



September 1, 2020

Jim Abrams  
J. Abrams Law, P.C.  
One Maritime Plaza, Suite 1900  
San Francisco, CA 94111

Re: **Dedication of Land at APN 3553/052 (1979 Mission)**  
Planning Department File No. 2015-004568PRJ – 10 South Van Ness

To Whom It May Concern:

The project at 10 South Van Ness (10 SVN) has proposed to satisfy the Inclusionary Affordable Housing Program through the Land Dedication Option set forth in the Market and Octavia Area Plan Amendment. Pursuant to Planning Code Section 249.33(b)(16)(A),

...projects may satisfy the requirements of Section 415.5 by dedicating land for affordable housing if the dedicated land could accommodate a total amount of units that is equal to or greater than 35% of the units that are being provided on the principal development project site, as determined by the Planning Department.

The Project Sponsor must demonstrate that the dedicated parcel can accommodate 35% of the 966 units approved at 10 SVN, or 338 units.

The Project Sponsor is seeking to dedicate Parcel No. 3553/052 (1979 Mission Street) to satisfy their Inclusionary obligation. Currently, there is a mixed-income project proposed at 1979 Mission which includes 331 total units (Planning Project No. 2013.1543). The project is further described in the Project Synopses of the Draft Environmental Impact Report:

The 57,312-square-foot project site is in the Inner Mission neighborhood and forms the northern and eastern boundaries of the street-level plaza and northeast entrance to the 16th Street Mission Bay Area Rapid Transit District (BART) Station. The proposed project would demolish the two existing commercial buildings and surface parking lot on the site, and construct an up to 10-story, 105-foot (121 feet with elevator penthouse) mixed-use residential building with ground floor retail. [...]

The proposed building would have a total of 388,912 gross square feet (gsf), which would include 291,027 gsf of residential uses (331 dwelling units); 34,198 gsf of commercial space; and 63,687 gsf of parking (163 off-street parking spaces and 162 Class I bicycle parking spaces), and loading and

building services. [...] The project would require authorization for a Planned Unit Development (Planning Code Section 304) and conditional use authorization (Planning Code Section 303) for the following exceptions: lot size limit (Planning Code Section 121.1); use size limit (Planning Code Sections 121.2 and 121.6); rear yard size and location (Planning Code Section 134); bay window width and separation (Planning Code Section 136[c][2]); bulk limitations (Planning Code Section 270); streetscape and pedestrian improvements pursuant to the City's Better Streets Policy and Plan (Planning Code Section 138.1); and dwelling unit exposure to open space (Planning Code Section 140).<sup>1</sup>

The mixed-income project at 1979 Mission proposed the following dwelling unit mix:

- 4-Bedroom: 1 unit
- 3-Bedroom: 11 units
- 2-Bedroom: 122 units
- 1-Bedroom: 43 units
- Junior 1-Bedroom: 32 units
- Studio: 114 units
- Micro unit: 8 units

The proposed unit mix is compliant with Planning Code Section 207.6(c)(1) which requires at least 40% of the dwelling units contain at least two bedrooms.

The Planning Department has determined that a project with 338 units could be developed at 1979 Mission using the State Density Bonus Program (CA Govt. Code 65915). The Planning Department determined the development capacity of the site by applying a similar methodology that is used to review State Density Bonus Projects, as set forth in Planning Director Bulletin 6. The Department applied all of the objective standards of the code to the development lot to create a base density study, then estimated the amount of residential floor area that could be provided in that base density study.

The estimated development capacity of the site is approximately 303,323 residential square feet, which exceeds the residential square footage of the proposed mixed-income project by approximately 12,296 square feet. While the proposed mixed-income project assumes a variety of discretionary exceptions, these exceptions could all reasonably be available as either waivers or incentives/concessions under the State Density Bonus Program. Furthermore, an affordable project would not be subject to the unit mix requirements of Section 207.6 and may be able to achieve a greater number of units than provided in the 1979 Mission project by providing more studio and one-bedroom units instead of two-bedroom units. A project with 100% affordable units would also be eligible for a density bonus of up to 35%, which would be awarded as 35% additional residential floor area, or up to 106,163 additional residential square feet.

Therefore, in accordance with 249.33(b)(16)(A), the Planning Department confirms that 1979 Mission can accommodate 338 units.

<sup>1</sup> Draft Environmental Impact Report: 1979 Mission Street Mixed-Use Project, page S-1. San Francisco Planning Department, May 4, 2016. [https://sfmea.sfplanning.org/2013.1543E\\_1979%20Mission%20Street%20Draft%20EIR.pdf](https://sfmea.sfplanning.org/2013.1543E_1979%20Mission%20Street%20Draft%20EIR.pdf)

If you have any questions, please call me at (628) 652-7532.

Sincerely,

*Carly Grob*  
Carly Grob

Copy: Eric Shaw, Mayor's Office of Housing and Community Development  
Mara Blitzler, Mayor's Office of Housing and Community Development  
Anne Taupier, Office of Economic and Workforce Development