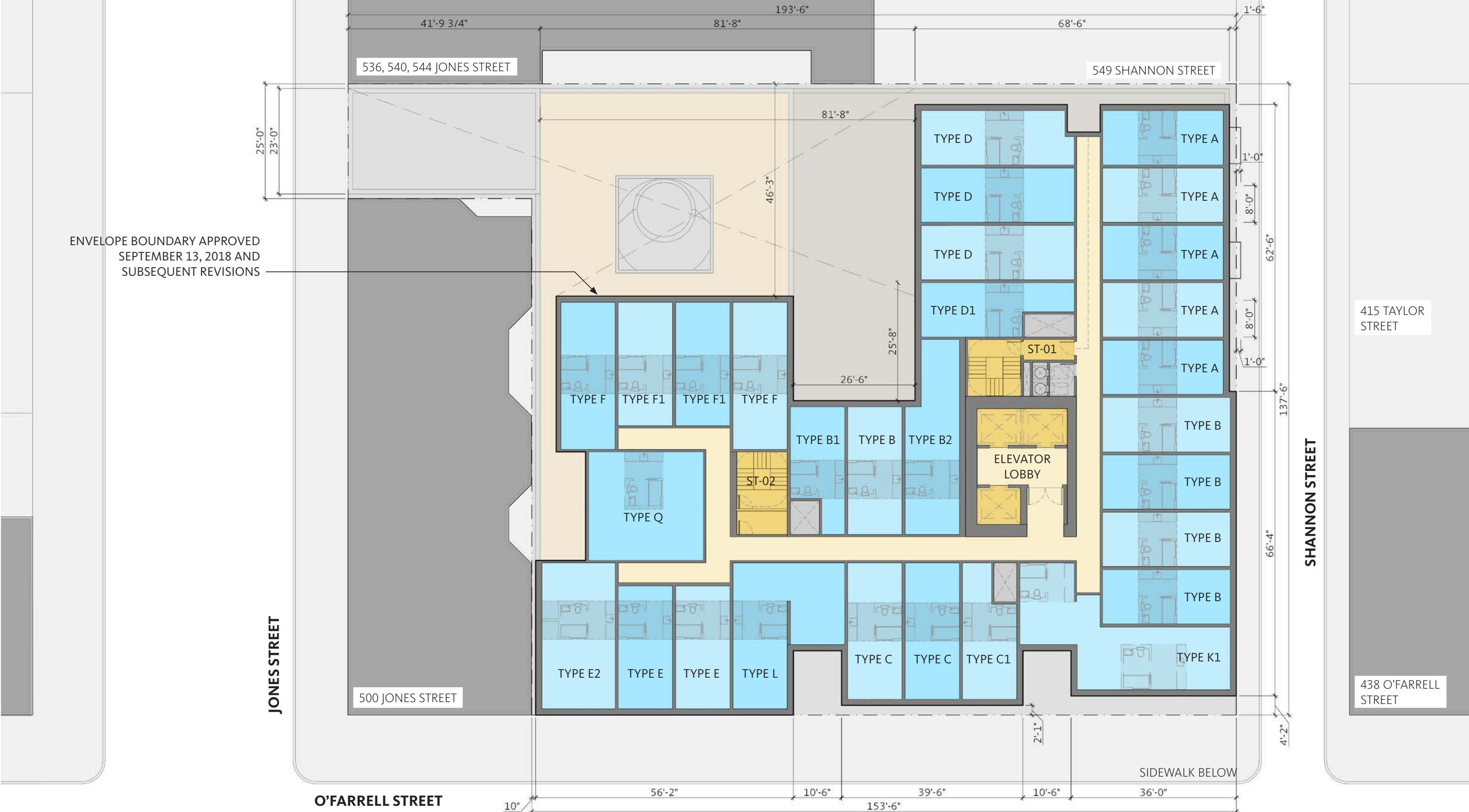
Plan - Level 4



Plan - Level 5 & 9



Plan - Level 6 & 7

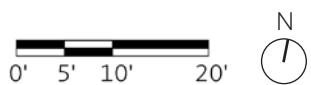


Plan - Level 8

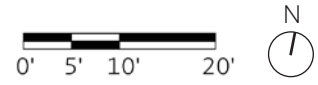
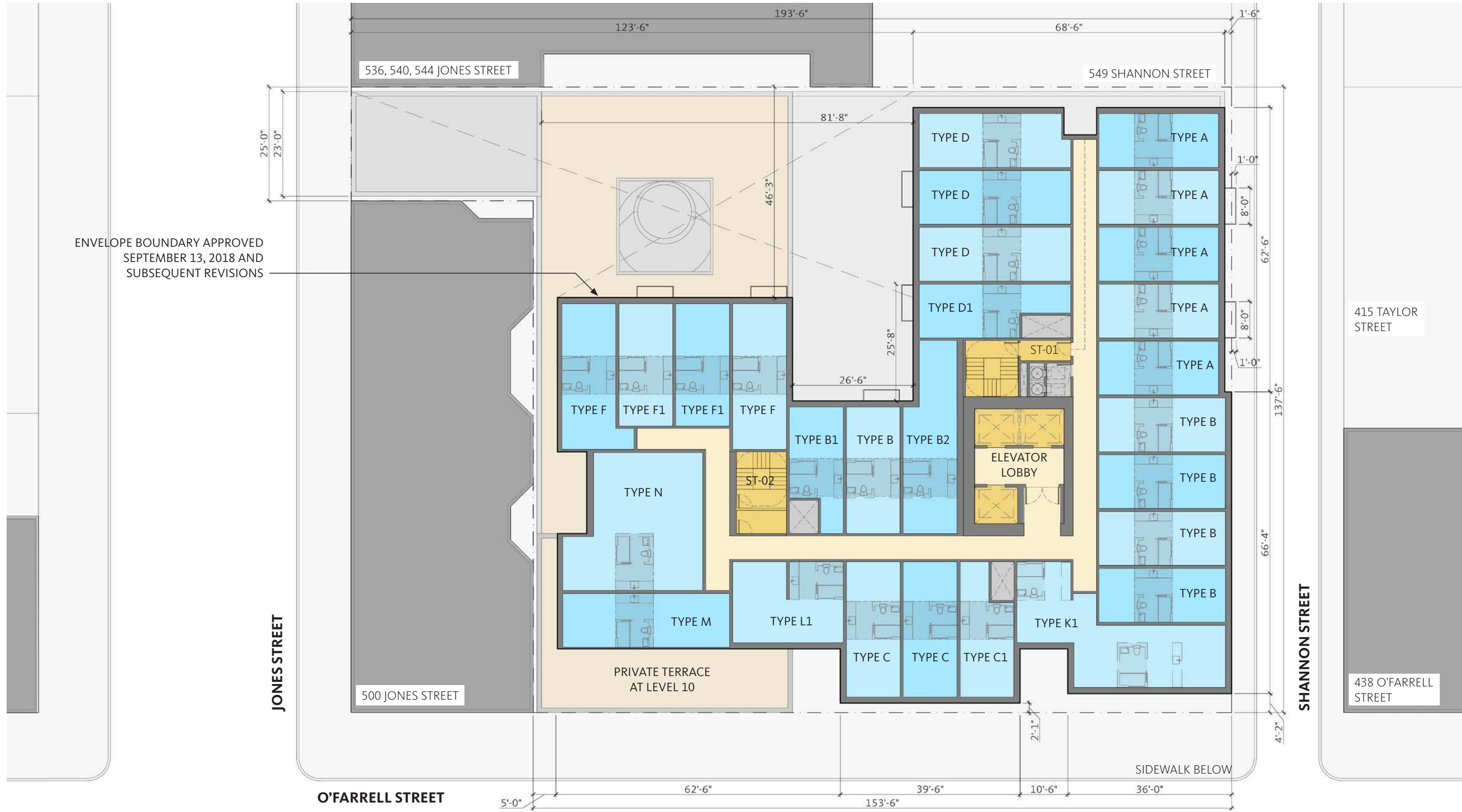


ENVELOPE BOUNDARY APPROVED
SEPTEMBER 13, 2018 AND
SUBSEQUENT REVISIONS

SHANNON STREET



Plan - Level 10 & 11



Plan - Level 12



ENVELOPE BOUNDARY APPROVED
SEPTEMBER 13, 2018 AND
SUBSEQUENT REVISIONS

Plan - Level 13



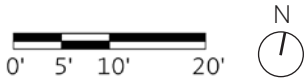
ENVELOPE BOUNDARY APPROVED
SEPTEMBER 13, 2018 AND
SUBSEQUENT REVISIONS

JONES STREET

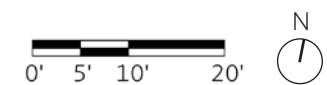
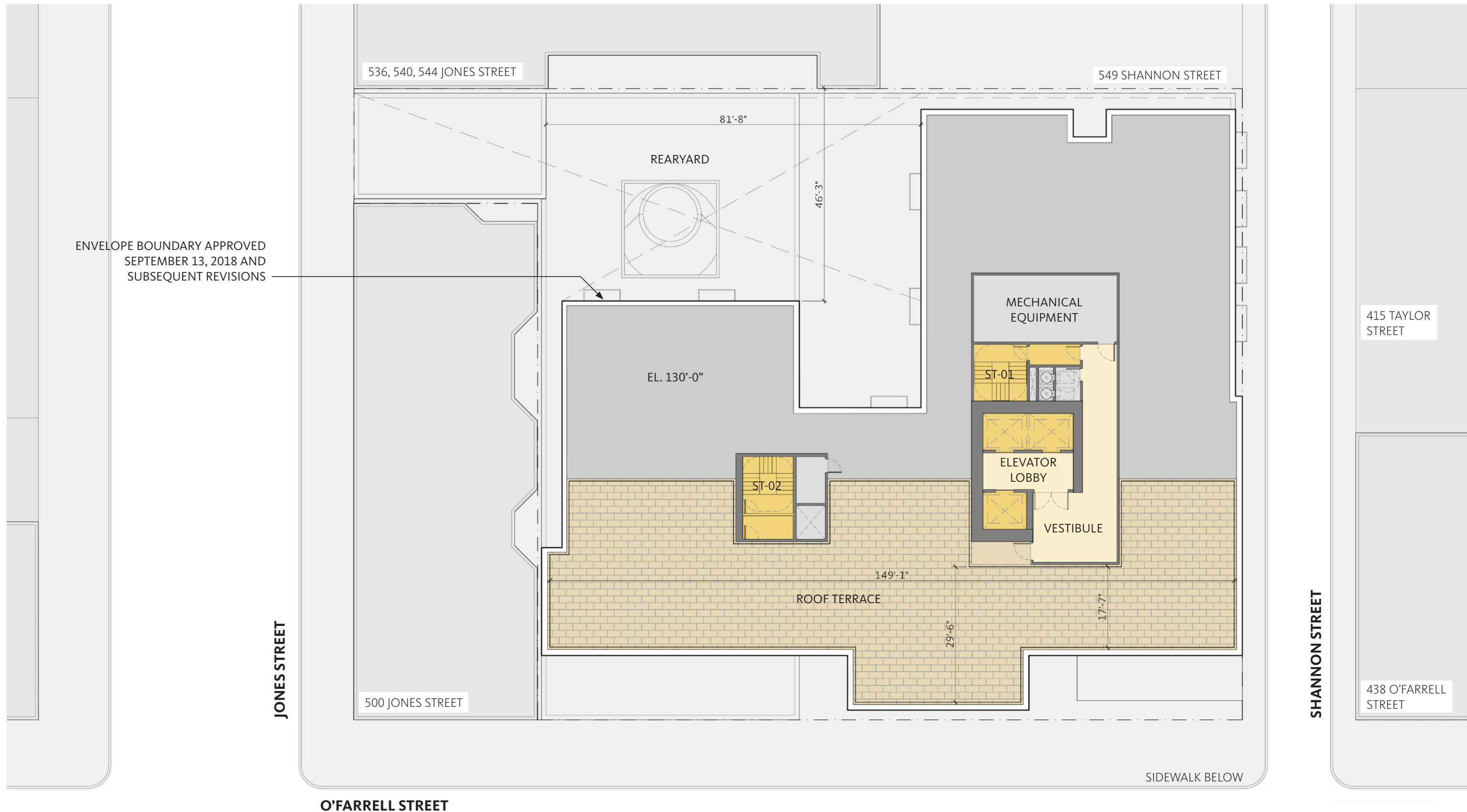
SHANNON STREET

O'FARRELL STREET

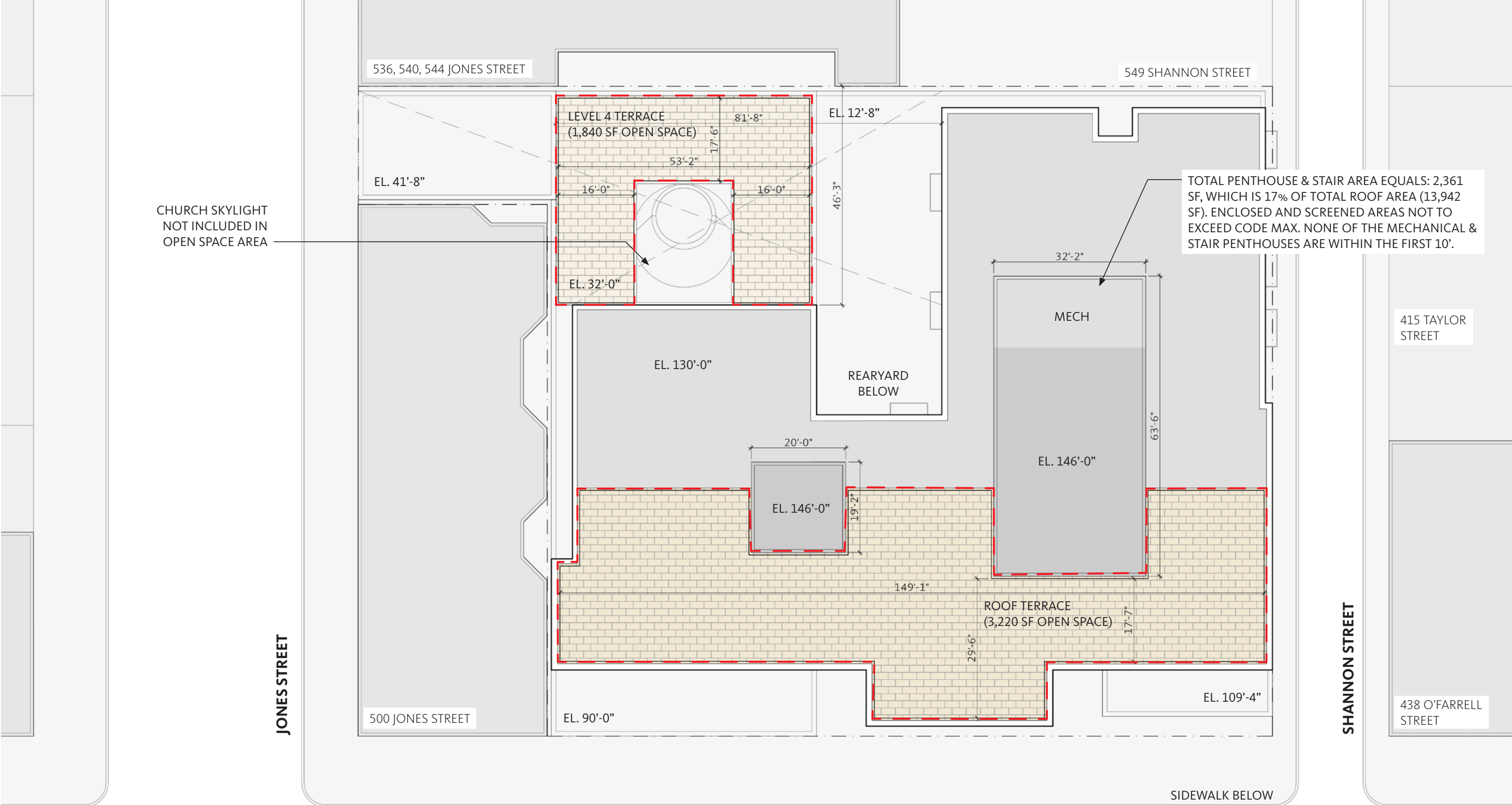
SIDEWALK BELOW



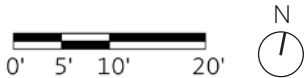
Plan - Roof Level



Plan - Upper Roof Level & Open Space Diagrams



O'FARRELL STREET



Unit Mix - Per Planner Request

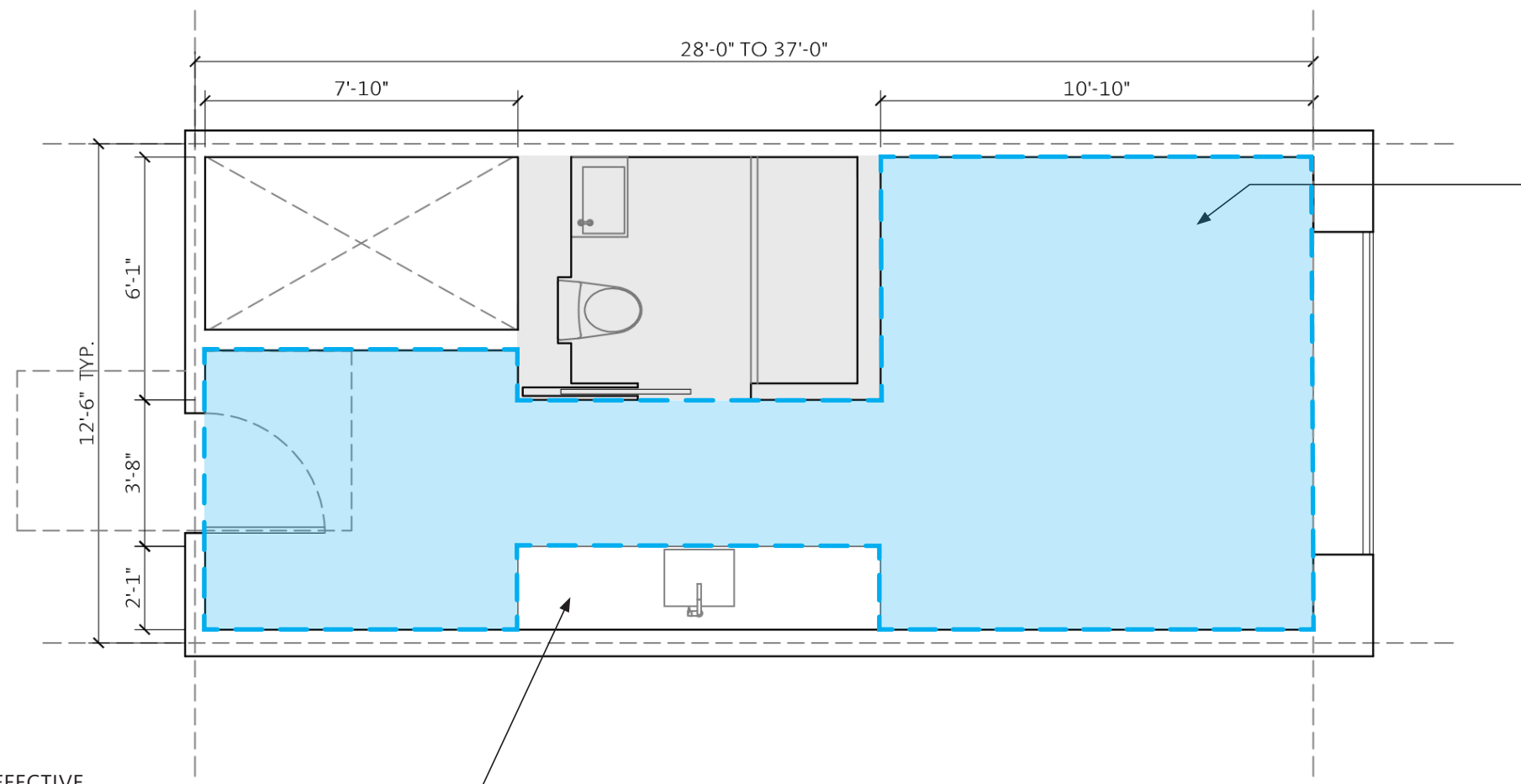
Levels		Unit Count by Type																				Totals		
Unit Type		A	B	B1	B2	C	C1	D	D1	E	E2	F	F1	J	K1	K2	L	L1	M	N	P	Q	R	Combined
Level	Roof																							
Level	13	5	4	1	1		1	3	1			2	2			1		1	1	1			1	25
Level	12	5	4	1	1	2	1	3	1			2	2			1		1	1		1			26
Level	11	5	5	1	1	2	1	3	1			2	2		1			1	1	1				27
Level	10	5	5	1	1	2	1	3	1			2	2		1			1	1	1				27
Level	9	5	5	1	1	2	1	3	1	2	1	2	2		1		1							28
Level	8	5	5	1	1	2	1	3	1	2	1	2	2		1		1							28
Level	7	5	5	1	1	2	1	3	1	2	1	2	2		1		1					1		29
Level	6	5	5	1	1	2	1	3	1	2	1	2	2		1		1					1		29
Level	5	5	5	1	1	2	1	3	1	2	1	2	2		1		1							28
Level	4	5	5	1	1	2	1	3	1	2	1	2	2	1	1		1							29
Level	3	5	5	1	1	1	1	3	1					1	1		1							21
Level	2	5	5	1	1	1		3	1						1		1							19
Level	1																							
Level	B1																							
Totals		60	58	12	12	20	11	36	12	12	6	20	20	2	10	2	8	4	4	3	1	2	1	316
		19.0%	18.4%	3.8%	3.8%	6.3%	3.5%	11.4%	3.8%	3.8%	1.9%	6.3%	6.3%	0.6%	3.2%	0.6%	2.5%	1.3%	1.3%	0.9%	0.3%	0.6%	0.3%	

Beds / Unit Type (2 Bed per GOU, per SF Planning Code)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Total Beds, per SF Planning Code	120	116	24	24	40	22	72	24	24	12	40	40	4	20	4	16	8	8	6	2	4	2	632	

Unit Total Area (SF) **345** **365** **320** **500** **390** **340** **430** **370** **425** **480** **420** **351** **700** **785** **815** **650** **485** **485** **860** **400** **630** **775**

Enlarged Plan - Unit B1

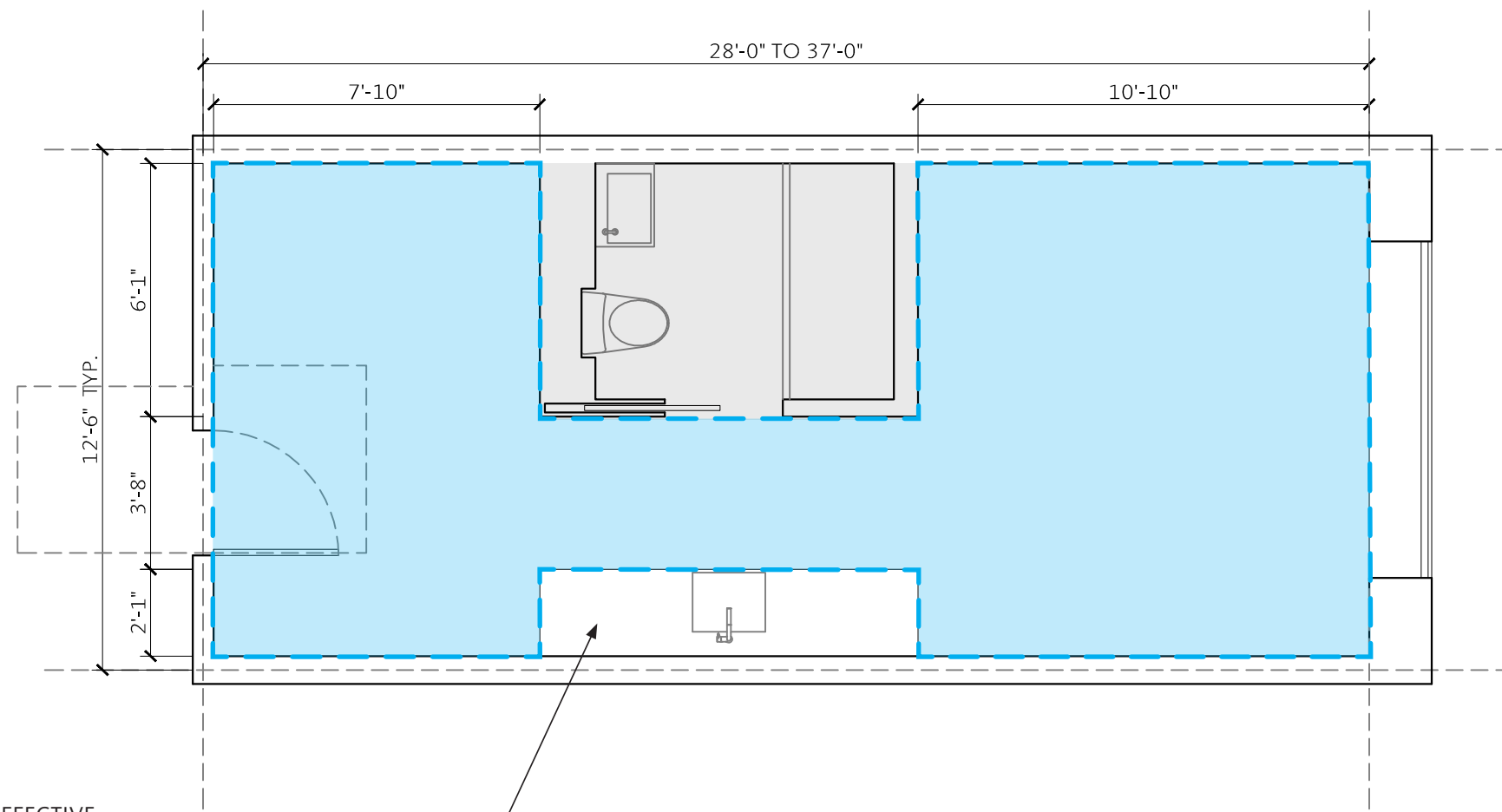
Small Group Occupancy Unit
Unit C1 & D1 Similar



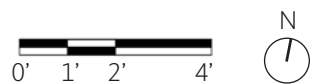
PURSUANT TO ZA INTERPRETATION OF 209.2(A), EFFECTIVE OCTOBER 2005, GROUP HOUSING UNITS ARE ALLOWED TO HAVE LIMITED KITCHEN FACILITIES WITH THE FOLLOWING SPECIFICATIONS: A SMALL COUNTER SPACE, A SMALL UNDER-COUNTER REFRIGERATOR, A SMALL SINK, A MICROWAVE, AND A SMALL TWO-RING BURNER. COOKING FACILITY SHALL NOT INCLUDE ANY OTHER TYPE OF OVEN.

Enlarged Plan - Unit A

Medium Group Occupancy Unit
Unit B, C, D, E, F, F1 Similar

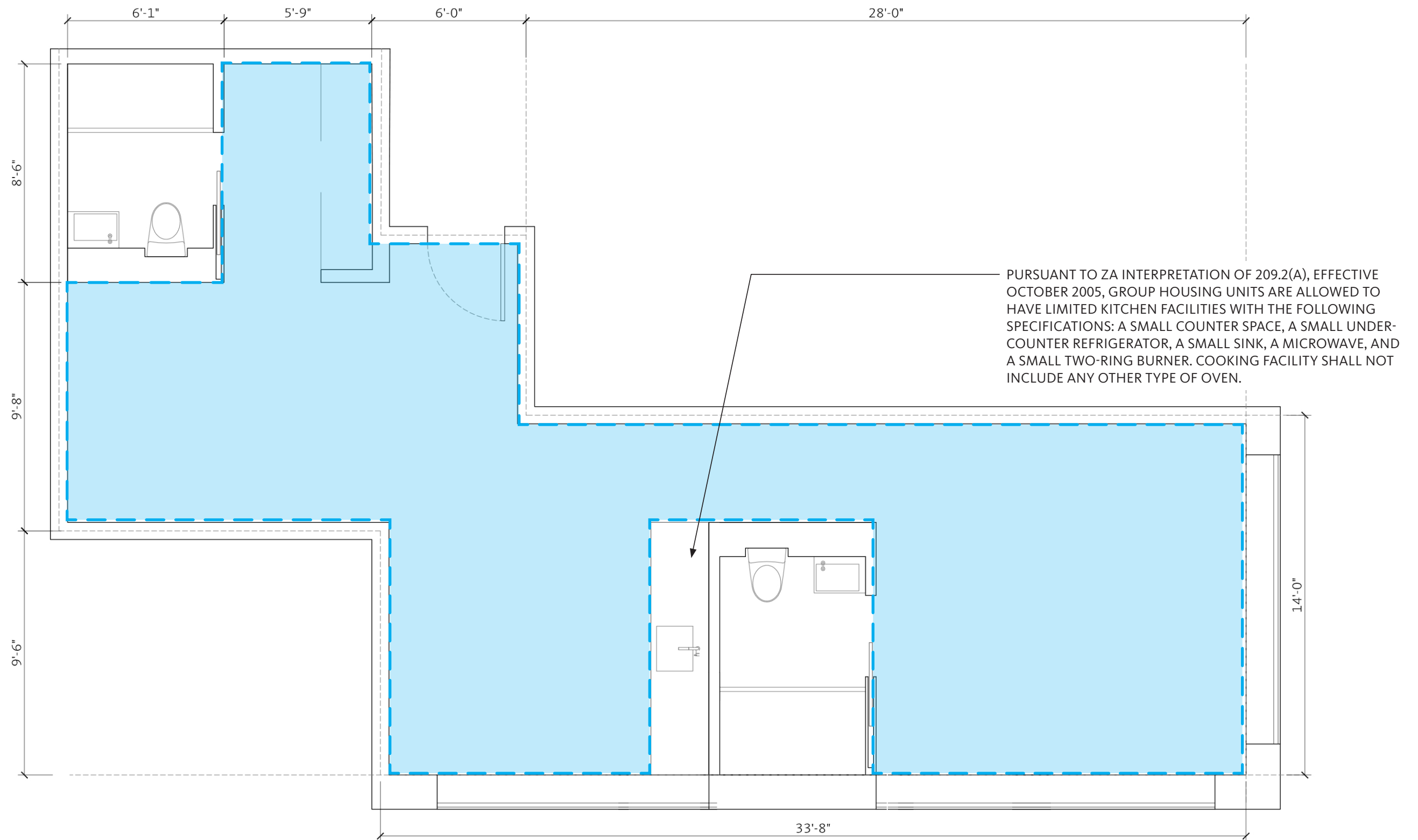


PURSUANT TO ZA INTERPRETATION OF 209.2(A), EFFECTIVE OCTOBER 2005, GROUP HOUSING UNITS ARE ALLOWED TO HAVE LIMITED KITCHEN FACILITIES WITH THE FOLLOWING SPECIFICATIONS: A SMALL COUNTER SPACE, A SMALL UNDER-COUNTER REFRIGERATOR, A SMALL SINK, A MICROWAVE, AND A SMALL TWO-RING BURNER. COOKING FACILITY SHALL NOT INCLUDE ANY OTHER TYPE OF OVEN.



Enlarged Plan - Unit K1

Large Group Occupancy Unit

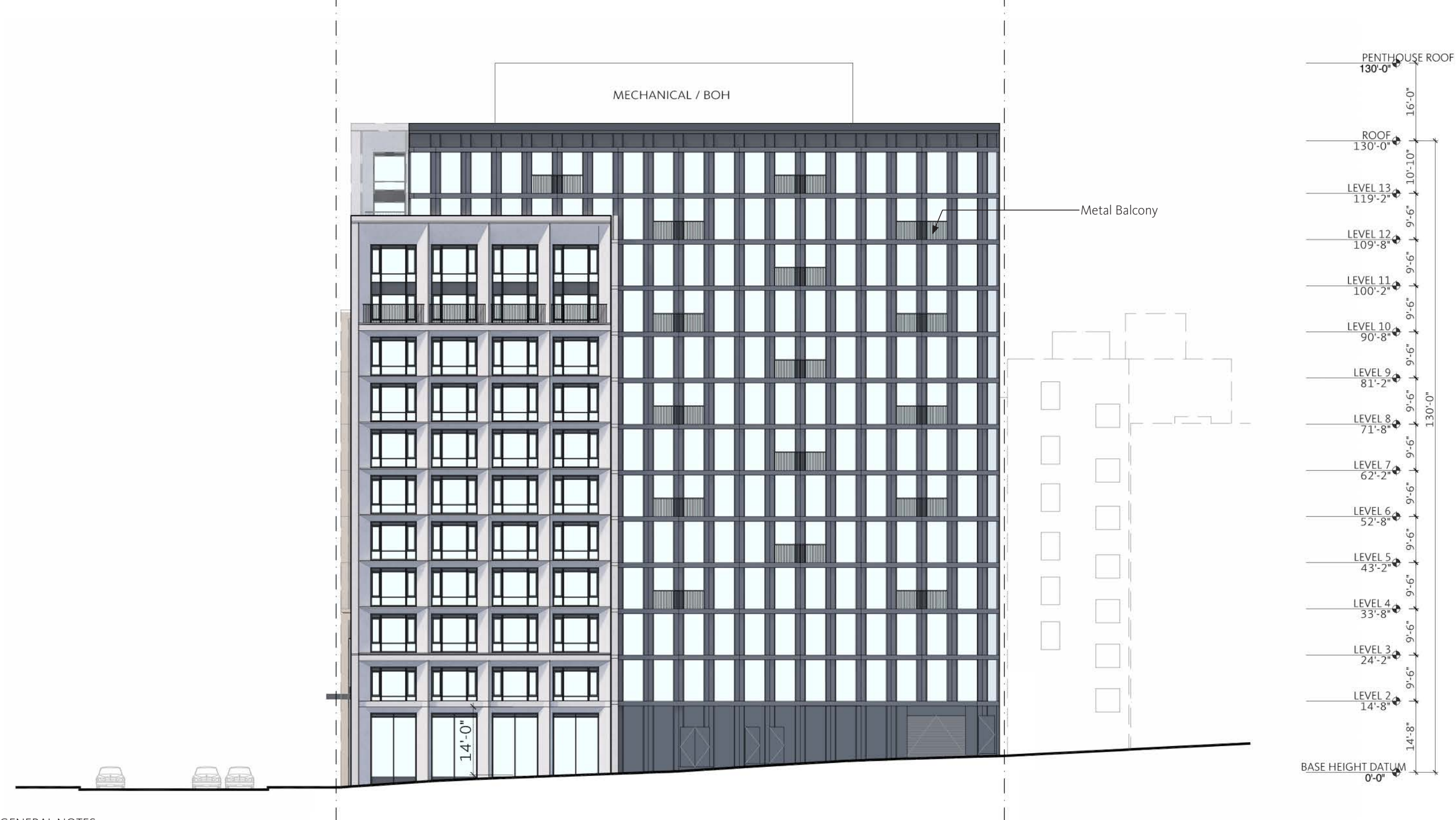


Elevation - O'Farrell Street



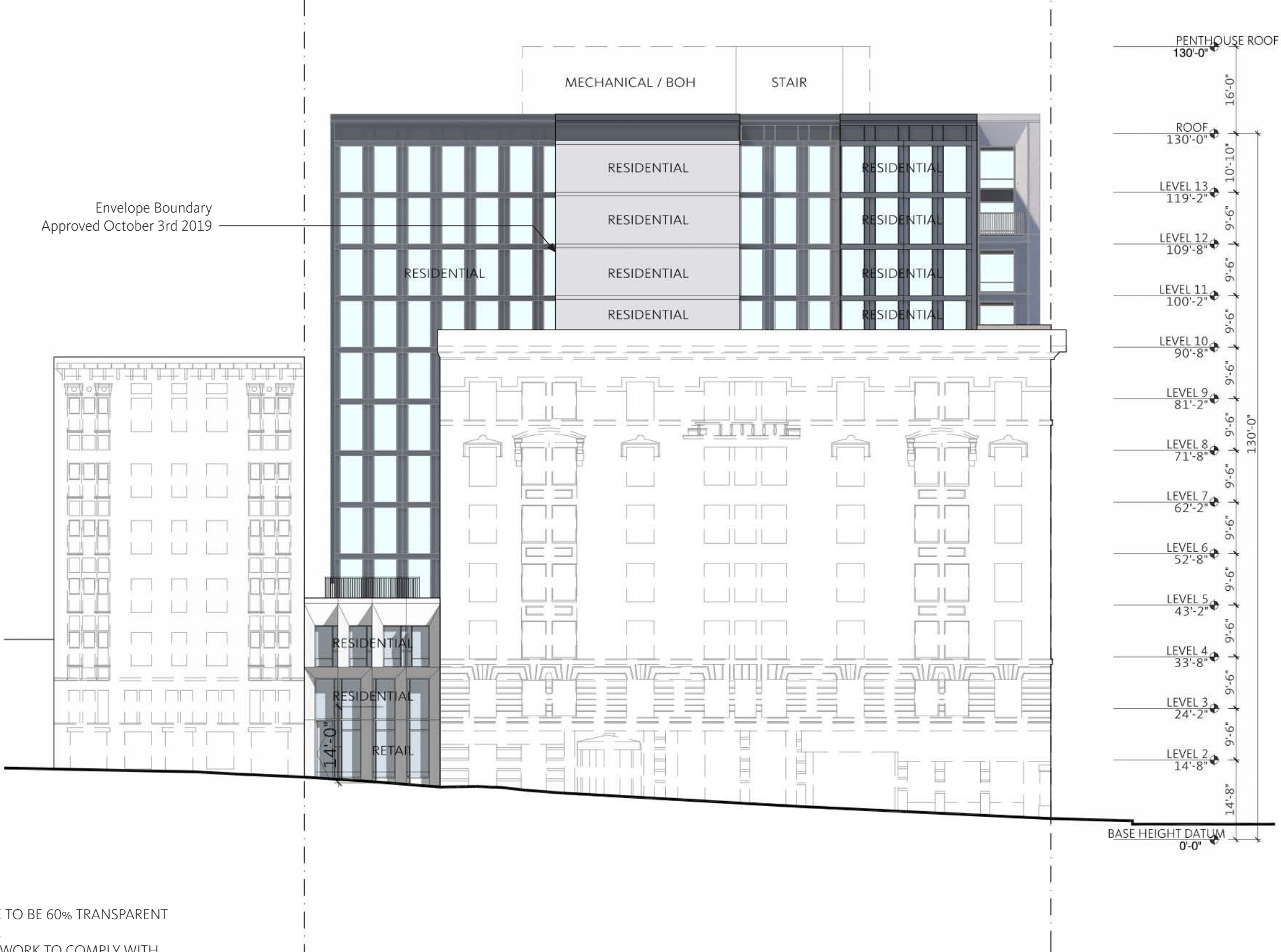
- GENERAL NOTES:
- GROUND FLOOR ACTIVE USE TO BE 60% TRANSPARENT WINDOWS AND DOORWAYS.
 - GATES, RAILINGS AND GRILLWORK TO COMPLY WITH CODE REQUIREMENTS FOR 75% OPEN TO PERPENDICULAR VIEW

Elevation - Shannon Street

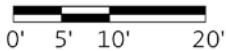


- GENERAL NOTES:
- GROUND FLOOR ACTIVE USE TO BE 60% TRANSPARENT WINDOWS AND DOORWAYS.
 - GATES, RAILINGS AND GRILLWORK TO COMPLY WITH CODE REQUIREMENTS FOR 75% OPEN TO PERPENDICULAR VIEW

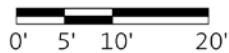
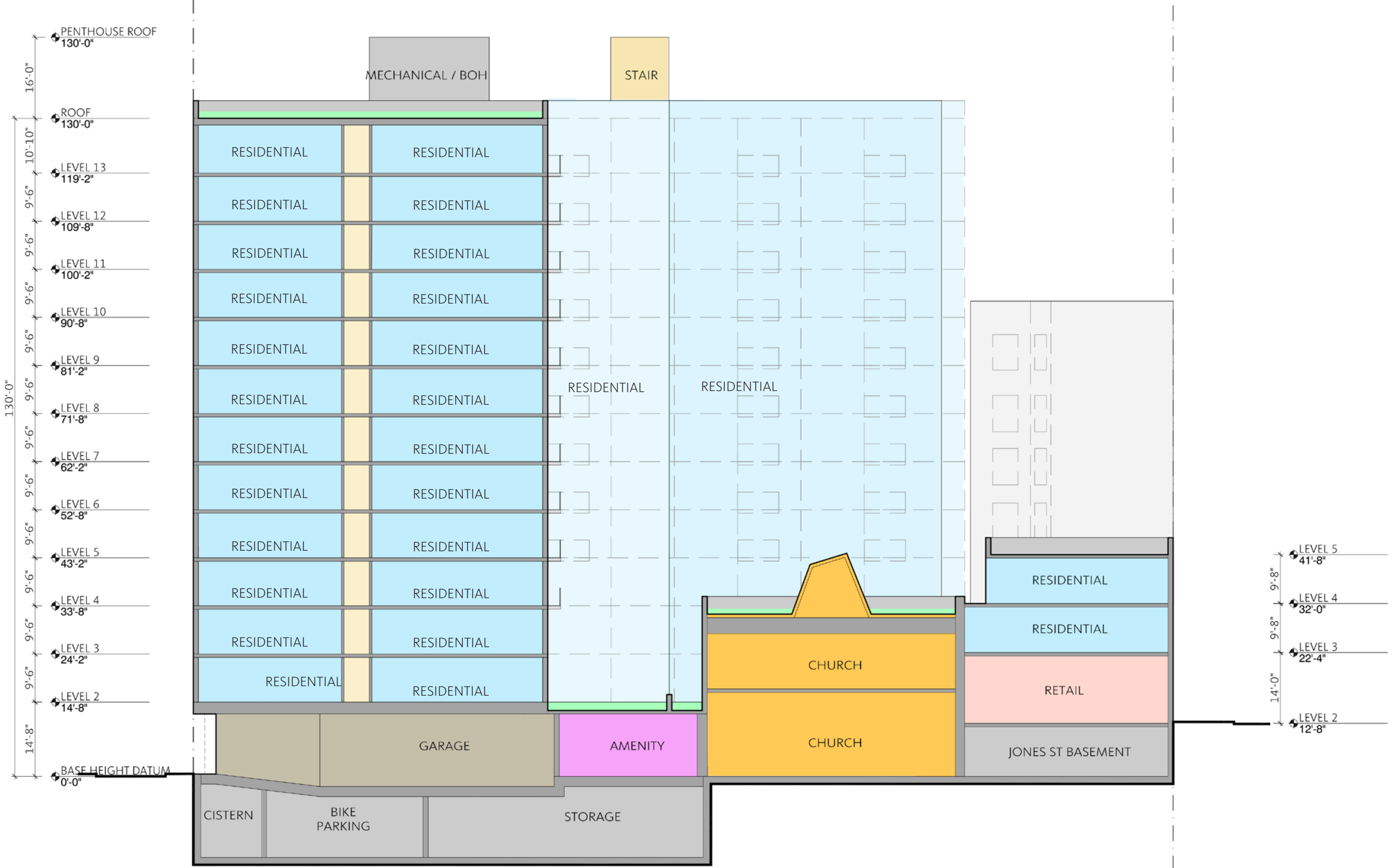
Elevation - Jones Street



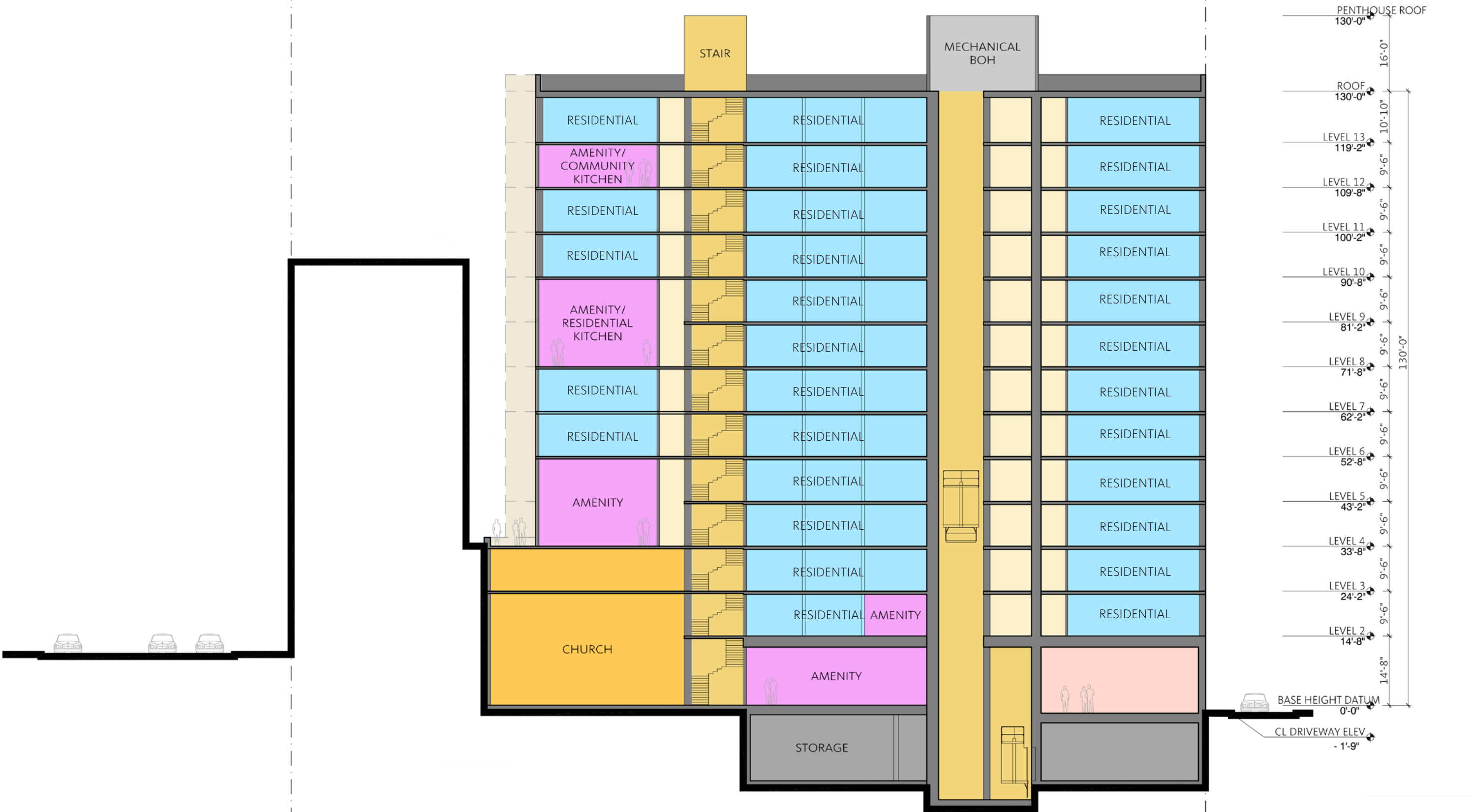
- GENERAL NOTES:
- GROUND FLOOR ACTIVE USE TO BE 60% TRANSPARENT WINDOWS AND DOORWAYS.
 - GATES, RAILINGS AND GRILLWORK TO COMPLY WITH CODE REQUIREMENTS FOR 75% OPEN TO PERPENDICULAR VIEW



Section - East / West - Through Jones St. Retail



Section - East / West - Amenity Space



Section - North / South - Through Lobby W/ Church Beyond

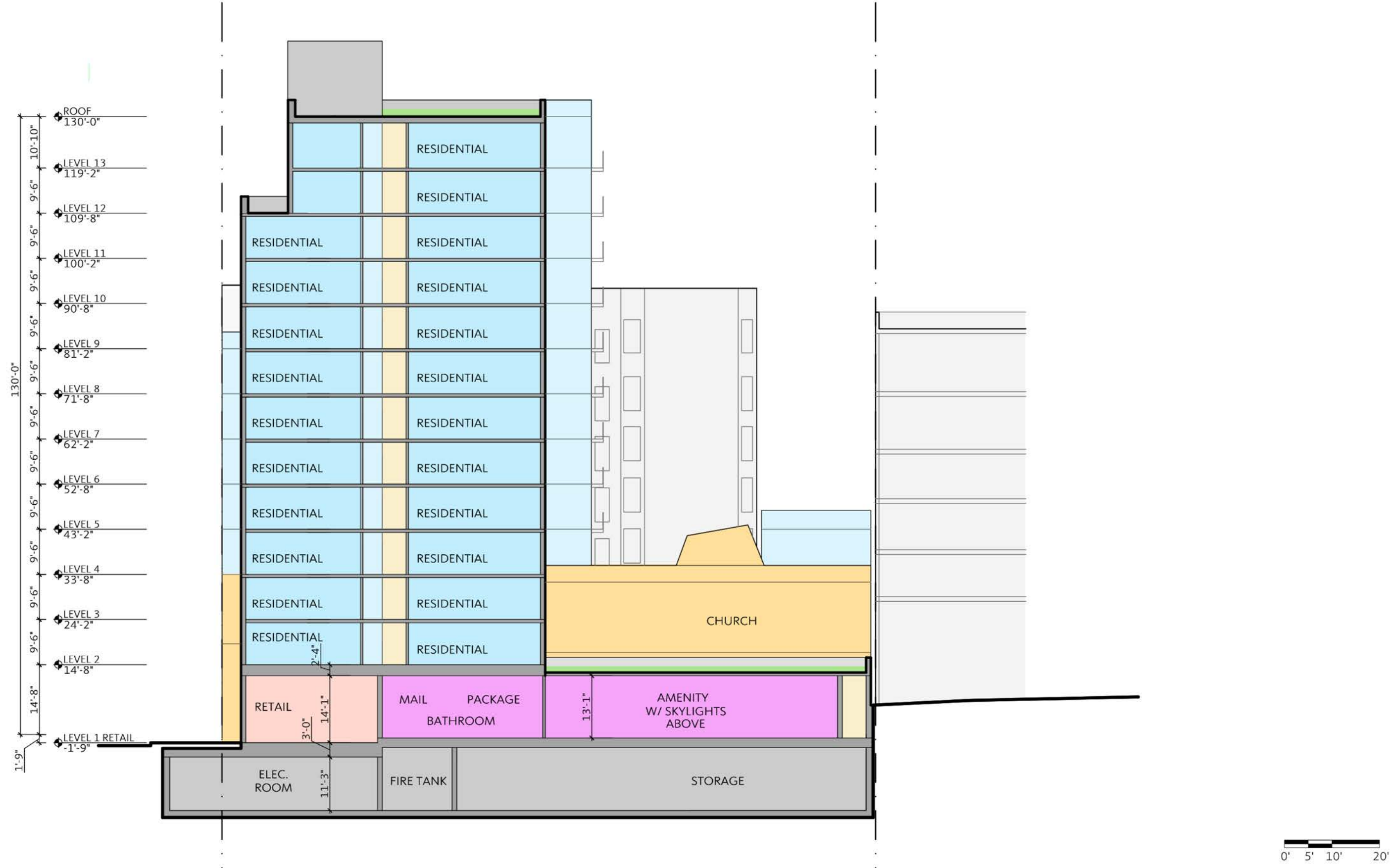
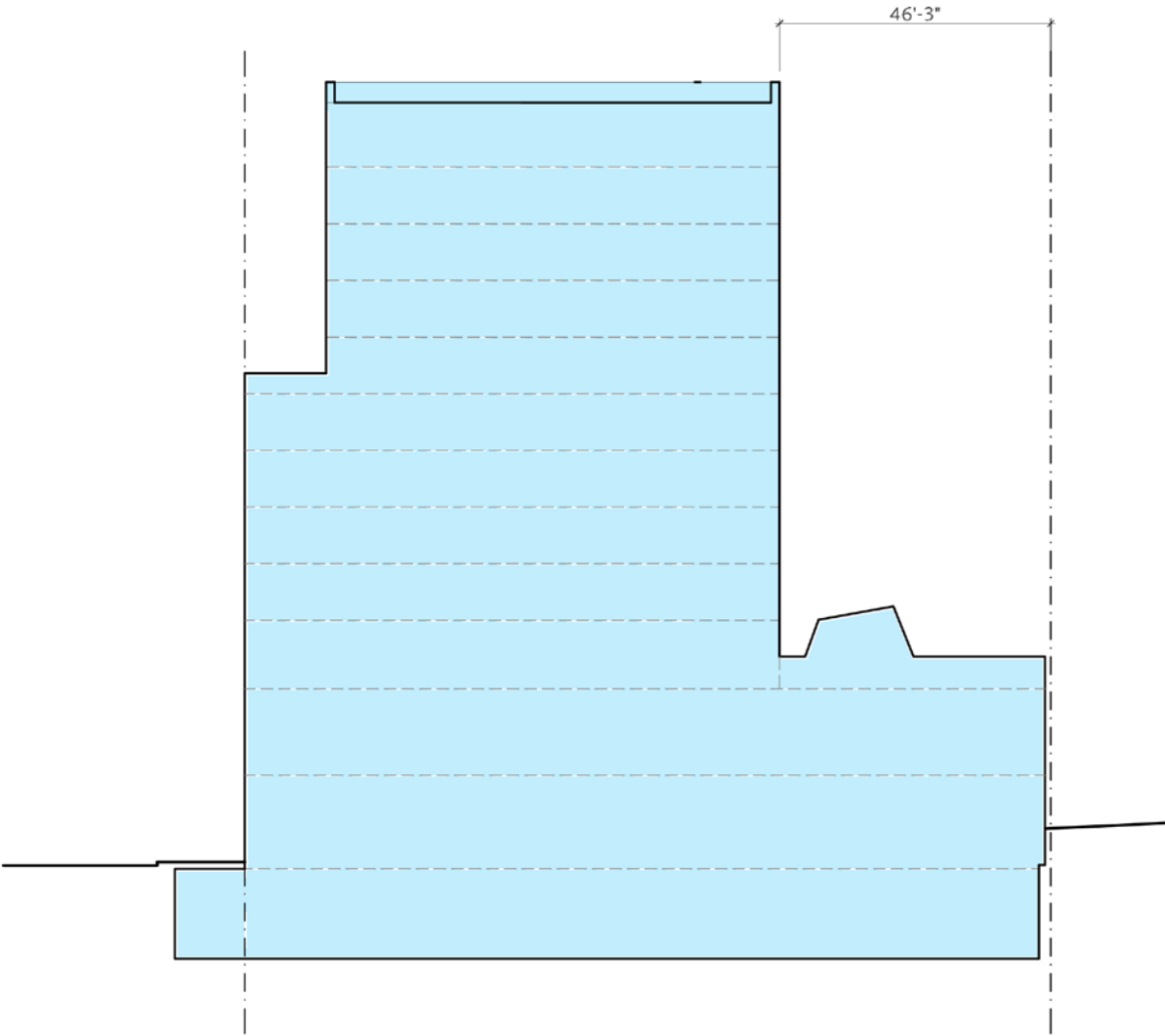
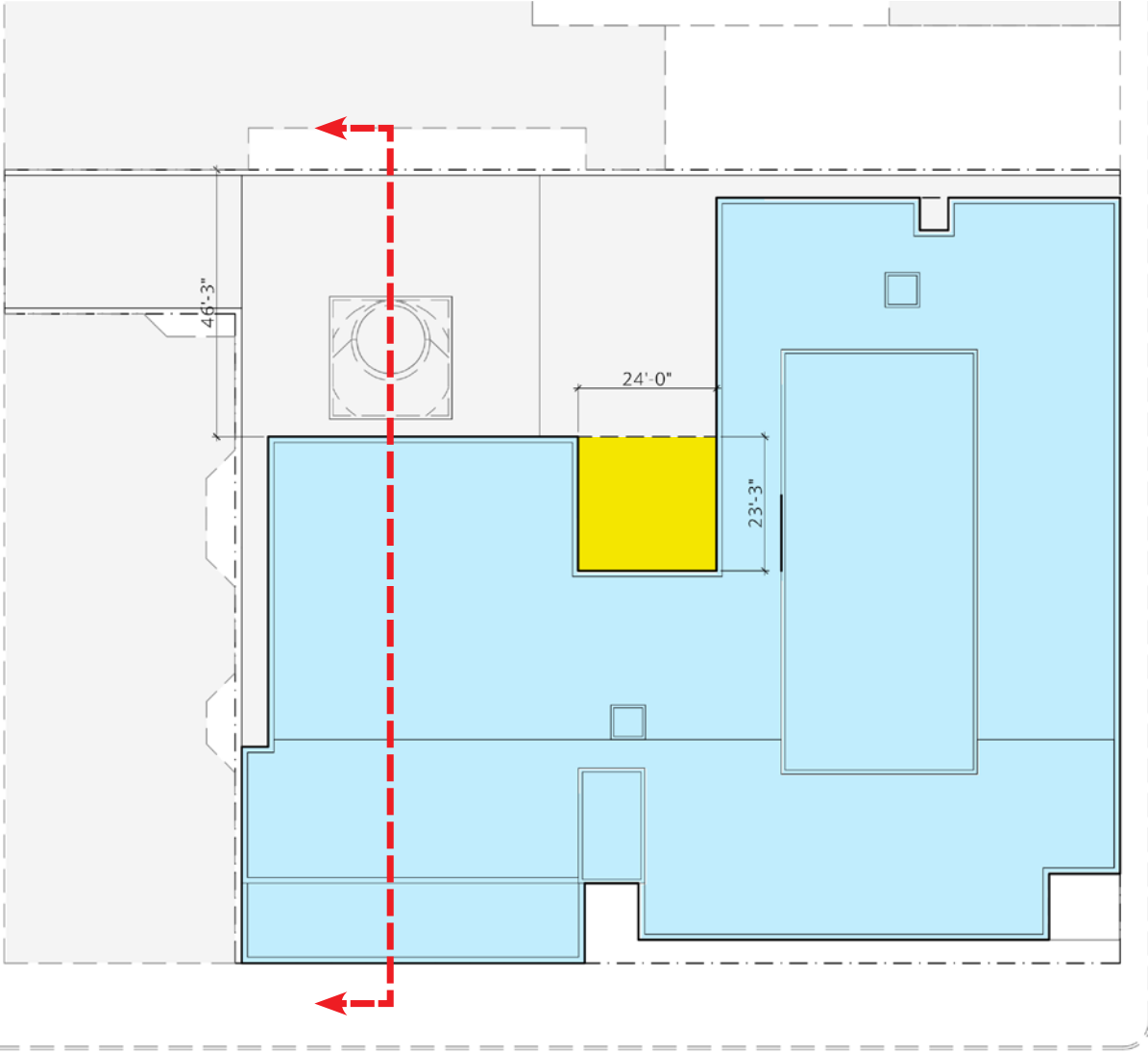


Diagram - Bulk Reduction



Proposed
Existing

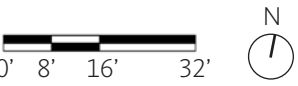


Diagram - Excavation Diagram

* Assuming a 16' deep existing and proposed basement

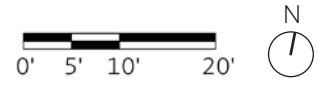
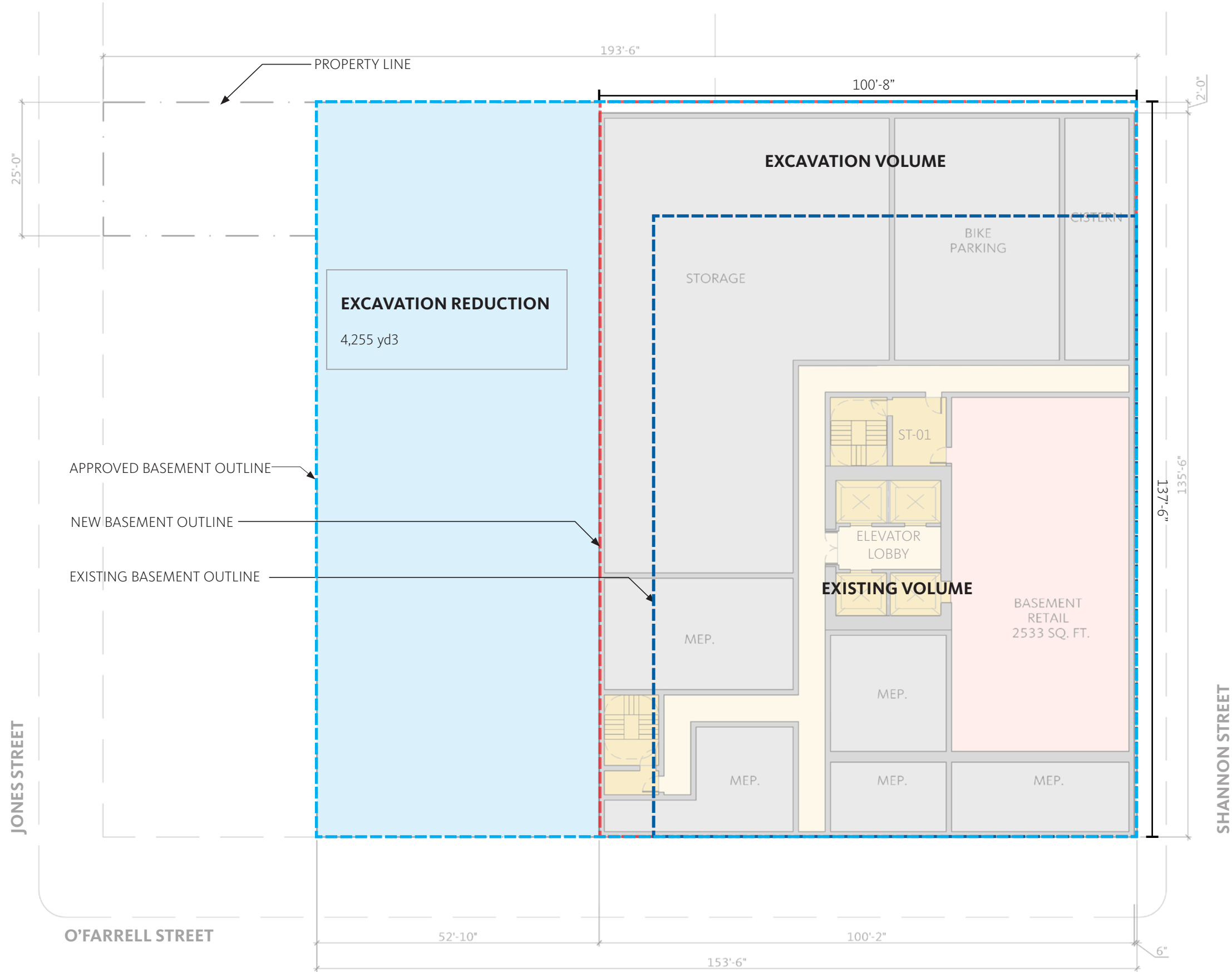


Diagram - Active Use

Active Use: Retail

Non Active Use: Exception for Building Services and Egress

Active Use: Retail

SHANNON STREET

JONES STREET

GENERAL NOTES:
 - GROUND FLOOR ACTIVE USE TO BE 60% TRANSPARENT WINDOWS AND DOORWAYS.
 - GATES, RAILINGS AND GRILLWORK TO COMPLY WITH CODE REQUIREMENTS FOR 75% OPEN TO PERPENDICULAR VIEW.



Active Use: Church

Active Use: Lobby

Active Use: Retail

O'FARRELL STREET

3D Rendering - O'Farrell St.



3D Rendering - O'Farrell St.



Building Materials



Material Palette

Precast Concrete

- White
- Simulated Stone

Glazed Window Wall

- Clear
- Spandrel

Metal Panel

- Charcoal Grey

Cement Plaster

- Charcoal Grey

Currently Approved

Elevation - O'Farrell St.



Elevation - Jones St.



Elevation - Shannon St.



3D Rendering - O'Farrell St.



Building Materials



Material Palette

Precast Concrete

- White
- Simulated Stone

Glazed Window Wall

- Clear
- Spandrel

Metal Panel

- Charcoal Grey

Cement Plaster

- Charcoal Grey