



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

HEARING DATE: AUGUST 4, 2011

Date: July 28, 2011
Case No.: 2011.0450C
Project Address: 55 LAGUNA STREET
(a.k.a. 218 – 220 Buchanan Street)
Current Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
RM-3 (Residential, Mixed, Medium Density)
Laguna, Haight, Buchanan and Hermann Streets Special Use District
40-X, 50-X, 85-X Height and Bulk District
Block/Lot: 0870/1, 2 and portions of 3
0857/1, 1A
Project Sponsor: Wood 55 Laguna LLC and Openhouse/Mercy Housing California
20 Sunnyside Avenue, Suite B
Mill Valley, CA 94941
Sponsor Contact: Steven L. Vettel, Farella, Braun and Martel
Staff Contact: Sara Vellve – (415) 558-6263
sara.vellve@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

This project was originally approved by the Planning Commission in 2008, in Planning Commission Motion No. 17537. As originally approved, the project was to comply with the City's Inclusionary Housing Ordinance (now Planning Code Section 415) by providing below-market-rate units on site. The project sponsors, Wood 55 Laguna LLC and Openhouse/Mercy Housing California, propose to modify Conditions 20, 21 and 29 in Motion No. 17537 to allow a combination of on-site affordable below-market-rate dwelling units and payment of an affordable housing.

A total of approximately 330 market rate dwelling units would be constructed and located in new buildings and the renovated Woods and Richardson Halls. Approximately 250 units would be studios and one-bedroom units and approximately 80 units would be two-bedroom units. Not less than 15% of the market rate dwelling units (approximately 50 units) were to be constructed as on-site BMR units. The project would also include approximately 110 affordable senior dwelling units welcoming to senior LGBT households and all seniors in a new building and Richardson Hall. This affordable senior facility is being developed by *openhouse*, a non-profit developer serving the LGBT senior community and Mercy Housing California.

The sponsors propose to modify the approved project to satisfy the requirements of Planning Code Section 415 through Alternative #3 in Section 415.5(g) – a combination of on-site units and payment of a fee – to provide a minimum of 10% of the requirement as on-site units and a maximum of 15% in the market rate housing development. This equates to approximately between 32 and 50 BMR on-site units within the market rate housing development and, if there are less than 15% on-site BMR units, then

payment by Wood 55 Laguna LLC of an Affordable Housing Fee of up to approximately \$6.3 million to comply with Planning Code Section 415. This change from the definitive 50 on-site BMR units included in the original Conditional Use Authorization has been necessitated by the Mayor's Office of Housing's inability to immediately fund the full subsidy for the Openhouse project that it committed to in the original entitlement process. However, with this "hybrid" inclusionary program proposed by the market rate project sponsor, the Mayor's Office of Housing will have a year to attempt to secure the additional funds to meet its subsidy commitment to the Openhouse project and then "buy back" some or all of the remaining 18 units to achieve the original BMR commitment. The senior housing development would remain 100% affordable. The project as proposed pursuant to this Motion does not alter the overall number of market rate or permanently affordable senior housing units to be provided within the overall development previously approved. Physical changes to the development are not proposed under this modification.

SITE DESCRIPTION AND PRESENT USE

The 5.4-acre (236,113 square feet) project site is located in the Hayes Valley neighborhood north of Market Street on two city blocks (Block 857, Lots 1 and 1A; and Block 870, Lots 1, 2, and a portion of Lot 3) bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west at the former University of California Berkeley Extension Campus. The land is owned by the Regents of the University of California, which proposes to ground-lease the project site to the project sponsors, Wood 55 Laguna LLC and Openhouse/Mercy Housing California.

The site contains five existing buildings (Woods Hall, Woods Hall Annex, Richardson Hall, Middle Hall, and the UC Dental Clinic), four of which were used until 2003 by the University of California (UC)-Berkeley as an extension campus and by the French-American International School (FAIS). The site slopes steeply downward from northwest to southeast from the corner of Buchanan and Haight Streets to the corner of Laguna and Hermann Streets.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is surrounded primarily by residential and institutional land uses. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. Institutional uses in the immediate vicinity include the Walden House Adolescent Facility located on Haight Street across from Woods Hall Annex, the University of California San Francisco AIDS Health Project building located on Hermann Street across from Richardson Hall, and the U.S. Mint, which sits atop a rocky promontory at the intersection of Buchanan and Hermann Streets to the northwest of the project site. Commercial uses in the project vicinity primarily occur along Market Street, approximately a half-block from the site.

ENVIRONMENTAL REVIEW

The original project was determined by the San Francisco Planning Department to require an Environmental Impact Report (EIR). The EIR was prepared, circulated for public review and comment, and, the Planning Commission, by Motion No. 17536 on January 17, 2008, certified the EIR as complying

with the California Environmental Quality Act (CEQA). The Board of Supervisors upheld the Commission’s certification of the EIR by its Motion No. M08-40 on April 8, 2008. A court challenge to the certification of the EIR was denied by the California Court of Appeal in 2009.

All other project components, entitlements and requirements pursuant to Case No. 2004.0773C, Motion No. 17537, shall remain in effect, and this modification only involves conditions related to compliance with Planning Code Section 415. Therefore, no subsequent or supplemental environmental review is necessary prior to adoption of this modification to the previously approved Conditional Use authorization because there have been no substantial changes in the Project which will require major revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the Project is undertaken which will require major revisions of the EIR, no new information of substantial importance shows that the Project will have one or more significant effects not discussed in the EIR, no mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 15, 2011	May 12, 2011	20+ days
Posted Notice	20 days	July 15, 2011	May 12, 2011	20+ days
Mailed Notice	20 days	July 15, 2011	May 13, 2011	20+ days

This case was originally scheduled, and noticed for hearing on June 2, 2011. At that hearing, the case was continued to August 4, 2011. New posters indicating the August 4 hearing date were posted on the project site on July 14, 2011.

PUBLIC COMMENT

A number of community meetings were held in June and July, 2011 with neighborhood and community representatives to discuss a proposal crafted by Wood 55 Laguna LLC, Openhouse and the Mayor’s Office of Housing in December, 2010 that the project sponsor pay the Affordable Housing Fee instead of providing on-site BMR units in the market rate element of the project. This process and its results are outlined in the letter submitted by the Mayor’s Office of Housing referenced above. As a result of the meetings, the proposed modification was agreed to by neighborhood and community stakeholders by proposing a mix of on-site BMR units and payment of the Affordable Housing Fee. The project sponsor now proposes to modify the approved project to allow between 10% (approximately 32 units) and 15% (approximately 50 units) as on-site BMR units in the market rate housing element of the project. In the event the project sponsor provides less than 15% on-site BMR units in the market rate housing element of the project, it shall satisfy the remainder of its Inclusionary Affordable Housing Program obligation by payment by Wood 55 Laguna LLC, of an Affordable Housing Fee. The Mayor’s Office of Housing has committed to neighborhood and community stakeholders to make good faith efforts to identify alternate sources of financing for the ground lease payment of the affordable senior housing element of the project by July, 2012. Assuming that is successful, the Mayor’s Office of Housing will then “buy back” some or

all of the 18 BMR units that would otherwise be converted to an Affordable Housing Fee to help meet the Mayor's Office of Housing's funding for the Openhouse ground lease payment. The Mayor's Office of Housing is willing to present an informational report to the Planning Commission on the outcome of their efforts and the final affordable senior and BMR unit configuration in July, 2012. This approach is supported by several neighborhood and community groups, including the Hayes Valley Neighborhood Association, the Dubose Triangle Neighborhood Association, Lower Haight Merchants and Neighbors Association, AIDS Housing Alliance/SF, and the Housing Rights Committee. As of July 28, 2011, twenty letters supporting the current proposal have been received from individuals and organizations. A resolution adopted by the Market and Octavia Community Advisory Committee on July 27, 2011 indicates that organization's support of the current proposal.

ISSUES AND OTHER CONSIDERATIONS

- Motion No. 17537 requires that 15% of the market rate dwelling units in the development must satisfy the inclusionary housing requirement. At the time of approval, the development proposed up to 330 market rate units, and a minimum of 50 on-site affordable units were required. At the time of the project's original entitlement, the project sponsor did not intend to pay the Inclusionary Housing Fee.
- The subject authorization proposes to modify only those conditions relating to compliance with Planning Code Section 415. All other project components, entitlements and requirements pursuant to Case 2004.0773C, Motion No. 17537, shall remain in effect.
- The project sponsor, Wood 55 Laguna LLC, and the Mayor's Office of Housing have worked with community representatives to negotiate retention of on-site affordable housing. As a result, a Costa-Hawkins agreement dated XXX was entered into by the Director of Planning and Wood 55 Laguna LLC.
- On July July 25, 2011,, the Mayor's Office of Housing submitted a letter to the Planning Commission outlining a strategy to maintain on-site affordable housing within the Wood 55 Laguna LLC development and the senior affordable housing project currently sponsored by openhouse/Mercy Housing. This letter is attached to the case documents for reference.

REQUIRED COMMISSION ACTIONS

In order for the project to proceed, the Commission must grant Conditional Use authorization to modify Conditions of Approval 20, 21 and 29 in Motion No. 17537, to allow fulfillment of Planning Code Section 415 by providing a combination of on-site BMR units and payment of the Affordable Housing Fee.

BASIS FOR RECOMMENDATION

- The project would provide between 32 and 50 permanently affordable housing units, which are greatly needed to increase and diversify the City's housing stock.
- The approximately 110 affordable senior dwelling units originally proposed remain as an element of the project.


- The project meets all applicable requirements of the Planning Code and the Laguna, Haight, Buchanan and Hermann Streets Special Use District.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Costa-Hawkins Agreement (draft) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Mayor's Office of Housing Letter |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Community Correspondence |
| <input type="checkbox"/> Context Photos | |
| <input type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet



Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Conditional Use Draft Motion

HEARING DATE: AUGUST 4, 2011

Date: July 28, 2011
Case No.: 2011.0450C
Project Address: 55 LAGUNA STREET
 (a.k.a. 218 – 220 Buchanan Street)
Current Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
 RM-3 (Residential, Mixed, Medium Density)
 Laguna, Haight, Buchanan and Hermann Streets Special Use District
 40-X, 50-X, 85-X Height and Bulk District
Block/Lot: 0870/1, 2 and a portion of 3
 0857/1, 1A
Project Sponsor: Wood 55 Laguna LLC and Openhouse/Mercy Housing of California
 20 Sunnyside Avenue, Suite B
 Mill Valley, CA 94941
Sponsor Contact: Steven L. Vettel, Farella, Braun and Martel
Staff Contact: Sara Vellve – (415) 558-6263
 sara.vellve@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303 TO MODIFY CONDITIONS 20, 21 AND 29 OF MOTION NO. 17537 TO ALLOW A MIX OF ON-SITE AFFORDABLE BELOW MARKET RATE DWELLING UNITS AND PAYMENT OF THE AFFORDABLE HOUSING FEE TO SATISFY THE REQUIREMENTS OF PLANNING CODE SECTION 415 IN THE NC-3 (MODERATE SCALE, NEIGHBORHOOD COMMERCIAL), RM-3 (RESIDENTIAL, MIXED, MEDIUM DENSITY) AND LAGUNA, HAIGHT, BUCHANAN AND HERMANN STREETS SPECIAL USE DISTRICT AND 40-X, 50-X AND 85-X HEIGHT AND BULK DISTRICTS AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 4, 2011 Wood 55 Laguna LLC (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") to modify a previously authorized Conditional Use Authorization under Planning Code Section 303 of the Planning Code to allow a mix of on-site affordable

below market rate dwelling units and payment of an affordable housing fee to satisfy the requirements of Planning Code Section 415, within the NC-3 (Moderate Scale, Neighborhood Commercial) District, RM-3 (Residential, Mixed, Medium Density), Laguna, Haight, Buchanan and Hermann Streets Special Use Districts and 40-X, 50-X and 85-X Height and Bulk Districts.

The Project was determined by the San Francisco Planning Department to require an Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, the Planning Commission, by Motion No. 17536 on January 17, 2008, certified the EIR as complying with the California Environmental Quality Act (Cal Pub. Res. Code Section 21000 et seq., hereinafter "CEQA"). The Board of Supervisors upheld the Commission's certification of the EIR by its Motion No. M08-40 on April 8, 2008. There have been no substantial changes in the Project which will require major revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the Project is undertaken which will require major revisions of the EIR, no new information of substantial importance shows that the Project will have one or more significant effects not discussed in the EIR, no mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, such that no subsequent or supplemental environmental review is necessary prior to adoption of this modification to the previously approved Conditional Use authorization.

Whereas, on XXXX, 2011, the Director of Planning entered into an Agreement under Planning Code Section 415(g)(2)(ii) to recognize that the Inclusionary Below Market Rate units in the Project are not subject to the Costa-Hawkins Rent Control Act, Civil Code Section 1954.50 et seq. with the Developer (Wood 55 Laguna LLC) to facilitate on-site rental units within the mixed-use project pursuant to Case No. 2011.0450C;

Whereas, on July 25, 2011 the Mayor's Office of Housing submitted a letter to the Planning Commission outlining a strategy to maintain at minimum 32 and up to 50 on-site affordable family rental housing units within the Wood 55 Laguna LLC development and the senior affordable housing project currently sponsored by Openhouse and Mercy Housing;

Whereas, on August 4, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0450C.

Whereas, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.0450C, 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.
1. **Site Description and Present Use.** The 5.4-acre (236,113 square feet) project site is located in the Hayes Valley neighborhood north of Market Street on two city blocks (Block 857, Lots 1 and 1A; and Block 870, Lots 1, 2, and a portion of Lot 3) bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west at the former University of California Berkeley Extension Campus. The land is owned by the Regents of the University of California, which proposes to ground-lease the project site to the project sponsor, Wood 55 Laguna LLC.

The site contains five existing buildings (Woods Hall, Woods Hall Annex, Richardson Hall, Middle Hall, and the UC Dental Clinic), four of which were used until 2003 by the University of California (UC)-Berkeley as an extension campus and by the French-American International School (FAIS). The site slopes steeply downward from northwest to southeast from the corner of Buchanan and Haight Streets to the corner of Laguna and Hermann Streets.

The project site is surrounded primarily by residential and institutional land uses. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. Institutional uses in the immediate vicinity include the Walden House Adolescent Facility, located along Haight Street across from Woods Hall Annex, the University of California San Francisco AIDS Health Project building, located on Hermann Street across from Richardson Hall, and the U.S. Mint, which sits atop a rocky promontory at the intersection of Buchanan and Hermann Streets to the northwest of the project site. Commercial uses in the project vicinity primarily occur along Market Street, about half a block from the site.

2. **Surrounding Properties and Neighborhood.** The project site is surrounded primarily by residential and institutional land uses. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. Institutional uses in the immediate vicinity include the Walden House Adolescent Facility, located along Haight Street across from Woods Hall Annex, the University of California San Francisco AIDS Health Project building, located on Hermann Street across from Richardson Hall, and the U.S. Mint, which sits atop a rocky promontory at the intersection of Buchanan and Hermann Streets to the northwest of the project site. Commercial uses in the project vicinity primarily occur along Market Street, about half a block from the site.

Project Description. A total of approximately 330 market rate dwelling units would be constructed and located in new buildings and the renovated Woods and Richardson Halls. Approximately 250 units would be studios and one-bedroom units and approximately 80 units would be two-bedroom units. Not less than 15% of the market rate dwelling units (approximately 50 units) were to be constructed as on-site BMR units. Although not required by the City, because the project site is being ground-leased to Wood 55 Laguna LLC by the

University of California, the BMR units will be rental units for so long as such ground lease is in place.

The project would also include approximately 110 affordable senior dwelling units welcoming to senior LGBT households and all seniors in a new building and Richardson Hall. This affordable senior facility is being developed by *openhouse*, a non-profit developer serving the LGBT senior community and Mercy Housing California. The sponsor proposes to modify the approved project to satisfy the requirements of Planning Code Section 415 through Alternative #3 in Section 415.5(g) – a combination of on-site units and payment of a fee – to provide a minimum of 10% of the requirement as on-site units and up to the required 15% in the market rate housing development. This equates to approximately between 32 and 50 BMR on-site units within the market rate housing development and payment of an Affordable Housing Fee of up to approximately \$6.3 million to comply with Planning Code Section 415. This change from the definitive 50 on-site BMR units included in the original Conditional Use Authorization has been necessitated by the Mayor's Office of Housing's inability to immediately fund the full subsidy for the Openhouse project that it committed to in the original entitlement process. However, with this "hybrid" inclusionary program proposed by the market rate project sponsor, the Mayor's Office of Housing will have a year to attempt to secure the additional funds to meet its subsidy commitment to the Openhouse project and then "buy back" some or all of the remaining 18 units to achieve the original BMR commitment. The senior housing development would remain 100% affordable. The project as proposed pursuant to this Motion does not alter the overall number of market rate or affordable senior housing units to be provided within the overall development previously approved. Physical changes to the development are not proposed under this modification.

5. **Public Comment.** A number of community meetings were held in June and July, 2011 with neighborhood and community representatives to discuss a proposal crafted by Wood 55 Laguna LLC, Openhouse and the Mayor's Office of Housing in December, 2010 that the project sponsor pay the Affordable Housing Fee instead of providing on-site BMR units in the market rate element of the project. This process and its results are outlined in the letter submitted by the Mayor's Office of Housing referenced above. As a result of the meetings, the proposed modification was agreed to by neighborhood and community stakeholders by proposing a mix of on-site BMR units and payment of the Affordable Housing Fee. The project sponsor now proposes to modify the approved project to allow between 10% (approximately 32 units) and 15% (approximately 50 units) as on-site BMR units in the market rate housing element of the project. In the event the project sponsor provides less than 15% on-site BMR units in the market rate housing element of the project, it shall satisfy the remainder of its Inclusionary Affordable Housing Program obligation by payment by Wood 55 Laguna LLC, of an Affordable Housing Fee. The Mayor's Office of Housing has committed to neighborhood and community stakeholders to make good faith efforts to identify alternate sources of financing for the ground lease payment of the affordable senior housing element of the project by July, 2012. Assuming that is successful, the Mayor's Office of Housing will then "buy back" some or all of the 18 BMR units that would otherwise be converted to an Affordable Housing Fee to help meet the Mayor's Office of Housing's funding for the Openhouse ground lease payment. The Mayor's Office of

Housing is willing to present an informational report to the Planning Commission on the outcome of their efforts and the final affordable senior and BMR unit configuration in July, 2012. This approach is supported by several neighborhood and community groups, including the Hayes Valley Neighborhood Association, the Dubose Triangle Neighborhood Association, Lower Haight Merchants and Neighbors Association, AIDS Housing Alliance/SF, and the Housing Rights Committee. As of July 28, 2011, twenty letters supporting the current proposal have been received from individuals and organizations. A resolution adopted by the Market and Octavia Community Advisory Committee on July 27, 2011 indicates that organization's support of the current proposal.

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

- A. **Residential Inclusionary Affordable Housing.** Planning Section 415 requires housing projects that consist of five or more dwelling units to comply with San Francisco's Residential Inclusionary Housing Program.

The proposed mixed-use development approved by the Planning Commission through Motion No. 17537 on January 17, 2008 consists of approximately 330 market rate dwelling units. As such, the project was subject to Planning Code Section 315 (now Planning Code Section 415) and was required to provide no less than 15% of the total number of market rate units to be defined as below market rate (BMR) units.

Under the current proposal, Wood 55 Laguna LLC, the market rate project sponsor will comply with Planning Code Section 415 by providing a minimum of 10% (32 BMR units) and up to 15% (50 BMR units) on-site and will satisfy any remainder of the Affordable Housing Program requirement by payment of an Affordable Housing Fee.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. In Motion No. 17537, the Commission made extensive findings that the project, on balance, complies with all of said criteria. The proposed uses, size and intensity of development has not changed, and the subject application is only to modify conditions of approval related to compliance with affordable housing requirements of the development, such that the Commission hereby incorporates by reference its Section 303 findings from Motion No. 17537.
8. **General Plan Compliance.** In Motion No. 17537, the Commission made extensive findings that the project, on balance, is consistent with the Objectives and Policies of the General Plan. The development has not changed since those General Plan findings were made and the subject application is only to modify conditions of approval related to compliance with affordable housing requirements of the development, such that the Commission hereby incorporates by reference its General Plan findings from Motion No. 17537.

On June 21, 2011, the Board of Supervisors adopted the 2009 Housing Element, which was signed by the Mayor on June 29, 2011 to become effective on July 29, 2011, and the Project complies with the updated Housing Element based on the following Objectives and Policies.

2009 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 1.10. Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

Modification of the Conditions of Approval of Motion No. 17537 will help to ensure that between 32 and 50 BMR units in the market rate element of the project and up to 110 affordable senior units will be provided within the subject development at a location where residents can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4:

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

Policy 4.2: Provide a range of housing options for residents with special needs for housing support and services.

Policy 4.4: Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5: Ensure that the 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.

The 55 Laguna project will contain a range of housing types, including market rate housing, of which 10% to 15% will be permanently affordable, and a 100% affordable senior housing development welcoming to LGBT seniors.

OBJECTIVE 7:

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

Policy 7.5: Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

The strategy being employed by the project sponsor and the Mayor's Office of Housing to assure a high level of affordability in both the market rate element of the project and the affordable senior housing element of the project will ensure the production of a significant amount of affordable housing at the project site.

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

Policy 11.7: Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The 55 Laguna project is well-designed, respects existing neighborhood character, does not adversely affect the character of the Lower Haight neighborhood and preserves three City landmarks.

OBJECTIVE 12:

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

Policy 12.1: Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

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.

The project site is well-served by transit and neighborhood services, and includes on-site open space.

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. In Motion No. 17537, the Commission made extensive findings that the project, on balance, complies with the priority-planning policies. The development has not changed since those priority-planning policy findings were made, and the subject application is only to modify conditions of approval related to compliance with affordable housing requirement of the development, such that the Commission hereby incorporates by reference its priority-planning policies findings from Motion No. 17537, except for Finding No. 3, which is superseded by the finding below..

3. That the City's supply of affordable housing be preserved and enhanced.

The project will facilitate the creation of approximately 110 affordable senior dwelling units and between 32 and 50 affordable BMR units in the market rate element of the project, thereby enhancing the City's supply of affordable housing. The subject mixed-use development gained entitlements through Case No. 2004.0773C, Motion No. 17537, on January 17, 2008. The subject project is to modify conditions of approval related to compliance with affordable housing requirements of the development.

9. 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.
10. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0450C** subject to the following conditions attached hereto as "EXHIBIT A", which is incorporated herein by reference as though fully set forth.

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 No. XXXXX. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 4, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 4, 2011

EXHIBIT A

AUTHORIZATION

1. This authorization is for a conditional use to allow modification of Conditions 20, 21 and 29 contained in Motion No. 17537, to allow under Planning Code Section 415.5(g)(1)(C) a mix of on-site affordable Below Market Rate dwelling units and payment of the Affordable Housing Fee to satisfy the requirements of Planning Code Section 415, located at 55 Laguna Street (aka 218-220 Buchanan Street), Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857 pursuant to Planning Code Section 303 within the NC-3 (Moderate Scale, Neighborhood Commercial) District, RM-3 (Residential, Mixed, Medium Density), Laguna, Haight, Buchanan and Hermann Streets Special Use Districts and 40-X, 50-X and 85-X Height and Bulk Districts; per the docket for Case No. 2011.0450C and subject to conditions of approval reviewed and approved by the Commission on August 4, 2011 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.
2. This authorization is for a conditional use to modify Conditions 20, 21 and 29 of Motion No. 17537. All remaining conditions of Motion No. 17537 shall remain in effect.

RECORDATION OF CONDITIONS OF APPROVAL

3. 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 August 4, 2011 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

5. 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

6. 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.

PERFORMANCE

7. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

MONITORING

8. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

9. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

10. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator

what issues, if any, are of concern to the community what issues have not been resolved by the Project Sponsor.

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

INCLUSIONARY HOUSING

11. Conditions No. 20 and 29 of Motion No. 17537 are hereby rescinded and replaced by the following:
The project sponsor of the market rate housing element of the project shall satisfy the requirements of the Inclusionary Affordable Housing Program set forth in Planning Code Section 415 et seq. by providing a combination of on-site BMR units and a fee as permitted under Section 415.5(g)(1)(C) such that the sponsor shall provide a minimum of 10% (approximately 32 units) and a maximum of the required 15% (approximately 50 units) as on-site BMR units affordable to households earning 55% of Area Median Income, consistent with and pursuant to Planning Code Section 415, in the market rate housing element of the project. In the event the project sponsor provides less than 15% on-site BMR units in the market rate housing element of the project, the project sponsor shall satisfy the remainder of its Inclusionary Affordable Housing Program obligation by payment of an Affordable Housing Fee. All senior dwelling units will be affordable to households earning up to a maximum of 50% of Area Median Income, such that the senior affordable units are not subject to Planning Code Section 415, pursuant to Planning Code Section 415.3(c)(4)(A)(ii).

12. Condition No. 21 of Motion No. 17537 is hereby rescinded and replaced by the following: The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the 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 Mayor's Office of Housing ("MOH") at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:
<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

Inclusionary Housing (Sec. 315)

First Source Hiring (Admin. Code)

Jobs Housing Linkage Program (Sec. 313)

Child Care Requirement (Sec. 314)

Downtown Park Fee (Sec. 139)

Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 17537

Hearing Date: January 17, 2008
Case No.: **2004.0773E!MTZC**
Project Address: **55 LAGUNA STREET**
(aka: 218 – 220 BUCHANAN STREET)
Zoning: P (Public)
40-X, 80-B
Block/Lot: 870/1, 2 and portions of Lot 3
0857/1,1A
Project Sponsor: Ruthy Bennett, Vice President
AF Evans Development
1000 Broadway, Suite 300, Oakland, CA 94607
Staff Contact: Sara Vellve – (415) 558 - 6263
sara.vellve@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION FOR A MIXED-USE PROJECT IN TEN SEPARATE STRUCTURES (SEVEN NEWLY-CONSTRUCTED BUILDINGS AND THREE TO BE ADAPTIVELY REUSED) CONTAINING APPROXIMATELY 330 DWELLING UNITS, APPROXIMATELY 310 OFF-STREET PARKING SPACES, AN APPROXIMATELY 111,175 SQUARE FOOT INSTITUTIONAL BUILDING CONTAINING APPROXIMATELY 110 DWELLING UNITS FOR SENIORS (OPERATED BY OPENHOUSE), UP TO 4,999 SQUARE FEET OF RETAIL SPACE, APPROXIMATELY 12,000 SQUARE FEET OF COMMUNITY FACILITY SPACE AND APPROXIMATELY 35,000 SQUARE FEET OF OPEN SPACE PURSUANT TO PLANNING CODE SECTIONS 121.1 AND 712.11 TO ALLOW LOT SIZE IN EXCESS OF 9,999 SQUARE FEET IN A PROPOSED NC-3 DISTRICT; SECTIONS 121.2 AND 712.21 TO ALLOW A LARGE INSTITUTIONAL USE SIZE IN EXCESS OF 5,999 SQUARE FEET IN A PROPOSED NC-3 DISTRICT; SECTION 209.4 TO ALLOW A COMMUNITY FACILITY IN A PROPOSED RM-3 DISTRICT; PROPOSED SECTION 249.32 TO REQUIRE CONFORMANCE WITH SPECIFIED PERFORMANCE STANDARDS IN THE PROPOSED LAGUNA, HAIGHT, BUCHANAN AND HERMANN STREETS SPECIAL USE DISTRICT, AND SECTIONS 303 AND 304 TO ALLOW A PLANNED UNIT DEVELOPMENT THAT WOULD INCLUDE MODIFICATIONS TO THE REAR YARD REQUIREMENT (SECTION 134), THE OPEN SPACE DIMENSIONAL REQUIREMENT (SECTION 135), AND THE DWELLING UNIT EXPOSURE REQUIREMENT (SECTION 140) FOR PROPERTY LOCATED IN A P (PUBLIC) DISTRICT, A PROPOSED RM-3 (MIXED RESIDENTIAL, MIXED, MEDIUM-DENSITY) DISTRICT (BLOCK 857, LOTS 1 AND 1A), A PROPOSED NC-3

(MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT (BLOCK 870, LOTS 1, 2 AND A PORTION OF LOT 3), THE PROPOSED LAGUNA, HAIGHT, BUCHANAN AND HERMANN STREETS SPECIAL USE DISTRICT, AND PROPOSED 40-X, 50-X AND 85-X HEIGHT AND BULK DISTRICTS.

PREAMBLE

On October 30, 2006, AF Evans Development, Inc., ground lessee and project sponsor (hereinafter "Project Sponsor") and the land owner, the Regents of the University of California, made an application (hereinafter "Application"), for Conditional Use and Planned Unit Development authorization on the property at 55 Laguna Street (aka 218-220 Buchanan Street), Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857 (hereinafter "Property") to allow for the construction, on an approximately 236,113 square-foot site encompassing most of two blocks, a moderate density mixed use development of approximately 330 dwelling units, an approximately 111,175 building containing approximately 110 affordable senior dwelling units project for the LGBT senior community and all seniors, approximately 12,000 square feet of community facility space, and up to 4,999 occupied square feet of neighborhood-serving retail space in a total of 10 buildings (seven newly constructed and three to be adaptively reused) on the Property. The Project will also include approximately 90,690 square feet of parking in two underground garages that are each two levels deep (for approximately 300 spaces) and 14 surface parking spaces which would be on Micah Way or Lindhardt Lane (two proposed private alleys), and approximately 35,000 square feet of publicly accessible open space, created by the reintroduction and improvement of the Waller Street right-of-way, a community garden in a P (Public) District, in general conformity with Plans filed with the Application and labeled "Exhibit B" (hereinafter "Project"). Supervisor Tom Ammiano introduced accompanying legislation to rezone the Property from P (Public) to RM-3 and NC-3 Districts and the newly-created Laguna, Haight, Buchanan and Hermann Streets Special Use District (the "SUD"), to create the SUD as proposed Planning Code Section 249.32, and to reclassify the height and bulk districts from 40-X and 80-B to 40-X, 50-X and 85-X Height and Bulk Districts. The Project will result in the adaptive reuse of three City landmark buildings, the demolition of the heavily altered Middle Hall, the one-story Administration Wing of Richardson Hall, the existing surface parking lots and the Laguna and Haight Street retaining walls, and the construction of seven new buildings.

The Project was determined by the San Francisco Planning Department (hereinafter "Department") to require an Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, by Motion No. 17532 certified by the Commission as complying with the California Environmental Quality Act (Cal Pub. Res. Code Section 21000 et seq., hereinafter "CEQA").

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.

On January 17, 2008, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2004.0773C. Conditional Use authorization is required under Planning Code Sections 121.1 and 712.11 to allow lot size in excess of 9,999 square feet in a proposed NC-3 District, Sections 121.2 and 712.21 to allow

a large institutional use size in excess of 5,999 square feet in a proposed NC-3 District, Section 209.4 to allow a community facility in a proposed RM-3 District, proposed Section 249.32 to require conformance with specified performance standards in the proposed Laguna, Haight, Buchanan and Hermann Streets Special Use District, and Sections 303 and 304 to allow a planned unit development that would include modifications to the rear yard requirement (Section 134), the open space dimensional requirement (Section 135), and the dwelling unit exposure requirement (Section 140).

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2004.0773C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and also constitute findings of this Commission.
2. The project reintegrates the site with the surrounding neighborhood and knits it back into the City's urban fabric by proposing buildings with fenestration and openings where retaining walls currently exist, increasing pedestrian activity through a mix of uses and an interior pedestrian circulation system, encouraging neighborhood-serving retail and a community facility, and introducing new interior alleys to enable pedestrian and vehicular penetration into the site.
3. As the site developer is a private entity, the project affords the City the ability to impose zoning controls and design standards on a site where developments proposed by the University of California Regents would not be regulated by the City.
4. **Project Site.** The 5.4-acre (236,113 square feet) project site is located in the Hayes Valley neighborhood north of Market Street on two city blocks (Block 857, Lots 1 and 1A; and Block 870, Lots 1, 2, and a portion of Lot 3) bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west at the former University of California Berkeley Extension Campus. The project site is within the P (Public) Zoning District, and the 80-B and 40-X Height and Bulk Districts. The land is owned by the Regents of the University of California, which proposes to ground-lease the project site to the project sponsor, A.F. Evans Development, Inc. The sponsor proposes to construct a mixed-use development at the site, which will include up to 110 affordable senior dwelling units developed by *openhouse*, a non-profit corporation.

The 236,113 square-foot project site and the adjoining dental clinic property (not a part of the project site) contains five existing buildings totaling 119,910 square feet, four of which were used until 2003 by the University of California (UC)-Berkeley as an extension campus and by the French-American International School (FAIS). These now-unoccupied buildings include Woods Hall, Woods Hall Annex, Richardson Hall, and Middle Hall. The fifth building, located on the southwestern corner of Block 870, Lot 3 at the intersection of Hermann and Buchanan Streets, is a

two-story dental clinic approximately 18,000 square feet in size that is currently occupied by the University of California San Francisco (UCSF) Dental School. The Dental Clinic is not part of the project site and is not proposed to be altered, closed or relocated as part of this Project.

The project site slopes steeply downward from northwest to southeast and is divided into two terraces. The majority of the existing buildings occupy the periphery of the site on the upper and lower terraces, with surface parking generally in the center of the site. The four former UC Extension buildings on the site were constructed between 1924 and 1935 as the campus of the San Francisco State Teachers College (now San Francisco State University), which traded the property to the University of California when it relocated to its current campus on 19th Avenue in the 1950s.

The four buildings other than the UCSF dental clinic generally exhibit the Spanish Colonial Revival style of architecture with red tile roofs and stucco siding. Woods Hall, constructed in 1926, is a two-story, L-shaped building located at the northwestern corner on the upper terrace of the site along Buchanan and Haight Streets. Attached to Woods Hall is Woods Hall Annex, a two-story building constructed in 1935, located along Haight Street and positioned on the lower terrace. Richardson Hall, constructed in 1924 and 1930, is a one- and two-story, L-shaped building located at the corner of Hermann and Laguna Streets. Woods Hall, Woods Hall Annex and Richardson Hall (except for its one-story Administration Wing) were recently designated as landmarks pursuant to Article 10 of the Planning Code.

Along the Laguna Street side of Richardson Hall is a two-story auditorium and an attached single-story administration building. Middle Hall, originally built as a gymnasium in 1924 with classroom and office space added later, is a one-and-a-half- to two-and-a-half-story building located behind the west wing of Woods Hall. The dental clinic, a two-story building, was constructed in the 1970s, and is still in use. The Administration Wing of Richardson Hall, Middle Hall, the dental clinic and the remainder of the Site were not designated as landmarks pursuant to Article 10.

The remainder of the site is occupied by 278 off-street parking spaces contained in three lots. One parking lot is on the upper terrace between the dental clinic and Woods and Middle Halls, accessed from Buchanan Street. This lot has about 50 spaces, which are currently used primarily by the dental clinic. The remaining 228 parking spaces are contained within two lots on the lower terrace accessed from Laguna Street; one lot is behind Richardson Hall and the other is located at the corner of Haight and Laguna Streets. These lots currently provide daytime commuter parking for University of California San Francisco employees who work at other UCSF locations off-site and to employees of California Pacific Medical Center.

There are approximately 111 trees on site, 27 of which are "significant" trees pursuant to Public Works Code Section 810A. There are no "landmark" trees as defined by Public Works Code Section 810 on the site. All of the significant trees are proposed for removal and replacement. One existing tree, the "Sacred Palm" which was included in the landmark designation of Woods Hall, and one other palm tree, will be relocated on the site. Removal and replacement of the

significant trees will require a permit from the Department of Public Works. Most existing street trees surrounding the site will be retained.

5. **Surrounding Development.** The project site is surrounded primarily by residential and institutional land uses. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. Institutional uses in the immediate vicinity include the Walden House Adolescent Facility, located along Haight Street across from Woods Hall Annex, the University of California San Francisco AIDS Health Project building, located on Hermann Street across from Richardson Hall, and the U.S. Mint, which sits atop a rocky promontory at the intersection of Buchanan and Hermann Streets to the northwest of the project site. Commercial uses in the project vicinity primarily occur along Market Street, about half a block from the site.

6. **Project Description.**

Dwelling Units, and Senior Dwelling Units

A total of approximately 330 dwelling units would be constructed and located in six of the seven new buildings and the renovated Woods and Richardson Halls. Approximately 250 units would be studios and one bedroom units, and approximately 80 would be two-bedroom units.

The project would include an approximately 111,175 square foot building containing approximately 110 affordable senior dwelling units welcoming to senior LGBT households and all seniors in the seventh new building and a portion of the ground floor of Richardson Hall. This senior facility is being developed by *openhouse*, a non-profit developer serving the LGBT senior community. The senior dwelling units and common areas, multi-purpose rooms, an activity room, lounges, staff offices and social service space, will be located entirely in Building 8 and a small amount of senior service space would be constructed in the ground floor of Richardson Hall. The remaining nine buildings would accommodate approximately 330 dwelling units on the remainder of the project site (approximately 250 studio and one bedroom units and approximately 80 two-bedroom units).

The project will comply with Planning Code Section 315, and the project sponsor has elected to provide inclusionary below-market-rate units on-site. Thus, not less than 15% of the dwelling units developed by AF Evans would be reserved for low and/or moderate income households. In addition, the sponsor has pledged to seek tax exempt bond financing through the California Debt Limit Allocation Committee (CDLAC) process to enable it, should bonds be allocated to the Project, to provide 20% of the family dwelling units to households earning up to 50% of Area Median Income.

All senior dwelling units will be affordable at 50% of San Francisco's median income.

Retail and Community Facility Space

Ground-floor retail (possibly including a café with outdoor seating) would be located at the corner of Laguna and Hermann Streets in the ground floor (Laguna Street) level of the renovated Richardson Hall. The proposed retail space would necessitate new openings in the retaining

wall to access this new use, and is subject to approval of a Certificate of Appropriateness. On the ground floor of the *openhouse* building and in the ground floor level of Richardson Hall, *openhouse* will provide social, educational, and health services to the senior community, including both residents of the *openhouse* building and others not residing on-site. Lastly, there will be a 12,000 square foot community facility space in the existing Wood Hall Annex that will be programmed in consultation with the community to offer a variety of programs. AF Evans has pledged to fund structural upgrades to the proposed community center, and will work with the City to determine if ongoing funding dedicated to operation of the center can be leveraged through the Mills Act.

Publicly Accessible Open Space

Private and common open spaces would be provided, respectively, through patios, decks and porches at individual units and in common areas located within the courtyards of the proposed buildings. It is not necessary to count the area of Waller Park to satisfy open space requirements of the dwelling units. The project would also create and maintain a publicly accessible open space extending from the upper terrace at the intersection of Waller and Buchanan Streets through the site to the corner of Waller and Laguna Streets, effectively re-introducing Waller Street through the site as publicly accessible open space ("Waller Park").

Waller Park would provide approximately 25,000 square feet of publicly accessible open space and passive recreational uses. Upper Waller Park would include a large lawn area, a storm water runoff basin and fountain, benches, and trees and would take advantage of the steep slope of the project site by providing a scenic overlook with views of the Bay and downtown San Francisco. Lower Waller Park would include hard and softscape areas with trees, benches, grassy areas and potentially built-in seating on the slope, overlooking the end of Waller park. Street trees would be planted along all four exterior streets as well as along all internal streets. Two new alleys ("Micah Way" and "Lindhardt Lane") would also be privately owned though publicly accessible through the site. These open spaces would also serve for vehicular and pedestrian access and circulation.

At this time the City retains ownership of Waller Street. Accordingly, the Project Sponsor must obtain approval from the City in its proprietary capacity prior to issuance of any building permit for the Project.

Other privately maintained though publicly accessible open spaces include an approximately 10,600 square feet community garden behind Woods Hall for Project residents and members of the public and approximately 6,000 square feet of additional open space distributed throughout the site. In total, there would be approximately 41,000 square feet of publicly accessible open space provided.

The project would include landscaping throughout the Project area in the form of trees and shrubs and native plantings based on the Landscaping plan contained in Exhibit B.

Rehabilitation and Demolition of Buildings

On April 18, 2007 the Board of Supervisors designated Richardson Hall (except its Administration Wing), Woods Hall and Woods Hall Annex as local landmarks pursuant to Article 10 of the Planning Code under Ordinance 216-07. Buildings and features to be retained are identified in the Ordinance.

Rehabilitation of Woods Hall, Woods Hall Annex, and most of Richardson Hall would be primarily restricted to the interior of these buildings, without substantial alterations to their exterior facades or rooflines, with the exception of new entrances from the interior courtyards. The ground floor of Richardson Hall would be altered to accommodate the proposed ground-floor retail space at the corner of Laguna and Hermann Streets. The retail spaces would be accessible through new openings created in the existing retaining wall. The sidewalk at the intersection of Laguna and Hermann Streets would also be widened in this location. Along the south wall of the auditorium in Richardson Hall, original window openings that were filled in during an earlier renovation would be opened up as well as the addition of one new opening. Similar to Woods Hall, there may be new entrances along Laguna and Hermann Streets at the second level of Richardson Hall to allow access to the existing roof deck.

The portion of Richardson Hall to be demolished would be the single-story Administration Wing which sits atop the retaining wall facing Laguna Street near Waller Street and a small one story connecting structure adjacent to the Administration Wing. The proposed *openhouse* building would be constructed in the general location of the Administration Wing of Richardson Hall, and would be separated from the remaining portions of Richardson Hall by a staircase and at-grade breezeway. In addition, Middle Hall would be demolished to accommodate construction of the community garden, dwelling units and site improvements. The retaining wall along Laguna Street between Waller and Haight Streets and extending westward on Haight Street would also be demolished.

Modifications to the landmark buildings are subject to review by the Landmark Preservation Advisory Board (LPAB) and approval of a Certificate of Appropriateness. A Certificate of Appropriateness cannot be acted upon by the LPAB before certification of the Environmental Impact Report.

Urban Design

The proposed Project would transform the site from a blight to the neighborhood to a pedestrian friendly, active and vibrant amenity through the demolition of retaining walls, introduction of two new private alleys (Lindhardt Lane and Micah Way) to break up the large city blocks of the site, and creation of numerous stoops and building openings along the site's perimeter. Waller Park would allow the public to transverse the site from east to west and provide an area for passive recreational uses. The proposed Project improvements would knit the site back into the neighborhood, and the City. With the current site conditions, it is generally cut off from the neighborhood through the brutal retaining walls on Haight and Laguna Streets, lack of pedestrian and vehicular penetration, fencing and general disuse. These factors create an unfortunate pedestrian and neighborhood environment.

The seven proposed buildings would be designed to complement the architectural character of the existing three buildings that would remain, and the surrounding neighborhood. The overall variation of building heights is intended to relate to the size and scale of other buildings in the Hayes Valley neighborhood and to take into consideration the existing topography.

The proposed new buildings would range in height between four and eight stories. Two new buildings along Buchanan Street would be four stories in height, and generally reflect the height of buildings on the opposite block face. Building 1 would introduce approximately three new unit entrances and a garage where a chain-link fence and surface parking are now located. Three new buildings on Laguna Street would range in height between four and eight stories. At eight stories, the *openhouse* building (Building 8) would be the tallest building in the development. The proposed building height would mirror the height of a residential building located directly across Laguna Street. Located at the intersection of Laguna and Waller Streets it would be constructed where the existing Administration Wing of Richardson hall now stands. This building would introduce transparent windows facing the sidewalk at ground level with the main entrance at the corner of Laguna Street and the proposed Waller Park. The windows and entrance would replace an existing retaining wall with no openings. Two more residential buildings of four and five stories in height would be located between Waller Street and Haight Street. These buildings would introduce approximately ten new unit entrances as well as a corner unit for the Project's office along Laguna Street. The building heights would be consistent with the general neighborhood character. . With the community center proposed in the Woods Hall Annex, it is expected that the Haight Street frontage will be particularly improved through pedestrian usage.

Through the introduction of individual lobbies, stoops, porches and/or bay windows along the street frontages and internal walkways and alleys, an active pedestrian environment would be created. These features facilitate pedestrian access and use, landscaping, street furniture and a sense of place. The result is a design that integrates the private residential units directly into the vitality of the street level, and introduces a neighborhood where none currently exists.

Vehicular and Pedestrian Circulation

Pedestrians would be able to walk the length of the former Waller Street right-of-way between Laguna and Buchanan Streets via the proposed Waller Park. To help facilitate vehicle and pedestrian circulation throughout the site, the project will add two new alleys: "Micah Way" would provide for vehicle ingress and egress onto the site off Laguna Street between Haight and Waller Streets; "Lindhardt Lane," extending from the termination point of Micah Way on a north-south trajectory, would be a two-way interior private street that would allow vehicle ingress and egress from Hermann Street. One vehicular entrance into the site would be along Laguna at Waller Street in the location of the current main vehicular entrance to the UC Extension Campus, where a new interior private drive would be constructed at the former Waller Street right-of-way. This would provide direct vehicular access to Garage 2 (with about 64 spaces including car share). Garage 1 (with a total of about 230 parking spaces including car share) would be accessed from Buchanan Street (at its upper level) and from Lindhardt Lane (at its lower level).

There would be approximately eight locations where residents could access the site (about two entrances on each of the four peripheral streets), as well as individual unit entrances.

Parking

The project will replace three existing parking lots with approximately 90,690 square feet of parking in two underground garages, two levels deep (approximately 296 spaces, many in stackers and other space efficient configurations) and 14 surface spaces which would be on Micah Way or Lindhardt Lane, for a total of approximately 310 spaces. The two parking garages and surface spaces would include approximately 10 spaces for car sharing, approximately 15 handicapped accessible spaces, and up to 51 spaces for the exclusive use of the dental clinic during business hours. Approximately 126 secure, on-site bicycle parking spaces would be available in two separate enclosed locations for use by residents free of charge.

Parking fees would be unbundled. Residents who choose to store their car on site would be offered parking for a fee. Those who do not wish to pay for off-street parking would not be charged a fee for off-street parking. Consistent with the Market and Octavia Area Plan's reliance on "unbundling" of parking from housing costs, parking fees would not be included in the residents' base housing payments.

Dental Clinic

The approximately 18,000-square-foot UC dental clinic is not part of this project, would remain unaltered in its current location at the corner of Hermann and Buchanan Streets and would continue to operate. The clinic's approximately 51 surface parking spaces would be relocated to below-grade parking.

Green Building Features

This project is a nationally recognized LEED ND (leadership in energy and environmental design for neighborhood developments) pilot project. LEED ND is a program for certifying outstanding neighborhood scale developments currently being piloted by the United States Green Building Council. It is anticipated that the project is certifiable at the GOLD level. This is primarily due to excellence in site planning, the mix of uses, the transit emphasis, and innovative environmental measure incorporated into the project. These measures include:

Sustainable Site

- Urban Infill Site utilizing existing infrastructure
- Transit Oriented Development: Direct access to Haight and Market Street Transit lines
- Secure Bicycle Storage
- Reduced parking ratio
- Proposed largest City Car Share pod in the City
- High density mixed use development

Water Efficiency

- Water Efficient Landscaping components
- Seasonal water collection and filtration at Waller Park
- Permeable paving at internal lanes

Energy and Atmosphere

- Energy efficient heating system
- 100% fluorescent lighting
- Cat-V cabling to all units
- Energy Star appliances
- Insulated Windows with low E coating
- Proposed photovoltaic solar electric and solar thermal hot water systems

Materials & Resources

- Storage and collection of Recyclables for residents
- Re-use Existing Buildings
- Divert at least 50% of construction waste from landfills
- High fly-ash concrete mix
- Recycled content carpet and/or natural linoleum flooring

Indoor Environmental Quality

- Natural through ventilation in many units
- Daylight at least 75% of all interior spaces
- Paint, adhesives and sealants with low VOC contents

7. **Public Comment.** Opposition: The Department has received four letters of opposition to the project. The Hayes Valley Neighborhood Association (HVNA) does not support the proposed project as currently drafted. A letter and resolution describing their position is included in the packet. The Save UCBE Laguna Campus group will submit their letter directly to the Commission. Support: Department staff has received six letters in support of the project from individuals. The project sponsor has provided letters of support from the San Francisco Housing Action Coalition, SPUR, the Friends of 55 Laguna, San Francisco Architectural Heritage, Merchants of Upper Market and Castro, the Hayes Valley Merchants Association, as well as some neighborhood residents.
8. **Use Districts.** The northern half of the project site is proposed to be rezoned RM-3 (Residential-Mixed, Medium Density) and the southern half of the site is proposed to be rezoned NC-3 (Moderate-Scale Neighborhood Commercial), except for the dental clinic site, which would remain in a P zoning district at the southwest corner of the site. The proposed Laguna, Haight, Buchanan and Hermann Streets Special Use District, drafted to incorporate the specific policies of the Market and Octavia Area Plan, would cover both blocks except for the dental clinic.

An RM-3 Use District is predominantly devoted to apartment buildings of more than 10 units. The units tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height. The scale of an RM-3 district often remains moderate through sensitive façade design and segmentation. Open spaces are often achieved through decks and balconies. An NC-3 Use District typically offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes (in this case, Haight Street and Market Street). The Planning Code allows residential, retail, office, medical, and institutional uses in NC-3 Use Districts.

The SUD (proposed Planning Code Section 249.32) is proposed in order to facilitate the development of a mixed-use project including affordable and market-rate rental units, senior dwelling units, community facilities, open space and retail services generally consistent with the policies of the Market and Octavia Area Plan, approved by the Board of Supervisors on October 24, 2007 (the "Area Plan") in Ordinance 24607.

Conditional Use authorization is required:

- A. To allow for a development lot size exceeding the 9,999 square feet threshold per Planning Code Section 712.11 in a proposed NC-3 district.
- B. The institutional use is no longer proposed.
- C. To allow a community facility use in a proposed RM-3 district pursuant to Planning Code Section 209.4(a).
- D. To satisfy the off-street and accessory use parking performance standards of proposed Planning Code Section 249.32 (the Laguna, Haight, Buchanan and Hermann Streets Special Use District), which incorporate policies proposed by the Market and Octavia Area Plan:
 - (i) To provide for a maximum of 0.75 off-street parking spaces per unit, including dwelling units and residential care units, which parking spaces may be located anywhere on the project site; to allow up to 51 replacement parking spaces to be provided for the existing dental clinic anywhere on the project site; and, to provide a maximum number of parking spaces for commercial and community facility uses that are equal to the minimum number of parking spaces otherwise required for those uses by the Planning Code.
 - (ii) To provide for specific off-street parking standards for residential and non-residential uses, including:
 - (a) That no more than 20 feet of any building frontage be devoted to off-street parking ingress and egress, and that such ingress and egress is not located on a Transit Preferential Street, Citywide Pedestrian Network or designated Neighborhood Commercial Street where an alternative frontage exists.
 - (b) That off-street parking at or above the ground floor be set back at least 25 feet from any street exceeding a width of 30 feet and that active uses be provided along such street frontages within the required setback.
 - (c) That vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district.

- (d) That accommodating off-street parking does not degrade the overall urban design quality of the project.
 - (e) That parking does not diminish the quality and viability of existing or planned streetscape enhancements.
 - (f) That for residential projects of 50 units or more, all residential accessory parking in excess of 0.5 spaces per unit is stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, maximizes other uses, and discourages the use of vehicles for commuting for daily errands.
 - (g) That projects that provide 10 or more spaces for non-residential uses dedicate 5% of those spaces, rounded down, to short-term, transient use by vehicles from certified car sharing organizations per Section 166, vanpool, rideshare, taxis, or other co-operative auto programs.
 - (h) That retail uses larger than 20,000 square feet which sell merchandise that is bulky or difficult to carry by hand or by public transit offer door-to-door delivery services and/or shuttle service.
 - (i) That car share parking spaces be offered in at least the minimum amounts set forth in Planning Code Section 166.
 - (j) That parking space be leased or sold separately from the rental or purchase price of units.
 - (k) The 51 spaces reserved for dental clinic parking shall used by the dental clinic between the hours of 8:00 AM and 6:00 PM, Monday through Friday. Between the hours of 6:00 PM and 8:00 AM, Monday through Friday, and 24 hours on Saturday and Sunday the 51 parking spaces shall be available to the general public and project residents, unbundled.
 - (l) To provide that the minimum number of loading spaces required for any use shall instead be the maximum number of loading spaces that can be provided.
 - (m) To provide that the base residential density limits applicable to the project are as set forth in Planning Code Sections 209.1 and 712 for RM-3 and NC-3 districts, respectively. If a project exceeds those base density limits through a Section 304 planned unit development authorization, the policy of the Area Plan that 40% of on-site family units be two or more bedroom units shall apply, and it is encouraged that 10% of the units contain three bedrooms.
- (iii) The Planning Commission accepts the proposed in-kind provision of community infrastructure improvements outlined below, that would generally be comprised

of the rent-free community facility in Woods Hall Annex, the publicly-accessible open space improvements comprised of Waller Park and the community garden located behind Woods Hall, whose cost, totals approximately \$6,371,000.

	55 Laguna In-Kind Improvement Costs
Greening	\$575,000
Parks	\$4,050,000
Pedestrian	\$140,000
Bicycle	\$6,000
Rec. Facilities	\$1,600,000
Total	\$6,371,000

9. **Planned Unit Development.** As a Planned Unit Development, which is permitted with Conditional Use authorization under Planning Code Section 304 on sites in excess of one-half acre in size, modifications to the Code requirements for rear yard configuration, inner courtyard dimensions for Building 1 and dwelling unit exposure for 8 units are required. The Planning Code allows such modifications on sites of considerable size, which are developed as integrated units and designed to produce an environment of stable and desirable character, which benefits the occupants, the neighborhood, and City as a whole.

PUD authorization is required for the following:

- A. Planning Code Section 134(a)(1) establishes a basic 25 percent rear yard within an NC-3 District at the lowest story containing a dwelling unit, and at each succeeding story of the building, respectively and at ground level in an RM-3 District. An exception to this requirement is needed. While the project's site coverage at the ground level is only 52% (leaving 48% of open area, well in excess of the minimum 25% rear yard requirement), yard space is spread throughout the site, rather than being configured in a single Code-compliant rear yard. The project requires a modification of the configuration of the rear yard.
- B. Planning Code Section 135(g)(2) allows an inner court to be credited as common usable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area; and if no point on any wall above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space. The courtyard in Building 1 is 28 feet wide at its narrowest point, and the height of the enclosing walls reach a maximum height of 44'5". Thus, the courtyard does not meet the dimensional restrictions of Planning Code Section 135(g)(2) for an inner courtyard.
- C. Planning Code Section 140 generally requires that every dwelling unit must have at least one room with a window that looks out onto a public way, open space or rear yard at least 25 feet wide. Modification to the requirements of Planning Code Section 140 is required for 8 of the approximately 330 dwelling units. These eight (8) units in the project face interior courts that are at least 25 feet wide, but are one story deeper than

allowed by Section 140 (Building 1, Units 304, 305, 307, 308 and 309; and Building 9, Units 201, 203 and 205).

10. **Planning Code Compliance.** The Commission finds that the Project meets the provisions of the Planning Code in the following manner:

- A. **Use.** The proposed residential and institutional uses are principally permitted uses in the proposed RM-3 and NC-3 Districts. As noted above, development of a lot in excess of 9,999 square feet, and a non-residential use in excess of 5,999 square feet, requires Conditional Use authorization in an NC-3 District. A 12,000 square-foot community facility requires Conditional Use authorization in an RM-3 district.
- B. **Density.** Planning Code Sections 209.1 and 712 establish density restrictions for dwelling units in Residential and Neighborhood Commercial districts, respectively. The proposed residential density is within the limits of these sections. No increase in density is sought by the PUD.

Section 207.4 requires the density in NC-3 districts to be equal to that permitted in the nearest Residential District, provided that the maximum density is no less than 1:600. Here, the nearest R zone to the NC-3 district is RM-3, which has a density ratio of 1:400. There are 268 units permitted in the project's NC-3 district but the project proposes only 135 to 245 units. The 1:400 density in the site's RM-3 zone permits up to 319 units. The project proposes only 193 units.

- C. **Floor Area Ratio (FAR).** Planning Code Section 124 limits the building square footage in both RM-3 and NC-3 districts to 3.6 square feet of building area for every 1 square feet of lot area, or approximately 750,000 square feet (not including Waller Street or the dental clinic) of building area for the subject site. However, in both proposed NC-3 and RM-3 Districts, the FAR limits do not apply to dwellings or to other residential uses, nor do they apply to accessory off-street parking per Planning Code Section 124(b).

The proposal includes approximately 12,000 gross square feet of community facility space in the proposed RM-3 district and no more than 4,999 square feet of retail space in the proposed NC-3 District. The project complies with the FAR limits in both proposed districts.

- D. **Rear Yard.** Planning Code Section 134(a)(1) requires a rear yard equal to 25-percent of the lot depth be provided the lot on which each building is situated. Further, Section 134(a)(1)(A) requires that in RM-3 districts, rear yards be provided at grade level and at each succeeding level or story of the building. Section 134(a)(1)(C) requires that in NC-3 Districts, rear yards must be provided at the lowest story containing a dwelling unit, and at each succeeding story of the building. For the subject site, a required rear yard configured at the opposite end of its frontage would need to be approximately 59,029 square feet.

The proposal includes approximately 113,334 gross square feet of open space dispersed throughout the project site on patios, decks, balconies, courtyards and Waller Park. Thus, though more than 25-percent of the lot will be yard area, it will not be in a single rear yard configuration. Therefore, this Conditional Use/PUD authorization includes a modification to the rear yard requirement so

that the open space can be provided throughout the site instead of in one continuous space on the lot in which the building is situated.

- E. **Open Space.** Planning Code Section 135 typically requires that 80 square feet of private usable open space be provided for every dwelling unit, when provided as private open space in NC-3 Districts; in RM-3 districts, 60 square feet of private usable open space is required to be provided for every dwelling unit. The open space requirement must be multiplied by 1.33 when provided as common open space and is reduced by half for senior dwelling units. There is no open space requirement for, retail or community facilities.

49 units in the Project's RM-3 district have private open space, such that 144 units require common open space, for a total of 11,520 square feet of required common open space. 16 units in the Project's NC-3 district have private open space, such that 119 family units and 110 senior dwelling units require common open space, for a total of 17,982 square feet of required common open space in the NC-3 block, for a total in both blocks of 29,502 sf of required common open space; 46,485 square feet is provided in courtyards and other common open space areas. In addition to this private and common open space, Waller Park provides approximately 25,000 square feet of publicly accessible open space. The total open space provided by the Project exceeds the Code requirement by approximately 42,000 square feet, approximately 41,000 square feet of which is publicly accessible.

- F. **Exposure.** Planning Code Section 140 requires that all dwelling units face a public street or side yard at least 25 feet in width, a required rear yard, or an open area of 25 feet in width.

Though most units will meet this requirement, PUD authorization is required for eight (8) units in the project which face interior courts that are at least 25 feet wide, but are one story deeper than allowed by Section 140 (Building 1, Units 304, 305, 307, 308 and 309; and Building 9, Units 201, 203 and 205).

- G. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district.

The proposed 10 buildings in the Project (only one of which exceeds four stories) are located in proposed 40-X, 50-X and 85-X height and bulk districts. Each building complies with its applicable proposed height limit.

- H. **Bulk.** Planning Code Section 270 limits the bulk of buildings and structures, and assigns maximum plan dimensions.

The site's height and bulk districts are proposed to be amended to 40-X, 50-X and 85-X. The "X" bulk control has no specific limitations on building bulk.

- I. **Parking.** Proposed Planning Code Section 249.32 establishes a maximum of .75 parking spaces per dwelling unit and residential care unit. In addition, the site can provide up to

51 replacement parking spaces for the exclusive use of the existing dental clinic anywhere on the project site. Lastly, Planning Code Section 249.32 provides for a maximum number of parking spaces for commercial and community facility uses equal to the minimum number of parking spaces otherwise required for those uses by the Planning Code.

The project will provide a total of approximately 310 parking spaces, including 10 carshare spaces and 51 spaces for the exclusive use of the dental clinic. The remaining parking spaces (246 spaces) amounts to approximately .56 to .60 space/unit. No parking spaces are proposed for the retail and community facility uses.

- J. **Car Share Parking.** Planning Code Section 166 requires one car share parking space be provided for every 200 dwelling units, or 2 spaces for the Project. Proposed Section 249.32 requires 5% of the 51 non-residential spaces to be for vanpool, car share other joint use spaces, or 2 spaces for the Project.

The Project would provide no less than 10 car share parking spaces, eight more than required by the Planning Code.

- K. **Loading.** Proposed Planning Code Section 249.32 provides that the maximum number of loading spaces for the project shall be the minimum number of loading spaces required by Section 152. Section 152 requires two off-street loading spaces for residential projects that have between 100,001 and 200,000 square feet of floor area.

The Project proposes one loading space in compliance with the Planning Code, which would be located in the "openhouse" building.

- L. **Street Trees.** Planning Code Section 143 requires street trees to be installed by a developer constructing a new building in an RM-3 or NC-3 District at the rate of one tree for each 20 feet of frontage of the property along each street.

The Project will provide such trees as required.

- M. **Shadows.** Planning Code Section 295 generally does not permit new buildings over 40-feet in height to cast new shadows on a property owned and operated by the Recreation and Park Commission.

A shadow fan analysis conducted for the Environmental Impact Report concluded that the Project would not create any new shade on any Department of Recreation and Park properties protected under Planning Code Section 295.

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

- 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 project proposes to convert the vacant 236,113 sq. ft. (5.4 acre) UC Extension campus to a moderate density mixed use development of approximately 330 dwelling units, affordable dwelling units for seniors, 12,000 square feet of community space, and no more than 4,999 square feet of neighborhood-serving retail space. In doing so, the project will result in the adaptive reuse of two and most of a third historically significant buildings, the demolition of the heavily altered Middle Hall and the one-story Administration Wing of Richardson Hall, and the construction of seven new buildings, two of which would front on the site's Buchanan Street frontage, two along the site's Laguna Street frontage, one facing Haight Street, and the remaining two buildings fronting either a reintroduced Waller Street right-of-way or two new alleys introduced into the site. There would be a total of ten buildings on the project site. Pedestrian access would be provided from at least two points on each of the four street frontages, plus from two internal, private alleys that would traverse the site. The existing UCSF dental clinic would remain operational at the southwestern corner of Block 870 and is not part of the project site subject to this application.

The proposed mixed use project provides: 1. Dwelling units and affordable senior dwelling units proposed to be operated by "openhouse"; 2. pedestrian scale, neighborhood serving retail uses; 3. an internal open space system (much of which would be publicly accessible) and a landscaped, attractive internal pedestrian and vehicle access circulation system; 4. 12,000 square feet of community facility space in an adaptively reused Woods Hall Annex facing Haight Street; and, 5. support services for seniors residing in the project and throughout the City. To ensure diversity of design, building and unit type, four architectural firms were retained to produce a variety of building designs compatible with the surrounding Hayes Valley neighborhood. The designs respect not only the character of the preserved buildings, but also the surrounding architecture and streetscape and the topography of the site.

The project's use, size, density and height are compatible with the surrounding community. The mixed use character of the project is compatible with adjacent and nearby land uses. The surrounding neighborhoods include a wide range of residential, commercial, institutional and mixed uses and varying building heights, including mid-rise apartment buildings located primarily on corner lots, with smaller low-rise residential buildings located toward the center of the peripheral blocks.

Similar to the existing pattern of built forms, the project would locate the single taller building (openhouse) nearer Market Street and shorter residential buildings closer to the lower-scale residential uses along the site's Haight and Buchanan Street frontages. Project buildings would be three to eight stories in height. New buildings along Buchanan Street would be four stories in height, while new buildings along Laguna Street would range from four to eight stories. New buildings on the interior of the site would be three to four stories in height. The proposed four story buildings on the project site would be approximately one story higher than the predominantly three-story residential buildings along the site's perimeter streets, such as

Buchanan, Haight, and Laguna Streets. For example, diagonally across the intersection of Buchanan and Haight Streets, to the project site's northwest, are 195 units in three-story buildings that comprise the HOPE VI Western Addition housing development. Immediately west of the project site along Laguna Street and south of the project site along Hermann Street are mid-rise apartment buildings which range in height from four to seven stories. The recently-constructed 93 units at three and four stories located at Church and Hermann Streets are about one block southwest of the project site.

The project building heights reflect nearby building heights and those set forth in the Market and Octavia Area Plan Element of the San Francisco General Plan, adopted by the Board of Supervisors on October 24, 2007 in Ordinance 24607 ("Area Plan"). The Area Plan created 85-foot height limits along Market Street, as well as on Hermann and Laguna Streets across the street from the single proposed mid-rise element of the project. Diagonally across the intersection of Hermann and Buchanan Streets to the site's southwest, is the approximately 60-foot-tall United States Mint. The tallest project building, the 8-story openhouse building at the intersection of Waller and Laguna Streets, would be generally similar in height to existing residential buildings that surround the site, such as the seven-story (80 foot) apartment buildings at 1900 Market Street, 78 and 300 Buchanan Street, 50 Waller Street, and 16 and 50 Laguna Street. Thoughtful use of the site's topography and the surrounding neighborhood streetscape enables the project to be integrated into the surrounding neighborhood and prevents it from appearing walled-off, as it currently exists.

The density of the project is consistent with the surrounding area. As stated above, there are numerous high density apartment buildings near the site that would be mirrored in the placement of the site's higher density buildings. Similarly, the lower density buildings along the Haight and Buchanan boundaries would be consistent with the residential uses on those perimeter streets. The site's overall density reflects the surrounding neighborhood as a result of the reestablishment of the Waller Street right-of-way as a publicly accessible pedestrian street (Waller Park) in two ways. First, inserting such a wide interior thoroughway into the center of the project site allows the buildings to be dispersed on the site with adequate pedestrian access to each. Second, Waller Park would create distinct northern and southern blocks on the project site, making the project's blocks similar in size to the blocks surrounding the project. The additional internal alleys of Lindhardt Lane and Micah Way would further break down the project site into smaller residential blocks (similar to adjacent blocks to the west), allowing the project to have a more active and vibrant streetscape. Lastly, to further enhance the site's moderate density, most of the residential buildings will have stoops and individual entries at the street. This feature is consistent with the residential character of the surrounding neighborhood. All of these features contribute to the moderate scale density and character of the project.

The project provides multiple community benefits. Along its western frontage, the project would construct Upper Waller Park, a publicly accessible open space that would provide a landscaped turf area lined with public seating. Lower Waller Park would be constructed in the center of the site, and a community garden would be constructed behind Woods Hall. The project would construct new, ground level retail uses along the site's southeastern corner at Laguna and Hermann Streets in the existing Richardson Hall. Woods Hall Annex would be adaptively reused

as a community center. Space will also be provided in the openhouse building and the ground floor of Richardson Hall to house social services to residents of the openhouse building and seniors throughout the City. The project would thus integrate the site's proposed new uses into the surrounding neighborhood, adding numerous heretofore unavailable community benefits, while enhancing pedestrian connectivity to (and through) a site that in the past was effectively walled off from the surrounding neighborhood.

This project is a nationally recognized LEED ND (leadership in energy and environmental design for neighborhood developments) pilot project. LEED ND is a program for certifying outstanding neighborhood scale developments currently being piloted by the United States Green Building Council. It is anticipated that the project is certifiable at the GOLD level. This is primarily due to excellence in site planning, the mix of uses, the transit emphasis, and innovative environmental measure incorporated into the project.

Lastly, the project will provide affordable and high quality living units. Not less than 15% of the dwelling units developed by AF Evans (and as many as 20% if state tax-exempt bond financing is allocated to the Project) will be affordable units under the City's inclusionary housing ordinance. The approximately 110 senior dwelling units developed by openhouse will be affordable at no more than 50% of San Francisco's median income.

- 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:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The site is rectangular in size, occupying 5.4 acres in the Hayes Valley neighborhood. It occupies most of two city blocks surrounded by Hermann, Buchanan, Laguna and Haight Streets. The site's educational uses relocated in 2002 and 2003. The majority of the existing buildings occupy the periphery of the site with surface parking clustered toward the center of the site. The east side of the site is surrounded by a retaining wall that runs the length of Laguna Street and westward up Haight Street. The site's topography is extreme: The project site slopes steeply downward from its highest elevation at the corner of Buchanan and Haight Streets (170 feet above sea level), to its lowest elevation at the corner of Hermann and Laguna Streets (90 feet above sea level), in a northwest to southeast direction.

The seven new buildings are configured to enhance the site's natural topography, public accessibility and integration into the residential fabric of the neighborhood while still maximizing habitable space and availability of space for ground floor mixed uses. In conformance with the site topography and the surrounding neighborhood, the tallest building (openhouse) would be constructed along Laguna Street near the site's lowest elevation, with the hill behind it providing a visual backdrop to this taller building. The rest of the buildings are 3 to 4 stories, consistent with the prevailing residential pattern along the site's Buchanan and Haight Street frontages.

The reintroduction of Waller Street and the other alleys proposed for the site creates a block pattern that is more consistent with that of the surrounding neighborhood. The new buildings are thus able to be sited around an internal circulation system that mirrors more closely the prevailing neighborhood pattern, with residents and visitors able to traverse the site in front of the new buildings, without being separated from buildings by large surface parking lots and retaining walls. The massing and scale of the new buildings is further broken down with the use of materials, colors and architectural features, including stoops, bay windows and building articulation.

- ii. 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;

Currently there are 278 off-street surface parking spaces contained in three lots. One parking lot is located on the upper terrace between the dental clinic and Woods and Middle Halls. This lot has about 50 spaces, which are currently used primarily by the dental clinic. The remaining 228 parking spaces are contained within two lots on the lower terrace accessed from Laguna Street; one lot is behind Richardson Hall and the other is located at the corner of Haight and Laguna Streets. The lots are currently used by UCSF and California Pacific Medical Center employees for commuter parking.

The project will replace these lots with approximately 90,690 sq. ft. of parking in two underground garages two levels deep (with approximately 300 spaces, 152 of which would be in stackers) and 14 surface spaces which would be on Micah Way or Lindhardt Lane. The two parking garages and surface spaces would include no less than 10 spaces for car sharing, approximately 15 handicapped accessible spaces, and 51 spaces for the exclusive use of the dental clinic during business hours. Approximately 126 secure, on-site bicycle parking spaces would be available in two separate locations for use by residents.

The following provides a comparison between the parking required by current Planning Code Section 151 and what would be authorized under the Special Use District created by proposed Section 239.42. Currently, Section 151 requires one space per residential unit (330 spaces), 1 space per five senior dwelling units (21 spaces) or 1 space per 10 residents for residential care (11 spaces), and one space for each 500 square feet of occupied floor area when the proposed amount of community facility space is greater than 5,000 square feet (17 spaces), and one space for each 300 square feet of medical offices (60 spaces). No parking would be required for the proposed retail space since the occupied square footage is less than 5,000 square feet. Section 166 requires 2 car share spaces. Therefore, the current Code requirement would be a minimum of 420 to 430 spaces.

In contrast, the project's approximately 310 spaces would reflect the Area Plan's parking maxima to promote greater reliance on transit and alternative travel modes, which have been incorporated into the Special Use District. The Area Plan's parking requirements permit a maximum of 0.75 spaces per dwelling for the RTO district (similar to an RM-3 district) and 0.5 spaces per dwelling

for the NCT-3 district (similar to an NC-3 district). The SUD restricts the ratio of parking for dwelling units and residential care uses to .75 space per unit. The Project proposes .56 to .60 parking space per unit (approximately 310 spaces, less 51 replacement dental clinic spaces and 10 car share spaces), less than .75 parking spaces/unit, thus complying with the SUD.

A traffic study completed for the project's EIR (assuming 450 units) found that the project will generate about 260 new p.m. peak-hour auto trips. The project would also generate an increase of about 280 transit trips and 112 "other" trips in the weekday p.m. peak hour. Based on the expected number of vehicle trips, the reduced availability of on-site parking, and the 10 on-site car share parking spaces, the parking ratio of roughly .60 space per unit furthers the Area Plan's objective of lessening parking availability to increase use of transit and alternative modes of travel.

Pedestrians would be able to walk the length of the former Waller Street right-of-way between Laguna and Buchanan Streets via the proposed Waller Park. To help facilitate vehicle and pedestrian circulation throughout the site, the project will add two new alleys: "Micah Way" would provide for vehicle ingress and egress onto the site off Laguna Street between Haight and Waller Streets; "Lindhardt Lane," extending from the termination point of Micah Way on a north-south trajectory, would be a two-way interior private street that would allow vehicle ingress and egress from Hermann Street. One vehicular entrance into the site would be along Laguna at Waller Street in the location of the current main vehicular entrance to the UC Extension Campus, where a new interior private drive would be constructed at the former Waller Street right-of-way. This would provide direct vehicular access to Garage 2 (with about 64 spaces). Garage 1 (with a total of about 229 parking spaces) would be accessed from Buchanan Street (at its upper level) and from Lindhardt Lane (at its lower level).

Pedestrian access to the site would be available from all perimeter streets, as well as to individual units that face the surrounding streets. In total, there would be eight locations where residents could access the site (about two entrances on each of the four peripheral streets), as well as individual unit entrances.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

Since this will be a predominantly residential project with small scale community and retail uses, the project will not generate unusual noise, odor, dust and glare as a result of its operations. The buildings will comply with Title 24 standards for noise insulation. The materials for the facades of the buildings will not result in glare. The project would generate additional night lighting, but not in amounts unusual for an urbanized area, and would eliminate the current parking lot lights that do produce nighttime lighting spillover. Design of exterior lighting could ensure that off-site glare and lighting spillover would be minimized. New buildings and vehicles would also produce additional glare. However, as with light, this would not result in a substantial change as use of reflective glass is restricted by Planning Commission Resolution 9212.

In terms of dust generation, the project would excavate to a depth of between 24 to 30 feet for Garage 1 and between 11 to 14 feet for Garage 2. Construction of the proposed buildings would not require pile driving but may require rock hammering. Most construction materials, storage, and construction worker parking would be provided on-site. The City's standard mitigation measures are recommended for imposition in the EIR (and are acceptable to the project sponsor) and in compliance with the Public Works Code to prevent negative impacts to the surrounding community from dust blowing during construction.

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

The project's open space plan is unique for a private development. There would be a total of approximately 10,366 square feet of private open space and approximately 72,163 square feet of common open space, approximately 41,000 square feet of it publicly accessible. The project would construct Waller Park in the former Waller Street right-of-way, a publicly accessible open space that would provide a landscaped turf area lined with public seating. Waller Park would provide 25,000 square feet of publicly accessible open space and passive recreational uses. Upper Waller Park would include a large lawn area, a storm water runoff basin and fountain, benches, and trees and would take advantage of the steep slope of the project site by providing a scenic overlook with views of the Bay and downtown San Francisco. Lower Waller Park would include hard and softscape areas with trees, benches, grassy areas and potentially built-in seating on the slope, overlooking the end of Waller park. Some street trees would be retained along all four exterior streets and planted along all internal streets. Two new alleys (Micah Way and Lindhardt Lane) would also be privately owned though publicly accessible through the site. These open spaces would also provide for vehicular and pedestrian access and circulation.

Other privately owned though publicly accessible open spaces would include a 10,600 square foot community garden behind Woods Hall and 6,000 square feet elsewhere on the site, for a total of 41,000 square feet of publicly accessible open space.

Private open spaces for many units would be in the form of balconies and stoops and semi-private courtyards.

The private and common open space provided on site is approximately 72,163 square feet. The requirements for private and common open space under the proposed RM-3 zoning are respectively, 60 square feet for private and 80 square feet for common. The requirements for private and common open space for NC-3 zoning districts are 80 square feet for private and 106.4 square feet for common and one-half that amount of senior dwelling units. There is no open space requirement for residential care facility (which is classified as an institutional use), nor that any open space be publicly accessible. Accordingly, there is a surplus of approximately 42,000 square feet of usable open space on the site, approximately 41,000 square feet of which would be publicly accessible.

The project would include landscaping throughout in the form of trees and shrubs. In addition, there will be widened sidewalks and bulb-outs throughout the internal circulation routes of the site, providing additional open space and public use areas for residents.

Parking and loading areas, service areas, lighting and signage will all reflect the design of each of the buildings as well. Site lighting will be a combination of pole, building mounted and low level lighting to provide the Code required light levels, while complementing the site design. The lighting will be designed to support the security of the site and the surrounding neighborhood. The project sponsor intends to utilize full cut off light shields to limit light pollution and to investigate the use of solar powered lighting to mitigate energy consumption.

- C. The use and features of the Project will not adversely affect the General Plan, for the reasons set forth in detail in Sections 14 and 15 below.
12. **Planning Code Section 121.1** establishes criteria for the Planning Commission to consider when reviewing applications for development of a project site exceeding 9,999 square feet in the proposed NC-3 zoning district. On balance, the project does comply with said criteria in that:
- A. The mass and façade of the proposed structures are compatible with the existing scale of the district.

An NC-3 district is typically comprised of large-scale lots and buildings and wide streets such as the NC-3 district along Market Street in the vicinity of the site. Additionally, NC-3 building standards permit moderately large commercial uses and buildings.

Three new buildings and one existing building, separated by alleys, stairs and a breezeway and courtyards, would be located on the NC-3 block (rather than one large building), breaking up the mass and façade of the block, compatible with the existing scale of the area.

The NC-3 portion of the project site is surrounded by Buchanan, Laguna and Herrmann Streets. The streets consist of primarily residential and institutional land uses. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on these streets. Institutional uses in the immediate vicinity range in size and include the University of California San Francisco AIDS Health Project building, located on Laguna Street across from Richardson Hall, and the U.S. Mint, which sits atop a rocky promontory at the intersection of Buchanan and Hermann Streets to the northwest of the project site. Commercial uses in the project vicinity primarily occur along Market Street, about half a block from the site.

The three new buildings and one rehabilitated building (Richardson Hall) are compatible with the scale of an NC-3 district. The new buildings would be designed to complement the architectural character of the existing buildings that will remain and the surrounding predominantly residential neighborhood. The proposed new buildings would be four to eight stories in height. The tallest building would be the openhouse building, Building 8. It would be eight stories or a

maximum of 85 feet in height. It will be at the intersection of Laguna and Waller Streets and extend into the middle of the site. The design includes a strong horizontal element that continues the line at the base of Richardson Hall. This variation of building heights is intended to relate to the size and scale of other buildings in the Hayes Valley neighborhood and to take into consideration the existing topography.

All of the new buildings would feature individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. In addition, the site will have widened sidewalks and bulb-outs at the corners and along its internal street/sidewalk pattern. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.

- B. The façades of the proposed structures are compatible with design features of adjacent façades that contribute to the positive visual quality of the district.

The three new buildings on the NC-3 block are each designed by a different architectural firm, giving each building a distinct façade that is nonetheless compatible with the surrounding predominantly residential neighborhood. Individually and in the aggregate, the façades of these buildings will contribute to the positive visual quality of the district, which possesses a varied architectural style.

The openhouse building façade along Laguna Street is compatible with the massing and articulation of the retained Richardson Hall.

Planning Code Section 121.2 (this section was deleted as a residential care facility is no longer proposed)

13. **Proposed Planning Code Section 249.32, the Laguna, Haight, Buchanan and Hermann Streets Special Use District**, establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use within the proposed SUD. On balance, the project does comply with said criteria in that:

- A. That the project provide for a maximum of 0.75 off-street parking spaces per unit, including dwelling units and residential care units, which parking spaces may be located anywhere on the project site. In addition, the project may provide for up to 51 replacement parking spaces for the existing dental clinic anywhere on the project site. Lastly, the project's maximum parking for commercial and community facility uses equals the minimum parking otherwise required for those uses by the Planning Code.

The project will provide approximately 310 spaces, located in two underground garages and along Lindhardt Lane and Micah Way, 10 of which are car share spaces and 51 of which are replacement spaces for the exclusive use of the dental clinic.

B. That the project satisfy specific off-street parking standards for residential and non-residential uses, including:

- i. That no more than 20 feet of any building frontage be devoted to off-street parking ingress and egress, and that such ingress and egress is not located on a Transit Preferential Street, Citywide Pedestrian Network or designated Neighborhood Commercial Street where an alternative frontage exists.

The project meets this standard. There are two underground garages proposed for the site with a total of only three ingress and egress points. One vehicular entrance into the site would be along Laguna at Waller Street in the location of the current main vehicular entrance to the UC Extension Campus, where a new interior private drive would be constructed at the former Waller Street right-of-way. This would provide direct vehicular access to Garage 2 (with about 64 spaces). Garage 1 (with a total of about 229 parking spaces) would be accessed from Buchanan Street (at its upper level) and from Lindhardt Lane (at its lower level). None of these streets or alleys are designated as a Transit Preferential Street Neighborhood Commercial Street or are part the Citywide Pedestrian Network.

- ii. That off-street parking at or above the ground floor be set back at least 25 feet from any street exceeding a width of 30 feet and that active uses be provided along such street frontages within the required setback.

The project meets this standard. There is no off-street parking provided above grade. The 14 street spaces on Lindhardt Lane and Micah Way will not detract from the active uses that will occur along those alleys in the varied publicly accessible open spaces, including courtyards and Waller Park.

- iii. That vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district.

The project meets this standard by providing internal circulation routes on Micah Way and Lindhardt Lane. This design restricts car movement to specific areas of the site. There are also numerous pedestrian travel routes in and around Waller Park, the new alleys, and within courtyards. By providing two underground garages with only three access points, the project furthers this standard by avoiding car conflict with pedestrians on grade level in the site.

- iv. That accommodating off-street parking does not degrade the overall urban design quality of the project.

The project meets this standard. Most of the project's off-street parking is in two underground garages with only three means of street access.. One vehicular entrance

would be along Laguna at Waller Street where a new interior private drive would be constructed at the former Waller Street right-of-way. The other direct vehicular access to the site would be accessed from Buchanan Street (at its upper level) and from Lindhardt Lane (at its lower level). Both of these routes go directly to the underground garages. They do not detract from the quality of the project's urban design.

- v. That parking does not diminish the quality and viability of existing or planned streetscape enhancements.

The project meets this standard by providing 293 of its approximately 310 spaces in two underground garages. This design avoids any impacts to streetscape enhancements because there is no parking competing for the streetscape space.

- vi. That for residential projects of 50 units or more, all residential accessory parking in excess of 0.5 spaces per unit is stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, maximizes other uses, and discourages the use of vehicles for commuting for daily errands.

Under this standard, the project would be required to provide space efficient parking for 98 spaces. The project exceeds this standard by providing space efficient means for 152 spaces, or approximately 50% of the total parking for the project site.

- vii. For projects that provide 10 or more spaces for non-residential uses dedicate 5% of those spaces, rounded down, to short-term, transient use by vehicles from certified car sharing organizations per Section 166, vanpool, rideshare, taxis, or other co-operative auto programs.

The project requires 51 replacement parking spaces for the existing dental clinic in Garage B. The project is providing no less than 10 carshare spaces distributed between both underground garages.

- viii. That retail uses larger than 20,000 square feet which sell merchandise that is bulky or difficult to carry by hand or by public transit offer door-to-door delivery services and/or shuttle service.

This is not applicable to the project.

- ix. That car share parking spaces be offered in at least the minimum amounts set forth in Planning Code Section 166.

Planning Code Section 166 requires there be 2 car share spaces. The project exceeds this standard by providing 10 car share spaces.

- x. That parking spaces be leased or sold separately from the rental or purchase price of units.

Consistent with the Market and Octavia Area Plan's "unbundling" of parking from housing costs, parking fees would not be included in the residents' base housing payments.

- xi. To provide that the minimum number of loading spaces required for any use shall instead be the maximum number of spaces that can be provided.

Planning Code Section 152 requires 2 loading spaces. The project is providing one off-street loading space.

- xii. To provide that the base residential density limits applicable to the project are as set forth in Planning Code Sections 209 and 712. If a project exceeds those base density limits through a Section 304 planned unit development authorization, the policy of the Area Plan that 40% of on-site family units be two or more bedroom units shall apply. Three bedroom units shall be encouraged.

This standard is not applicable because the project is not seeking an increase in density under Planning Code Section 304; rather, the project's density is within the standards of Planning Code Sections 209 and 712 for each respective use district on the site. The RM-3 zoning permits up to 319 units; 193 dwelling units are proposed in that use district on the site. The NC-3 zoning permits up to 268 units; 135 to 245 dwelling units are proposed for that use district on the site.

- xiii. The Planning Commission accepts the proposed in-kind provision of community infrastructure improvements outlined below, that would generally be comprised of the rent-free community facility in Woods Hall Annex, the publicly-accessible open space improvements comprised of Waller Park and the community garden located behind Woods Hall, whose cost, totals approximately \$6,371,000.

	55 Laguna In-Kind Improvement Costs
Greening	\$575,000
Parks	\$4,050,000
Pedestrian	\$140,000
Bicycle	\$6,000
Rec. Facilities	\$1,600,000
Total	\$6,371,000

14. **Planning Code Section 304** establishes criteria and limitations for the Planning Commission to consider when reviewing applications for the authorization of PUD's over and above those applicable to Conditional Uses. On balance, the project does comply with said criteria and limitations in that:

- a. Affirmatively promote applicable objectives and policies of the Master Plan;

This project furthers multiple existing General Plan and proposed Area Plan policies relating to housing, transportation and circulation, recreation and open space, urban design and historic resources. They are listed in their entirety in section 14 below.

Specifically this mixed use project will create approximately 330 dwelling units of varying sizes and types in 9 moderately dense buildings in the highly urbanized neighborhood of Hayes Valley. The project will provide affordable and high quality living units, some of which will be family sized. In addition, the project will include affordable senior dwelling units welcoming to LGBT seniors and their friends in a tenth building. To complement such a use, the project will include on-site social services accessible to the residents as well as seniors throughout the City.

The project is adaptively reusing a vacant educational site that contains some historic buildings. In reusing some of these buildings, the applicant has hired a qualified preservation architect to adaptively reuse these historic properties.

The project is also reintegrating the site back into the immediate neighborhood. It is doing so by reintroducing Waller Street, which was vacated in 1922, back into the site as a throughway that will bisect the site into north south portions. The site is further bisected by two new vehicular access alleys, Micah Way and Lindhardt Lane. The inclusion of these alleys for both internal access and circulation enables the site to more closely resemble the urban block pattern that exists in the surrounding neighborhoods.

Creation of this block pattern at the site results in buildings of thoughtful and sensitive design particularly as concerns the existing topography of the site and the prevailing height patterns along the site's perimeter. The project sites the tallest building (openhouse) at the part of the project that directly faces the tallest buildings existing along the site's perimeter. Similarly, the lower (e.g., 3-4 story) residential buildings will face streets where the predominant heights are also 3-4 story buildings.

The project's novel approach to open space is in the use of the former Waller Street right-of-way as a publicly accessible park. Waller Park will consist of both multiple open space opportunities and also serve as pedestrian access through the site. A community garden is also proposed behind Woods Hall.

The project's unique urban design is a culmination of the sponsor's choice to use numerous architects to realize the sponsor's vision for the program and an extensive community consultation process. The design options on this site are constrained by the site's extreme topography. Nonetheless, the resulting designs feature elements that create an active pedestrian environment (e.g., stoops and porches at ground floor residential units) and elements that minimize the massing of the buildings by use of breaking up facades at upper building levels.

In terms of promoting the City's transportation policies, the project provides on-site parking of approximately 310 spaces, including replacement of the dental clinic parking. The cost of the parking space will be unbundled from the housing costs borne by the residents. Consistent with the City's Transit First policy, the uses that are neighborhood oriented (e.g., retail and community facility) are located closest to Market Street's multiple transit lines. Pedestrian circulation through the site is encouraged by Waller Park, the two new alleys, and by the wide sidewalks and bulb-outs that occur at the site's corners.

B. Provide off street parking adequate for the occupancy proposed;

The project will provide approximately 90,690 sq. ft. of parking in two underground garages two levels deep (approximately 293 spaces) and approximately 14 surface spaces on Micah Way or Lindhardt Lane. The two parking garages and surface spaces would include approximately 10 spaces for car share, 15 handicapped accessible spaces, and approximately 51 replacement spaces for the exclusive use of the dental clinic during business hours. Approximately 126 secure, on-site bike parking spaces would be available, in two locations for use by residents.

The project would provide adequate on-site parking under the Area Plan and the SUD and be consistent with the parking generated by the site's proposed uses. With 10 on-site car share spaces, the parking ratio of .60:1 per dwelling unit and residential care unit furthers the Plan's objective of lessening parking availability to increase transit and alternative modes of travel and will provide adequate parking for the proposed occupancies.

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

Usable Open Space

The private, common and public open space provided on site totals 72,163 square feet. The requirements for private and common open space under the RM-3 zoning is 60 square feet of private open space per dwelling unit or 80 square feet of common open space per dwelling unit. The requirements for private and common open space for NC-3 zoning districts are 80 square feet of private open space per dwelling unit or 106.4 square feet of common open space per dwelling unit (half that amount for senior dwelling units), with no open space required for the openhouse institutional use, retail or community facility uses. There is a surplus of approximately 42,000 square feet of usable open space on the site.

Rear Yard

Under the proposed zoning, RM-3 and NC-3 districts have a 25% rear yard requirement for dwelling units and no rear yard requirement for institutional or retail uses.

The building coverage in the portion of the site proposed for RM-3 zoning is 58,265 square feet out of a total of 127,617 square feet, for a total amount of yard space equal to 54% of the site, well in excess of the 25% standard. The building coverage in the portion of the site proposed for NC-3 zoning is 60,365 square feet out of a total of 107,353 square feet, for a total amount of yard space equal to 44%, also in excess of the 25% rear yard requirement. Even though the rear yard

requirements of the Code are exceeded, an exception is needed because the rear yard cannot be configured in one location on each site, but is instead dispersed throughout the site.

Dwelling Unit Exposure

Planning Code Section 140 generally requires that every dwelling unit must have at least one room with a window that looks out onto a public way, open space or rear yard at least 25 feet wide. The following eight (8) units are unable to satisfy the dwelling unit exposure criteria because the courtyards they open onto, although at least 25 feet wide, do not increase in width above the third floor sufficient to meet Section 140(c): Building 1: unit numbers 304, 305, 307, 308 and 309; Building 9 (Richardson Hall): unit numbers 201, 203 and 205.

An exception for these eight units from the dwelling unit exposure requirement is justified for the following reasons. First, in order to adaptively reuse the site's existing buildings in a cost-effective way to create the proposed amount of housing, some of the buildings had to be sited on courtyards that do not meeting Planning Code Section 140's requirements on every level. Second, the reintroduction of Waller Street as Waller Park provides a large open space asset for passive and active recreational use to the project site's residents as well as the neighborhood's residents. In order to include the full width of the former right-of-way as Waller Park, the site configuration was limited to that being proposed. Reconfiguring the site to eliminate the need for this exception would limit the multiple community benefits available from Waller Park.

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

The project does not seek any density increase. Under the proposed RM-3 zoning for the northern portion of the site, up to 319 units would be permitted (1:400). The project proposes only 193 units, well below the permitted density. Under the proposed NC-3 zoning for the southern portion of the site, up to 271 units would be permitted (1:400). The project proposes only 135 to 245 units, well below the permitted density.

- E. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 (Neighborhood Commercial Cluster) districts under the Code;

This criterion is applicable only for the portion of the site that will be zoned RM-3. However, since there will be no commercial uses proposed for the RM-3 portion of the site, this criteria is met. The community center use proposed in Woods Hall Annex is a community facility use, not a commercial use, and requires conditional use authorization in the RM-3 district.

- F. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for

measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

Planning Code Section 260 requires that all structures be no taller than the height proscribed in the subject height and bulk district. The Project site is proposed to have height limits of 40, 50 and 85 feet (compared to 40 and 80 feet currently). The Project will comply with the proposed height limits, and thus no exception to height limit is sought.

- G. In NC Districts, be limited in gross floor area to that allowed under the Floor Area Ratio limit permitted for the district in Section 124 and Article 7 of this Code.

The 5,865 gross square feet of retail uses and 111,175 square feet of openhouse institutional uses (total of 117,040 square feet) fall below the allowable gross floor area ratio (3.6:1) allowed in the NC-3 district (up to 386,471 square feet allowed). This standard is met.

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

All retail uses are restricted to the first floor of Richardson Hall, in compliance with the proposed NC-3 controls. The dwelling units and openhouse institutional use are permitted uses on all floors in an NC-3 district.

15. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

Housing Element

- Objective 1 To provide new housing, especially permanently affordable housing, in appropriate locations which meets identified housing needs and takes into account the demand for affordable housing created by employment demand.

The proposed Project would result in the construction of approximately 330 dwelling units and approximately 110 affordable senior dwelling unit for a total of approximately 440 units. Not less than 49 of the approximately 330 to 440 dwelling units developed by AF Evans will be affordable below-market-rate units, consistent with Planning Code Section 315.

- Policy 1.4 Locate in-fill housing on appropriate sites in established residential neighborhoods.

The Project will result in the adaptive reuse of the vacant and underutilized UC Berkeley extension site within an established residential neighborhood. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. The Project will increase the City's housing stock by approximately 330 units, at least 49 of which will be affordable units, and approximately 110 units will be affordable senior units. The location of these housing units in the Hayes Valley neighborhood will enable the project's residents to take advantage of the neighborhood's proximity to

employment and transit service, while incorporating pedestrian-friendly streetscaping, senior health services, and substantial amounts of publicly accessible open space into the project program. The project will contribute to the mixed-use residential nature of the Hayes Valley and Lower Haight neighborhoods.

Objective 4 Support affordable housing production by increasing site availability and capacity

Policy 4.2: Include affordable units in larger housing projects.

The project satisfies this objective and policy by providing that not less than 49 of the proposed approximately 330 dwelling units developed by AF Evans will be below market rate inclusionary units, and all of the senior housing units developed by openhouse will be affordable.

Policy 4.5 Allow greater flexibility in the number and size of units within established building envelopes, potentially increasing the number of affordable units in multi-family structures.

The Market and Octavia Area Plan and the SUD both encourage and allow for a flexible site plan and building design. This is due to the relaxed density controls of the Market and Octavia Plan and the .75/unit parking maximum established by the SUD. By using less lot area for parking, the site can accommodate the 10 buildings for the creation of approximately 330 units, 49 of which will be affordable. In addition, the projects' flexible site planning enables the creation of a large residential care facility. In addition all the senior dwelling units welcoming to the senior LBGT community and their friends, and on site social services for the project, neighborhood and citywide senior community will be affordable.

Objective 8 Ensure equal access to housing opportunities.

Policy 8.1: Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable rental units wherever possible.

The approximately 330 dwelling units are to be held as rental units. Not less than 15 percent of the dwelling units, or 49 units, will be affordable.

Objective 11 In increasing the supply of housing, pursue place making and neighborhood building principles and practices to continue San Francisco's desirable urban fabric and enhance livability in all neighborhoods.

Policy 11.1 Use new housing development as a means to enhance neighborhood vitality and diversity.

By providing approximately 330 new dwelling units and approximately 110 affordable senior dwelling units, retail space, substantial amounts of publicly accessible open space and a community facility on a vacant and underutilized former educational site, the Project will contribute to more diversity and 24-hour neighborhood vitality by providing a variety of uses and on-going activity.

Policy 11.2 Ensure housing is provided with adequate public improvements, services, and amenities.

This adaptive reuse project will include the infrastructure, amenities and urban services necessary for a project of this scope. The site will include numerous streetscape improvements, including the planting of street trees and a no more than 4,999 square foot neighborhood serving retail use. In addition, there will be numerous, pedestrian circulation routes, substantial amounts of publicly accessible open space, enabling both passive and active recreational use, and a 12,000 square foot community center, available for resident and neighborhood social and cultural programming. There will also be on-site senior social services welcoming to LGBT seniors.

Policy 11.3 Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

There will be an approximately no more than 4,999 square foot retail space in the ground floor of Richardson Hall. The use will be open and inviting to the public. Since the site is a vacant educational site, there is no displacement of any affordable residential use.

Policy 11.5 Promote the construction of well-designed housing that enhances existing neighborhood character.

The project's unique urban design is a culmination of the sponsor's choice to use numerous architects for the program and an extensive community consultation process. The design options on this site are constrained by the site's extreme topography. Nonetheless, the resulting designs feature elements that create an active pedestrian environment (e.g., stoops and porches at ground floor residential units) and elements that minimize the massing of the buildings by including ten separate structures and articulated building facades. In addition, the site will have a publicly accessible internal street/sidewalk pattern. These features facilitate pedestrian access, landscaping and street furniture. The presence of expanded public use areas complements the stoops and porches present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.

Policy 11.6 Employ flexible land use controls in residential areas that can regulate inappropriately sized development in new neighborhoods, in downtown area and in other areas through a Better Neighborhoods type planning process while maximizing the opportunity for housing near transit.

The Market & Octavia Area Plan and the SUD both provide controls to ensure that this unique site is developed with the appropriate scale, density, massing and scale for the neighborhood. The density and height reflect the surrounding residential neighborhood, which is predominantly residential buildings of 2 to 4 stories. The height limits on the site were established to reflect those on the adjacent streets. Thus, the 85' height limit for the area in which the openhouse building is located is across the street from existing 7-story buildings and the density of the use districts on the site reflect the prevailing density on the adjacent streets.

Policy 11.7: Where there is neighborhood support, reduce or remove minimum parking requirements for housing, increasing the amount of lot area available for housing units.

The SUD limits parking to .75 spaces/unit. There are .56 to .60 spaces/unit proposed. Consistent with this policy, most of the site's parking (293 spaces) is in 2 underground garages, a majority of which is space efficient through the use of mechanical stackers. There are only 14 on-street spaces for the residential use and 51 spaces for the existing dental clinic. This maximizes lot coverage for housing units and related amenities.

Policy 11.8 Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

The site's densities reflect those of the surrounding neighborhood. It is surrounded primarily by residential and institutional land uses. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. Institutional uses in the immediate vicinity include the LGBT Community Center at 1800 Market Street, Walden House Adolescent Facility, located along Haight Street across from Woods Hall Annex, the University of California San Francisco AIDS Health Project building, located on Hermann Street across from Richardson Hall, and the U.S. Mint, which sits atop a rocky promontory at the intersection of Buchanan and Hermann Streets to the northwest of the project site. Commercial uses in the project vicinity primarily occur along Market Street, about half a block from the site.

In this context, the Project appropriately takes advantage of allowable densities in the proposed NC-3 and RM-3 districts under Planning Code Sections 207.4 and 712, respectively.

Policy 11.9 Set allowable densities and parking standards in residential areas at levels that promote the City's overall housing objectives while respecting neighborhood scale and character.

The off-street parking and density limits established by the Area Plan and the SUD will provide adequate parking for the occupancy proposed, and will still allow for the development of this moderate density project of approximately 330 to 440 dwelling units, which furthers the City's overall housing objectives. The project will provide approximately 293 spaces in two underground garages, and 14 surface spaces which would be on Micah Way or Lindhardt Lane, for a total of approximately 310 spaces, a ratio consistent with the prevailing character of the neighborhood and the standards of the Market and Octavia Plan.

Policy 11.10 Include energy efficient features in new residential development and encourage weatherization in existing housing to reduce overall housing costs and the long-range cost of maintenance.

The Project will comply with Title 24 energy efficiency standards. In addition, by participating in the LEED ND (Neighborhood Design) pilot program, the Project will demonstrate increased energy and environmental performance.

Residence Element

Objective 1 To provide new housing, especially permanently affordable housing, in appropriate locations which meets identified needs and takes into account the demand for affordable housing created by employment growth.

The proposed Project would result in the construction of approximately 330 dwelling units in addition to approximately 110 affordable senior dwelling units. Not less than 49 of the dwelling units will be affordable below-market-rate units, consistent with Planning Code Section 315.

Policy 1.4 Locate infill housing on appropriate sites in established neighborhoods.

The Project will result in the adaptive reuse of the vacant and underutilized UC Berkeley extension site within an established residential neighborhood. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. The Project will increase the City's housing stock by 330 to 440 units, at least 49 and as many as 176 of which will be affordable units. The location of these housing units in the Hayes Valley neighborhood will enable the project's residents to take advantage of the neighborhood's proximity to employment and transit service, while incorporating pedestrian-friendly streetscaping, senior health services, and substantial amounts of publicly accessible open space into the project program. The project will contribute to the mixed-use residential nature of the Hayes Valley and Lower Haight neighborhoods.

Objective 2 To increase the supply of housing without overcrowding or adversely affecting the prevailing character of existing neighborhoods.

The site's densities reflect those of the surrounding neighborhood. It is surrounded primarily by residential and institutional land uses. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. Institutional uses in the immediate vicinity include the LGBT Community Center at 1800 Market Street, Walden House Adolescent Facility, located along Haight Street across from Woods Hall Annex, the University of California San Francisco AIDS Health Project building, located on Hermann Street across from Richardson Hall, and the U.S. Mint, which sits atop a rocky promontory at the intersection of Buchanan and Hermann Streets to the northwest of the project site. Commercial uses in the project vicinity primarily occur along Market Street, about half a block from the site.

In this context, the Project appropriately takes advantage of allowable densities in the proposed NC-3 and RM-3 districts under Planning Code Sections 207.4 and 712, respectively.

Policy 2.1 Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character.

The density of the project is consistent with the surrounding area. There are numerous high density apartment buildings near the site that would be mirrored in the placement of the site's higher density buildings. Similarly, the lower density buildings along the Haight and Buchanan boundaries would be consistent with the residential uses on those perimeter streets. The site's overall density also reflects the surrounding neighborhood as a result of the reestablishment of the Waller Street right-of-way as a publicly accessible pedestrian street (Waller Park), which reestablishes on the site the block pattern on the surrounding blocks.

The off-street parking and density limits established by the Area Plan and the SUD will provide adequate parking for the occupancy proposed, and will still allow for the development of this moderate density project of 330 to 440 dwelling, which furthers the City's overall housing objectives.

Policy 2.2 Encourage higher residential density in areas adjacent to downtown and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are permanently affordable to lower income households.

The Market & Octavia Area Plan and the SUD both provide controls to ensure that this unique site is developed with the appropriate density, massing and scale for the neighborhood. The density and height reflect the surrounding residential neighborhood, which is predominantly residential buildings of 2 to 4 stories. The height limits on the site were established to reflect those on the adjacent streets. Thus, the 85' height limit for the area in which the openhouse building is located is across the street from existing 7-story buildings and the density of the use districts on the site reflect the prevailing density on the adjacent streets.

This higher density results in the creation of 330 to 440 units, In addition, the project's flexible site planning enables the creation of a large residential care facility welcoming to the senior LGBT community and their friends, and on site social services for the project, neighborhood and citywide senior community.

Policy 2.3 Allow flexibility in the number and size of units within permitted volumes of larger multi-unit structures, especially if the flexibility results in creation of significant number of dwelling units that are permanently affordable to lower-income households.

The Market and Octavia Area Plan and the SUD both encourage and allow for a flexible unit density. This is due to the relaxed density controls of the Market and Octavia Plan and the .75/unit parking maximum established by the SUD. By using less lot area for parking, the site can accommodate the 10 buildings for the creation of 330 to 440 units, 49 to 176 of which will be affordable. In addition, the projects' flexible site planning enables the creation of a large residential care facility welcoming to the senior LGBT community and their friends, and on site social services for the project, neighborhood and citywide senior community.

The Project includes studio, 1-bedroom and 2-bedroom units in a variety of unit configurations.

Policy 2.4 Adopt specific zoning districts which conform to a generalized land use and density plan and the Master Plan.

The SUD (proposed Planning Code Section 249.32) is proposed in order to facilitate the development of a mixed-use project including affordable and market-rate rental and possibly ownership dwelling units, affordable senior dwelling units, community facilities, open space and retail services generally consistent with the policies of the Market and Octavia Area Plan, approved by the Board of Supervisors on October 24, 2007.

Objective 7 To increase land and improve building resources for permanently affordable housing.

Policy 7.2 Include affordable units in larger housing projects.

By providing that not less than 49 family units of the proposed 330 dwelling units are below market rate inclusionary units, and approximately 110 units affordable to seniors the project satisfies this objective and policy.

Policy 7.5 Encourage energy efficiency in new residential development and weatherization in existing housing to reduce overall housing costs.

The Project will comply with Title 24 energy efficiency standards. In addition, by participating in the LEED ND (Neighborhood Design) pilot program, the Project will demonstrate increased energy and environmental performance.

Objective 12 To provide a quality living environment.

Policy 12.1 Assure housing is provided with adequate public improvements, services and amenities.

This adaptive reuse project will include the infrastructure, amenities and urban services necessary for a project of this scope. The site will include numerous streetscape improvements, including the planting of street trees and a 5,000 square foot neighborhood serving retail use. In addition, there will be numerous, pedestrian circulation routes, substantial amounts of publicly accessible open space, enabling both passive and active recreational use, and a 12,000 square foot community center, available for resident and neighborhood social and cultural programming. There will also be on-site senior social services welcoming to LGBT seniors.

Policy 12.2 Allow appropriate neighborhood serving commercial activities in residential areas.

There will be an approximately 5,000 square foot retail space in the ground floor of Richardson Hall. The use will be open and inviting to the public. Since the site is a vacant educational site, there is no displacement of any affordable residential use.

Policy 12.4 Promote construction of well-designed housing that conserves existing neighborhood character.

The project's unique urban design is a culmination of the sponsor's choice to use numerous architects for the program and an extensive community consultation process. The design options on this site are constrained by the site's extreme topography. Nonetheless, the resulting designs feature elements that create an active pedestrian environment (e.g., stoops and porches at ground floor residential units) and elements that minimize the massing of the buildings by including ten separate structures and articulated building facades. In addition, the site will have a publicly accessible internal street/sidewalk pattern. These features facilitate pedestrian access, landscaping and street furniture. The presence of expanded public use areas complements the stoops and porches present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.

The new buildings would be designed to complement the architectural character of the existing buildings that will remain and those in the surrounding neighborhood. The variation of building heights will relate the buildings to the size and scale of other buildings in adjacent streets and the greater Hayes Valley neighborhood and will reflect the site's unique topography.

All of the new buildings would feature street-facing lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.

Policy 12.5 Relate land use controls to the appropriate scale for new and existing residential areas.

The Market & Octavia Area Plan and the SUD both provide controls to ensure that this unique site is developed with the appropriate scale, density, massing and scale for the neighborhood. The density and height reflect the surrounding residential neighborhood, which is predominantly residential buildings of 2 to 4 stories. The height limits on the site were established to reflect those on the adjacent streets. Thus, the 85' height limit for the area in which the openhouse building is located is across the street from existing 7-story buildings and the density of the use districts on the site reflect the prevailing density on the adjacent streets.

Objective 13 To provide maximum housing choice.

Policy 13.3 Increase the availability of units suitable for special user groups with special housing needs including large families, the elderly and the homeless.

Policy 13.5 Encourage economic integration in housing by ensuring the new permanently affordable housing is located in all of the City's neighborhoods, and by requiring that new, large, market-rate residential developments include affordable units.

- Policy 13.6 Provide adequate rental housing opportunities.
- Policy 13.8 Amend regulations relating to group housing to ensure a distribution of quality board and care, adult day care facilities and single room occupancies.

This project will result in the creation of up 330 dwelling units and approximately 110 affordable senior dwelling units in addition operated by openhouse welcoming to LGBT seniors and their friends. Not less than 15% of the dwelling units developed by AF Evans (and as many as 20% if state tax-exempt bond financing is allocated to the Project) will be affordable units under the City's Inclusionary housing ordinance. The senior dwelling units developed by openhouse will be 100% affordable. The overall affordability of the project is expected to be approximately 39%. It is contemplated that all units would remain rentals because the land is ground leased from the University of California.

Transportation Element

- Objective 1 Meet the needs of all residents and visitors for safe, convenient, and inexpensive travel within San Francisco and between the city and other parts of the region while maintaining the high quality living environment of the Bay Area.

- Policy 1.2 Ensure the safety and comfort of pedestrians throughout the city.

Pedestrians would be able to walk the length of the former Waller Street right-of-way between Laguna and Buchanan Streets via the proposed Waller Park. To help facilitate vehicle and pedestrian circulation throughout the site, the project will add two new alleys: "Micah Way" would provide for vehicle ingress and egress onto the site off Laguna Street between Haight and Waller Streets; "Lindhardt Lane," extending from the termination point of Micah Way on a north-south trajectory, would be a two-way interior private street that would allow vehicle ingress and egress from Hermann Street. One vehicular entrance into the site would be along Laguna at Waller Street in the location of the current main vehicular entrance to the UC Extension Campus, which would provide direct vehicular access to Garage 2. Garage 1 would be accessed from Buchanan Street (at its upper level) and from Lindhardt Lane (at its lower level). Both of these access points contribute to pedestrian safety and minimize pedestrian conflicts with cars. The corner of Laguna and Hermann Street will include a bulb-out adjacent to the retail space to enhance pedestrian safety at this location.

- Policy 1.3 Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The project meets this policy by relying primarily on transit and car sharing and minimizing the number of parking spaces for private automobiles. First, the project complies with the Area Plan's discouragement of on-site parking through a variety of mechanisms (e.g., parking ratio of approximately 0.60 space/unit and space efficient parking stackers). 10 carshare parking spaces are provided to decrease the need for residents to own their own vehicles. Third, the project's location furthers the City's Transit First policy. There are numerous MUNI lines within easy walking distance of the project. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express,

16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on or under Market Street. Due to the frequency and number of MUNI routes near the site, the site should have the high rate of ridership similar to the rest of the neighborhood.

Objective 11 Establish public transit as the primary mode of transportation in San Francisco and as a means through which to guide future development and improve regional mobility and air quality.

Policy 11.3 Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

The project's location furthers the City's Transit First policy. There are numerous MUNI lines within easy walking distance of the project. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express, 16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on or under Market Street. Due to the frequency and number of MUNI routes near the site, the site should have the high rate of ridership similar to the rest of the neighborhood. The Final EIR determined that the Project will have no significant transportation impacts, including traffic, transit, pedestrian or bicycle impacts.

Objective 34 Relate the amount of parking in residential and neighborhood commercial districts to the capacity of the city's street system and land use patterns.

Policy 34.1 Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

The SUD complies with this policy by limiting parking to .75 spaces/unit. The project's 307 on-site spaces is below that ratio, resulting in .60 spaces/unit. The project further satisfies this policy by its transit-rich location. There are numerous MUNI lines within easy walking distance of the project. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express, 16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on or under Market Street. Due to the frequency and number of MUNI routes near the site, the site should have the high rate of ridership similar to the rest of the neighborhood.

Policy 34.3 Permit minimal or reduced off-street parking for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

The project is adjacent to transit preferential streets (Haight Street and Market Street). The SUD complies with this policy by limiting parking to .75 spaces/unit. The project's approximately 310 on-site parking spaces are below that ratio, resulting in .60 space/unit. By placing a maximum on the overall permitted project parking, the project satisfies this policy.

Commerce and Industry Element

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 undesirable consequences which cannot be mitigated.

This project provides substantial net benefits in the form of adaptively reusing a vacant and underutilized site that is an attractive nuisance and source of criminal activity in the Hayes Valley neighborhood. It provides approximately 330 to 440 dwelling units in 10 buildings, including the preservation of three City landmarks on this site. There is 41,000 square feet of publicly accessible open space, including the passive and active recreation uses provided by Waller Park. There will be a 12,000 square foot community center for social and cultural use by the neighborhood residents and no more than 4,999 square feet of neighborhood serving retail uses.

All of the new buildings would feature lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.

The Project complies with the Area Plan' reliance on transit and limited parking by being subject to a maximum residential parking limit of .75 spaces/unit. It is also located close to numerous MUNI lines which are expected to have the high rates of ridership seen elsewhere in this neighborhood.

Objective 6 Maintain and strengthen viable neighborhood commercial areas easily accessible to City Residents.

Policy 6.1 Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity of those districts.

The existing educational site is unused (except for the dental clinic). No existing neighborhood serving retail business will be displaced. The proposed project will provide no more than 4,999 square feet of ground floor, neighborhood serving retail uses. This retail space will provide opportunities for on site resident employment as well as employment opportunities for residents in the surrounding neighborhoods.

Policy 6.7 Promote high quality urban design on commercial streets.

The character of the site is improved by the urban design of the project. Comprised of the rehabilitation and reuse of three of the site's existing structures which are City landmarks and seven new buildings, the project will be designed by four different architects. All of the new buildings would feature street lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.

Urban Design Element

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 1.2: Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The project site slopes steeply downward from northwest to southeast and is divided into two terraces. The majority of the existing buildings occupy the periphery of the site on the upper and lower terraces, with surface parking generally in the center of the site. The new buildings would be designed to complement the architectural character of the existing buildings that will remain and the surrounding neighborhood.

The proposed new buildings would be compatible with its surrounding street pattern by being four to eight stories in height. New buildings along Buchanan Street would be four stories while new buildings along Laguna Street would be between four and eight stories. The tallest building would be the openhouse building, Building 8. It would be eight stories or a maximum of 85 feet in height. It will be at the intersection of Laguna and Waller Streets and extend into the middle of the site. This variation of building heights is intended to relate to the size and scale of other buildings in the Hayes Valley neighborhood and to take into consideration the existing topography.

Policy 1.3 Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The seven new buildings along with the three preserved landmarks are reflective of the architectural character of the surrounding neighborhood. The buildings' heights will reflect those of the adjacent streets. All the buildings feature elements that create an active pedestrian environment (e.g., stoops and porches at ground floor residential units) and elements that minimize the massing of the buildings by use of breaking up facades at upper building levels.

The adaptive reuse of vacant educational site with seven new and three rehabilitated buildings designed by numerous architectural firms will result in a site design and architectural character unique to the site. The building's designs take into account the site's topography and extreme grades as well as its Hayes Valley location. The resulting effect will reflect Hayes Valley's varied architecture and highlight the site's prominence in both size and location to the overall neighborhood character.

Objective 3 Moderation of major new development to complement the City pattern, the resources to be conserved, and the neighborhood environment.

Policy 3.1 Promote harmony in the visual relationships and transitions between new and older buildings.

The seven new buildings are designed to be compatible in massing, design and materials with the three landmark structures to be preserved, as well as the predominant urban design of the surrounding neighborhood.

Policy 3.2 Avoid extreme contrast in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance

The proposed Project's design reflects the styles commonly found in the larger neighborhood, yet because of the number of buildings on the site and the site configuration, offers a variety of design types. Each design however reflects the character, massing and scale of the surrounding streets.

Policy 3.3 Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

The project sponsor utilized 4 different local and reputable architecture firms to create buildings of high quality design. Thoughtful use of the site's topography and the surrounding neighborhood streetscape enables the project to be integrated into the surrounding neighborhood and prevents it from appearing walled-off, as it currently exists.

Policy 3.5 Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Similar to the existing land use pattern, the project would locate the single taller senior openhouse building nearer Market Street and shorter residential buildings closer to the lower-scale residential uses along the site's Haight and Buchanan Street frontages. Project buildings would be three to eight stories in height. New buildings along Buchanan Street would be four stories in height, while new buildings along Laguna Street would range from four to eight stories. New buildings on the interior of the site would be three to four stories in height. The proposed four story buildings on the project site would be approximately one story higher than the predominantly three-story residential buildings along the site's perimeter streets, such as Buchanan, Haight, and Laguna Streets.

The tallest project building, the 8-story openhouse building at the intersection of Waller and Laguna Streets, would be generally similar in height to existing residential buildings that surround the site, such as the seven-story (80 foot) apartment buildings at 1900 Market Street, 78 and 300 Buchanan Street, 50 Waller Street, and 16 and 50 Laguna Street.

Recreation and Open Space Element

Objective 4 Provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood.

Policy 4.5 Require private usable outdoor open space in new residential development.

Policy 4.6 Assure the provision of adequate public open space to serve new residential development. The acreage of new neighborhood serving parkland and open space should be related to the size of the potential population and the availability of other nearby open space. Major new residential development should be required to provide open space accessible to the general public. This will compensate for the pressure the increased population will put on existing public facilities.

The requirement of providing publicly accessible open space could be satisfied in a number of ways. Land on a site that is suitable for recreation purposes could be improved and maintained by the developer and made available to the general public.

The Project would provide open space to serve project residents at least equal to the requirements of the Planning Code. In addition, it would provide approximately 41,000 square feet of publicly accessible open space. Waller Park would be privately built and maintained but publicly accessible open space. It would provide 25,000 square feet of open space and passive recreational uses. Upper Waller Park would include a large lawn area, a storm water runoff basin and fountain, benches, and trees and would take advantage of the steep slope of the project site by providing a scenic overlook with views of the Bay and downtown San Francisco. Lower Waller Park would include hard and softscape areas with trees, benches, grassy areas and potentially built-in seating on the slope, overlooking the end of Waller park. Street trees would be planted along all four exterior streets as well as along all internal streets. Two new alleys ("Micah Way" and "Lindhardt Lane") would also be privately owned though publicly accessible through the site. These open spaces would also serve for vehicular and pedestrian access and circulation.

Other privately built and maintained though publicly accessible open spaces include a 10,600 square feet community garden behind Woods Hall and 6,000 square feet of additional open space distributed throughout the site. In total, there would be approximately 41,000 square feet of publicly accessible open space provided, all in excess of the open space requirements necessary to serve the approximately 330 proposed dwelling units.

Air Quality Element

Objective 3 Decrease the air quality impacts of development by coordination of land use and transportation decisions.

Policy 3.1 Take advantage of the high density development in San Francisco to improve the transit infrastructure and also encourage high density and compact development where an extensive transportation infrastructure exists.

The project satisfies this by policy by its location near numerous MUNI lines.

- Policy 3.2 Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

The project satisfies this by policy by its location near numerous MUNI lines. It is also within walking distance of the retail opportunities on Haight and Market Streets. In addition, reliance on private cars is minimized by the SUD's cap on parking to .75 spaces/unit.

- Policy 3.4 Continue past efforts and existing policies to promote new residential development in and close to the downtown area and other centers of employment, to reduce the number of auto commute trips to the city and to improve the housing/job balance within the city.

The project satisfies this policy by maximizing its reliance on transit and limited parking by being subject to a maximum residential parking limit of .75 spaces/unit. The project's approximately 310 on-site parking spaces are below that ratio, resulting in .60 spaces/unit. There may be even fewer cars to and from the site due to the project's proximity to numerous MUNI lines. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express, 16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on Market Street. Due to the frequency and number of MUNI routes near the site, the site should have the high rate of ridership similar to the rest of the neighborhood.

- Policy 3.6 Link land use decision making policies to the availability of transit and consider the impacts of these policies on the local and regional transportation system.

The SUD furthers this policy by imposing a maximum of .75 spaces/unit. This policy is also furthered by the project's transit-rich location.

16. **Market & Octavia Area Plan Compliance.** The project is consistent with the objectives and policies of the Market and Octavia Area Plan adopted by the Board of Supervisors on October 24, 2007 in Ordinance No. 24607.

- Objective 1.1 Create a land use plan that embraces the Market and Octavia Neighborhood's potential as a mixed-use urban neighborhood.

- Policy 1.1.2 Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The project complies with this policy by its transit-rich location. There may be even fewer cars on the site due to the project's proximity to numerous MUNI lines. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express, 16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on Market Street. Due to the frequency and number of MUNI routes near the site, the site should

have the high rate of ridership similar to the rest of the neighborhood. The community center has been located on Haight Street to be in as close proximity to the Hayes Valley North and South as possible in order to promote attendance by community residents.

Policy 1.1.3 Encourage housing and retail infill to support the vitality of the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts.

This adaptive reuse project is bounded by Haight, Laguna, Hermann and Buchanan in the Hayes Valley neighborhood. The proposed mixed use project provides: 1. Approximately 330 dwelling units approximately 110 affordable senior dwelling units operated by openhouse, a non-profit corporation; 2. approximately no more than 4,999 square feet pedestrian scale, neighborhood serving retail uses; 3. an internal open space system (much of which would be publicly accessible) and a landscaped, attractive internal pedestrian and vehicle access circulation system; 4. 12,000 square feet of community space in an adaptively reused Woods Hall Annex facing Haight Street; and, 5. support services for seniors residing in the project and throughout the City. By creating these uses, the project will contribute to and enhance the vitality of the surrounding neighborhoods.

Policy 1.1.9 Allow small-scale neighborhood serving retail and other community-serving uses at intersections in residential districts.

Ground-floor retail (possibly including a café with outdoor seating) would be located at the corner of Laguna and Hermann Streets in the ground floor (Laguna Street) level of the renovated Richardson Hall. The proposed retail space would necessitate new openings in the retaining wall to access this new use. On the ground floor of the openhouse building and in the ground floor level of Richardson Hall, openhouse will provide social, educational, and health services to the senior community, including both residents of the openhouse building and others not residing on-site. Lastly, there will be a 12,000 square community space in the existing Wood Hall Annex that would be available for cultural and social programming by the project's residents and residents of the Hayes Valley neighborhood.

Policy 1.1.10 Recognize the importance of public land and preserve it for future uses.

The vacant UC Extension campus does not provide any current public access or public uses. It is used currently only for commuter parking for UCSF and CPMC employees. The project's adaptive reuse of this vacant and underutilized educational use will retain 52% of the site's lot area for open space and pedestrian and vehicle circulation, much of it publicly accessible. The project also will preserve the three City landmarks---Woods Hall, Woods Hall Annex, and most of Richardson Hall. The operating dental clinic, which provides low-cost dental care services to lower income residents of the neighborhood, City and region, will remain zoned P and is not part of this Project.

Objective 1.2 Encourage the urban form that reinforces the Plan Area's unique place in the city's larger urban form and strengthens its physical fabric and character.

Policy 1.2.1: Relate the prevailing height of buildings to street widths throughout the plan area.

Similar to the existing land use pattern, the project would locate the single taller senior building nearer Market Street and shorter residential buildings closer to the lower-scale residential uses along the site's Haight and Buchanan Street frontages. Project buildings would be three to eight stories in height. New buildings along Buchanan Street would be four stories in height, while new buildings along Laguna Street would range from four to eight stories. New buildings on the interior of the site would be three to four stories in height. The proposed four story buildings on the project site would be approximately one story higher than the predominantly three-story residential buildings along the site's perimeter streets, such as Buchanan, Haight, and Laguna Streets.

Policy 1.2.2 Maximize housing opportunities and encourage high-quality commercial spaces on the ground floor.

The project complies with this policy by resulting in the construction of approximately 330 dwelling units, approximately 110 affordable senior dwelling units welcoming to LGBT seniors and all seniors. There will be an approximately no more than 4,999 square foot ground-floor retail use that will serve as a neighborhood destination, such as a café.

Objective 2.2 Encourage construction of residential infill throughout the Plan Area.

Policy 2.2.2 Ensure a mix of unit sizes is built in new development and maintained in the existing housing stock.

The Project includes studio, 1-bedroom and 2-bedroom units in a variety of unit configurations, dwelling units for seniors.

Policy 2.2.3 Eliminate residential parking requirements and introduce a maximum parking cap.

The project complies with this policy by being subject to the SUD's maximum parking cap of .75 spaces/unit. The project is below this cap, providing only .60 spaces/unit.

Objective 2.4 Provide increased housing opportunities affordable to households at varying income levels.

Of the approximately 330 units subject to Section 315, at least 15% or 49 units will be affordable.

Policy 2.4.1 Disaggregate the cost of parking from the cost of housing and space for other uses.

Consistent with this policy, the cost of the parking spaces will be unbundled from the housing costs borne by the residents.

Policy 2.4.3 Encourage innovative programs to increase housing rental and ownership opportunities and housing affordability.

This project will result in the creation of up to 330 dwelling units and approximately 110 affordable senior dwelling units operated by openhouse welcoming to LGBT seniors, their friends and all seniors. Not less than 15% of the dwelling units developed by AF Evans (and as many as 20% if state tax-exempt bond financing is allocated to the Project) will be affordable units under the City's Inclusionary housing ordinance. The senior dwelling units developed by openhouse will be 100% affordable. The overall affordability of the project is expected to be approximately 39%. It is contemplated that all units would remain rentals because the land is ground leased from the University of California.

Objective 3.1 Encourage new buildings that contribute to the beauty of the built environment and the quality of streets as public space.

Policy 3.1.1 Ensure that new development adheres to principles of good urban design.

This project meets this policy. The new buildings would be designed to complement the architectural character of the existing buildings that will remain and those in the surrounding neighborhood. The variation of building heights will relate the buildings to the size and scale of other buildings in adjacent streets and the greater Hayes Valley neighborhood and will reflect the site's unique topography. All of the new buildings would feature street-facing lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.

Objective 3.2 Promote the preservation of notable historic landmarks, individual historic buildings, and features that help to provide continuity with the past.

Policy 3.2.5 Preserve landmark and other buildings of historic value as invaluable neighborhood assets.

This adaptive reuse project will result in the preservation, renovation and reuse of three City landmarks on this vacant and underutilized educational use site. Woods Hall, Woods Hall Annex, and Richardson Hall (except its Administration Wing) are City landmarks. All of Woods Hall and Woods Hall Annex will be preserved to support residential and community facility uses. All of Richardson Hall except the Administration Wing would be rehabilitated to house new residential uses and senior social services. Rehabilitation of Woods Hall, Woods Hall Annex, and most of Richardson Hall would be primarily restricted to the interior of these buildings, without substantial alterations to their exterior facades or rooflines, with the exception of new entrances from the interior courtyards. The ground floor of Richardson Hall would be altered to accommodate the proposed ground-floor retail space at the corner of Laguna and Hermann Streets.

Policy 3.2.6 Encourage rehabilitation and adaptive reuse of historic buildings and resources

This adaptive reuse project satisfies this policy. Rehabilitation of the three City landmarks on this site-- Woods Hall, Woods Hall Annex, and Richardson Hall-- would be to enable the site's residential and

community facility uses. Rehabilitation of these buildings would be primarily restricted to their interiors, without substantial alterations to their exterior facades or rooflines, with the possible exception of new entrances from the interior courtyards. The ground floor of Richardson Hall would be altered to accommodate the proposed ground-floor retail space at the corner of Laguna and Hermann Streets.

Policy 3.2.12 Encourage new building design that respects the character of nearby older development.

The site will be developed with ten buildings to maintain the small-scale and diversity of the neighborhood. Only one building will exceed four stories in height. All of the new buildings would feature street lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways that are common throughout the Hayes Valley neighborhood.

Policy 3.2.13 Promote preservation incentives that encourage reusing older buildings.

The project sponsor is exploring applying for a Mills Act contract as a preservation incentive for the three landmark buildings on site.

Objective 4.1 Provide safe and comfortable public rights-of-way for pedestrian use and for the public life of the neighborhood.

Policy 4.1.1 Widen sidewalks and shorten pedestrian crossings with corner plazas and boldly marked crosswalks where possible without affecting traffic lanes.

The project complies with this policy by constructing a bulb-out at the Laguna and Hermann corner.

Policy 4.1.2 Enhance the pedestrian environment by planting trees along sidewalks, closely planted between pedestrians and vehicles.

The project complies with this policy by providing not less than the number of street trees required by Planning Code Section 143.

Policy 4.1.5 Do not allow the vacation of public rights-of-way, especially alleys. Where new development creates the opportunity, extend the area's alley network.

The project complies with this policy. No right-of-way is being vacated. Rather, the project reintroduces a vacated right-of-way as Waller Park and introduction of two alleys -- Micah Way and Lindhardt Lane -- for pedestrian circulation. Waller Street, which was vacated in 1922, is being reintroduced as a pedestrian thoroughway that will bisect the site into north and south blocks. The site is further bisected by two new vehicular access alleys, Micah Way and Lindhardt Lane. The inclusion of these alleys for both internal access and circulation enables the site to more closely resemble the urban block pattern that exists in the surrounding neighborhoods.

Objective 5.2 Develop and implement parking policies for areas well served by public transit that encourage travel by public transit and alternative transportation modes and reduce traffic congestion.

Policy 5.2.1 Eliminate minimum off-street parking requirements and establish parking caps for residential and commercial parking.

The SUD furthers this policy by imposing a maximum of .75 spaces/unit and eliminating parking minimas.

Policy 5.2.2: Encourage the efficient use of space designated for parking.

The project complies with this policy. Of the approximately 310 spaces, approximately 50% or 152 spaces, will be parked by space-efficient means, such as stackers, lifts and valets.

Policy 5.2.6: Make parking costs transparent to users.

Consistent with the Area Plan's reliance on "unbundling" of parking from housing costs, parking fees would not be included in the residents' base housing payments.

Objective 5.3: Eliminate or reduce the negative impact of parking on the physical character and quality of the neighborhood.

The project complies with this policy by providing most of its parking in underground garages completely masked by active uses along their street and alley frontages. There will be only 14 surface spaces located on Micah Way or Lindhardt Lane, which will utilize a small percentage of the total area of those throughways.

Policy 5.3.1 Encourage the fronts of buildings to be lined with active uses and, where parking is provided, require that it be setback and screened from the street.

All but 14 spaces will be provided in 2 underground parking garages lined with active residential uses in the few locations where the garages are above-ground as the site slopes downhill.

Policy 5.5.2 Provide secure and convenient bicycle parking throughout the plan area.

The project will provide approximately 126 secure, on-site bike parking spaces that would be available in two separate locations for use by residents.

Objective 6.1 Ensure that new development is innovative and yet carefully integrated into the fabric of the area.

Policy 6.2.2: Any future reuse of the UC Berkeley Laguna Extension Campus should balance the need to reintegrate the site with the neighborhood and to provide housing, especially affordable housing, with the provision for public uses such as education, community facilities and open space.

The character of the site is improved by the urban design of the project, which reintegrates the site into the neighborhood. It does so by reintroducing Waller Street, which was vacated in 1922, back into the street grid as a pedestrian thoroughway that will bisect the site into north and south blocks and provide public access through the site. The site is further bisected by two new vehicular access alleys, Micah Way and Lindhardt Lane. The inclusion of these alleys for both internal access and circulation enables the site to more closely resemble the urban block pattern that exists in the surrounding neighborhoods. Comprised of the rehabilitation and reuse of three of the site's existing structures and seven new buildings, the project will be designed by four different architects. The resulting designs provide a variety of unit types within different architectural settings. There will approximately 41,000 square feet of publicly accessible open space in Waller Park, a community garden, and other open spaces, plus a 12,000 square foot community facility in Woods Hall Annex that will be programmed with input from area residents to include educational, cultural and recreational uses. Approximately 39% of the units will be affordable units.

The new buildings are designed to complement the architectural character of the existing buildings that will remain and the surrounding neighborhood. The proposed new buildings would be four to eight stories in height. New buildings along Buchanan Street would be four stories while new buildings along Laguna Street would be between four and eight stories. The tallest building would be the openhouse building, Building 8. It would be eight stories or a maximum of 85 feet in height. It will be at the intersection of Laguna and Waller Streets and extend into the middle of the site. This variation of building heights is intended to relate to the size and scale of other buildings in the Hayes Valley neighborhood and to take into consideration the existing topography.

All of the new buildings would feature street lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.

17. **Planning Code Section 101.1(b)** establishes Eight Priority Planning Policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The existing educational site is unused (except for the dental clinic). No existing neighborhood serving retail business will be displaced. The proposed project will provide no more than 4,999 square feet of ground floor, neighborhood serving retail uses. Those businesses will provide opportunities for on site resident employment as well as employment opportunities for residents in the surrounding neighborhoods.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The almost vacant site (except for the dental clinic) was used throughout its life as an educational use. It has never provided housing. The four institutional buildings on the site are being maintained by the property owner, UC Regents, but in their current unused condition, do not enhance or augment the neighborhood's cultural or economic diversity.

The project proposes to revitalize the site and the neighborhood in the following ways. First, the project will provide approximately 330 dwelling units approximately 110 affordable senior units. In addition, the project provides approximately 41,000 square feet of publicly accessible open space. Some of that open space will double as internal pedestrian circulation, as the project will reintroduce the former Waller Street right-of-way as a throughway. The project further enhances site accessibility and circulation by creating 2 additional alleys. By doing so, the block pattern of the project site more closely resembles the block pattern in the neighborhood. To further enhance the site's character and make it more closely resemble the surrounding neighborhood, some of the buildings feature stoops and porches, directly integrating the new housing units into the existing residential fabric of the surrounding neighborhood.

Lastly, the site includes no more than 4,999 square feet of ground floor, neighborhood serving retail space and 12,000 square feet of community center space. This active, pedestrian oriented space will enhance the livability and activities of the project site itself, being a destination for both residents of the project and the surrounding neighborhoods.

A diversity of activities will be created and sustained by the project. The character of the site is improved by the urban design of the project. Comprised of the rehabilitation and reuse of three of the site's existing structures and seven new buildings, the project will be designed by four different architects. The resulting designs provide a variety of unit types within different architectural settings. There will be public open space and a 12,000 square foot community facility.

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

There is currently no housing on the site. Not less than 15% of the dwelling units developed by AF Evans (and as many as 20% if state tax-exempt bond financing is allocated to the Project) will be affordable under the City's Inclusionary housing ordinance. The senior dwelling units developed by openhouse will be 100% affordable.

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

The EIR determined that the project will have no significant transportation impacts. Neither existing on-street parking supply nor MUNI will be detrimentally impacted by the project. First, the project complies with the Area Plan's discouragement of on-site parking through a variety of mechanisms (e.g., parking ratio of approximately 0.60 space/unit and space efficient parking stackers). Second, the project provides adequate on-site parking for residents via two underground parking garages (and some limited surface parking), thus minimizing competition

for on-street parking resources in the surrounding neighborhood. 10 carshare parking spaces are provided to decrease the need for residents to own their own vehicles.

Third, the project's location furthers the City's Transit First policy. There are numerous MUNI lines within easy walking distance of the project. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express, 16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run right near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on Market Street. Due to the frequency and number of MUNI routes near the site, the site should have the high rate of ridership similar to the rest of the neighborhood. Even with a high rate of ridership, there would be no significant impact on MUNI operations.

- a. 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 largely vacant and underused UC Extension campus is not and has never been used for industrial or service oriented functions. Moreover, the project does not propose any commercial office development that will displace any industrial or service sector uses or employment. The dental clinic at the site's southwestern corner will remain in its current location and continue to provide dental services to the broader community.

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

The adaptive reuse of the largely vacant UC Extension campus will result in three of the existing buildings being seismically retrofitted in compliance with current building codes and engineering/excavation practices for enhanced seismic safety. The new construction will also comply with current building codes and engineering/excavation practices for enhanced seismic safety. The regrading of the site will also enhance the site's ability to withstand life and property damage from an earthquake by eliminating steep areas of the site that can contribute to instability during a seismic event.

- c. That landmarks and historic buildings be preserved.

Woods Hall, Woods Hall Annex and Richardson Hall (except for its one-story Administration Wing) were recently designated as landmarks pursuant to Article 10 of the Planning Code. The Project will result in the adaptive reuse of these three City landmark buildings, the demolition of the heavily altered Middle Hall and the one-story Administration Wing of Richardson Hall, and the construction of seven new infill buildings.

The project would demolish Middle Hall and the Administration Wing of Richardson Hall, as well as the retaining wall along Laguna and Haight Streets. Woods Hall, and Richardson Hall would be rehabilitated to provide residential units, plus retail space in the first floor of Richardson

Hall. Woods Hall Annex would be converted into community facility space. The proposed retail space located at the basement level of Richardson Hall near the intersection of Hermann and Laguna Streets would necessitate new openings in the retaining wall to access this new use.

According to the above, the project would cause demolition and/or alteration of individually eligible historic resources. To minimize the impact to historic resources, the project sponsor has hired a qualified historical architect to be involved in the design process to ensure the compatibility and differentiation of the new structures with the existing buildings and neighboring buildings. The historic architect is also involved in the rehabilitation process and has provided guidance to the project architects. As a result, renovations to Richardson Hall, Woods Hall, and Woods Hall Annex would result in preservation of their historic character-defining features, consistent with their landmark status. However, the project would result in the loss of the historic character defining features of Middle Hall, and the Administration Wing of Richardson Hall, as well as the retaining wall. Those elements of the site were not designated as landmarks by the Board of Supervisors.

Page & Turnbull independently evaluated the eligibility of the project site buildings and the site as a whole for the National Register of Historic Places, the California Register of Historic Resources, and as a San Francisco landmark or historic district. Consistent with California Office of Historic Preservation findings, this evaluation found that three of the four buildings--Richardson Hall, Woods Hall, and Woods Hall Annex – are potentially eligible for National Register, which renders them potentially eligible for the California Register. Page & Turnbull did not find that the campus as whole had sufficient integrity and character defining features to be eligible as an historic district.

The Planning Department, in contrast to Page & Turnbull's findings, determined that Middle Hall, while not individually eligible, would contribute to a potential campus historic district, as would the other three buildings described above, landscape features dating from 1921 – 1955, and the retaining wall along Laguna and Haight Street. The Planning Department additionally found that, "The new construction would not comply with four out of ten of the Secretary of the Interior's Standards for Rehabilitation (Standards 1, 2, 9, and 10) because the new structures may impact the spatial relationships, including the internally-focused 'quadrangle' design that characterizes the existing campus."

Thus, for purposes of this Prop M finding, consistent with the EIR findings based on the Page & Turnbull and Planning Department's reports, all buildings on the project site (Richardson Hall, Woods Hall, Woods Hall Annex, and Middle Hall) qualify as "historical resources".

EIR Alternative B (Preservation Alternative) which would include the rehabilitation of Middle Hall and the Administration Wing of Richardson Hall and retention of the Laguna and Haight Street retaining walls, is not feasible for the reasons set forth in the CEQA Findings, Exhibit C hereto, and on balance the project would meet the City's preservation goals.

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

The EIR determined that the Project would have no significant impact on the sunlight to or vistas from any public park.

18. **California Environmental Quality Act (CEQA) Findings Regarding Alternatives and Overriding Considerations.** CEQA mandates that an EIR evaluate a reasonable range of alternatives to the Project or the Project location that generally reduce or avoid potentially significant impacts of the Project. CEQA requires that every EIR evaluate a "No Project" alternative. Alternatives provide a basis of comparison to the Project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to consider reasonably feasible options for minimizing environmental consequences of a Project. The EIR concluded that the Project as proposed will have significant unavoidable environmental impacts to historic resources and analyzed three alternatives, including a No Project Alternative, a Preservation Alternative, and the New College of California/Global Citizen Center Concept Plan Alternative. These alternatives are addressed, and found to be infeasible, in the CEQA Findings attached hereto as Exhibit C, which are incorporated herein by reference as though fully set forth. The CEQA Findings also set forth the benefits of the Project that override its unavoidable significant impact to historic resources.

DECISION

That based upon the Record, the EIR, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2004.0773C** subject to the following conditions attached hereto as EXHIBIT A and the Mitigation Measures Monitoring and Reporting Program (MMRP) set forth in Exhibit D, both of which are incorporated herein by reference as though fully set forth.

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 No. 17537. 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 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on **January 17, 2008**.

Linda D. Avery
Commission Secretary

AYES: Moore, Sugaya, B. Lee, Antonini, Olague, S. Lee

Motion 17537
January 17, 2008

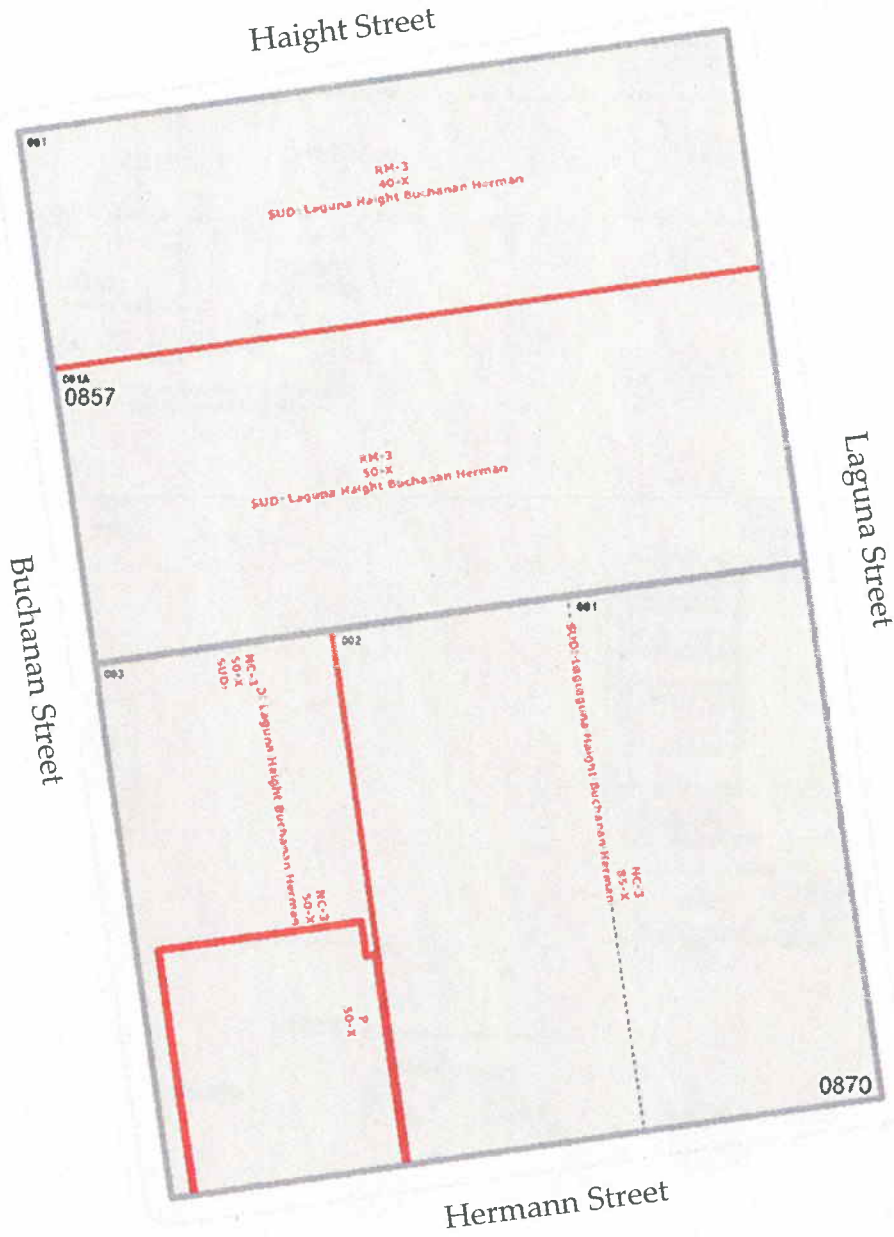
CASE NO. 2004.07703 E!MZTC
55 Laguna Street

NOES: None

ABSENT: Alexander

ADOPTED: January 17, 2008

Block Book Map



Conditional Use Hearing
Case No. 2011.0450C

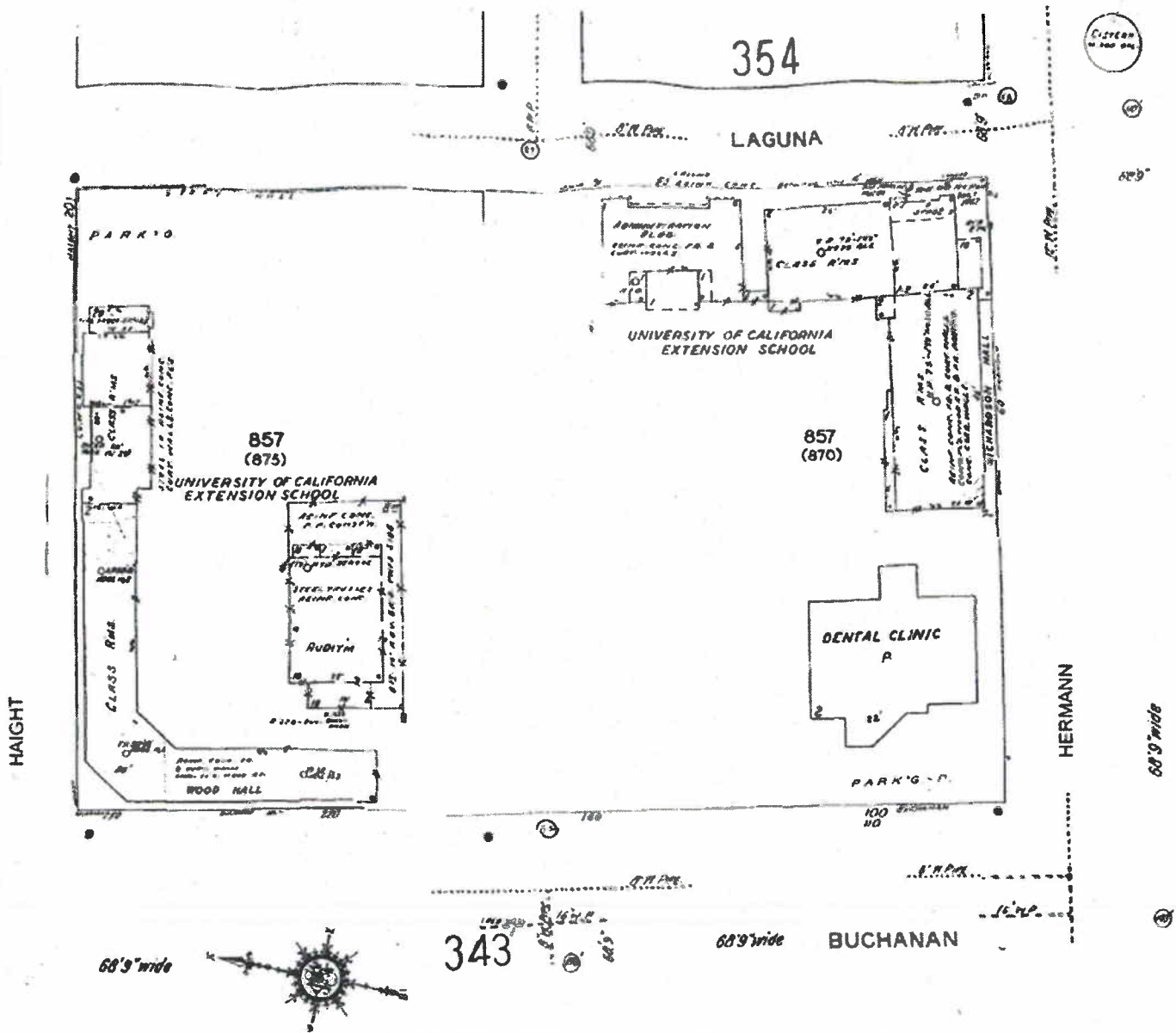
55 Laguna Street

Block/Lots 0857/001-001A and 0870/001-003

Sanborn Map*

336

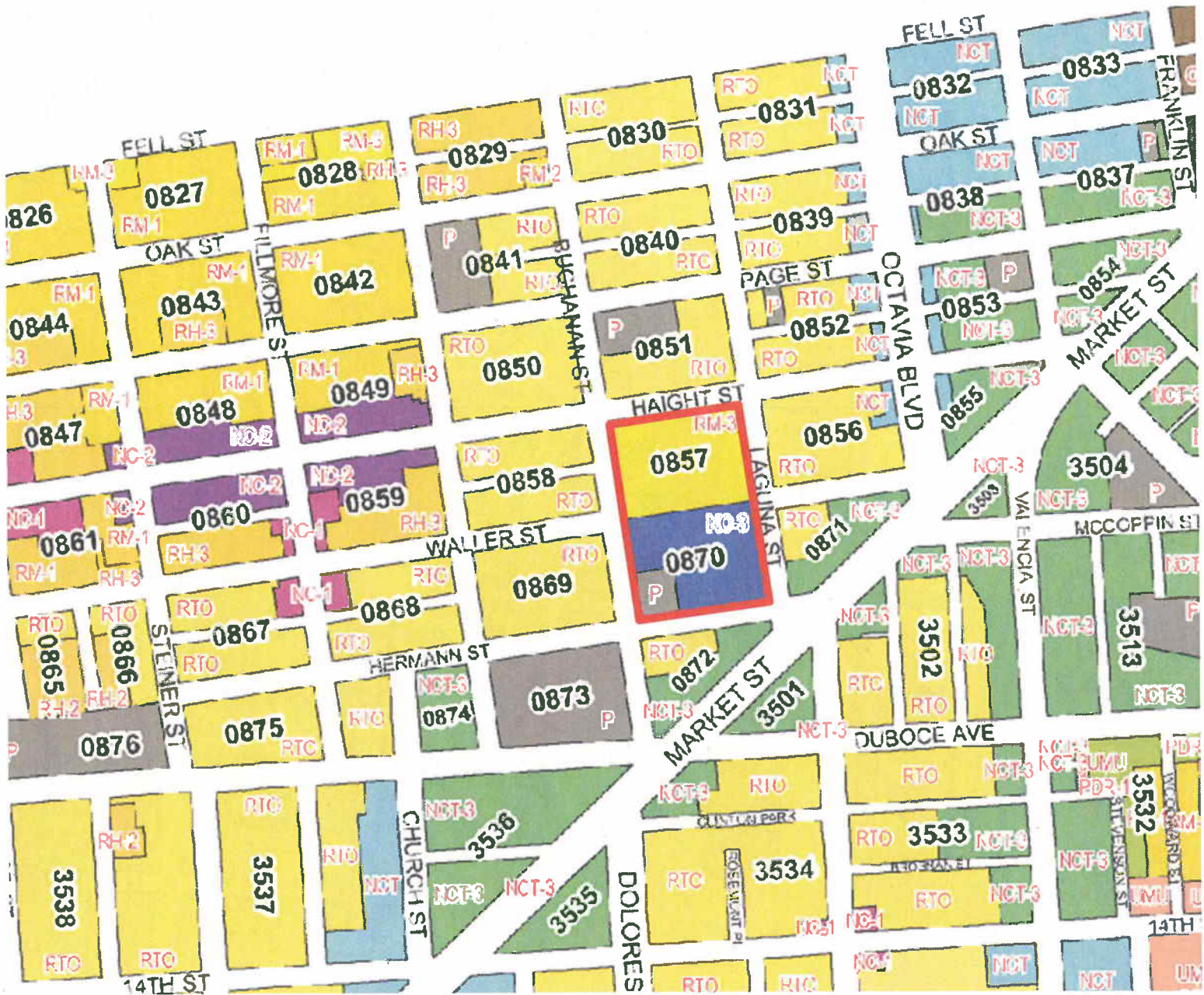
354



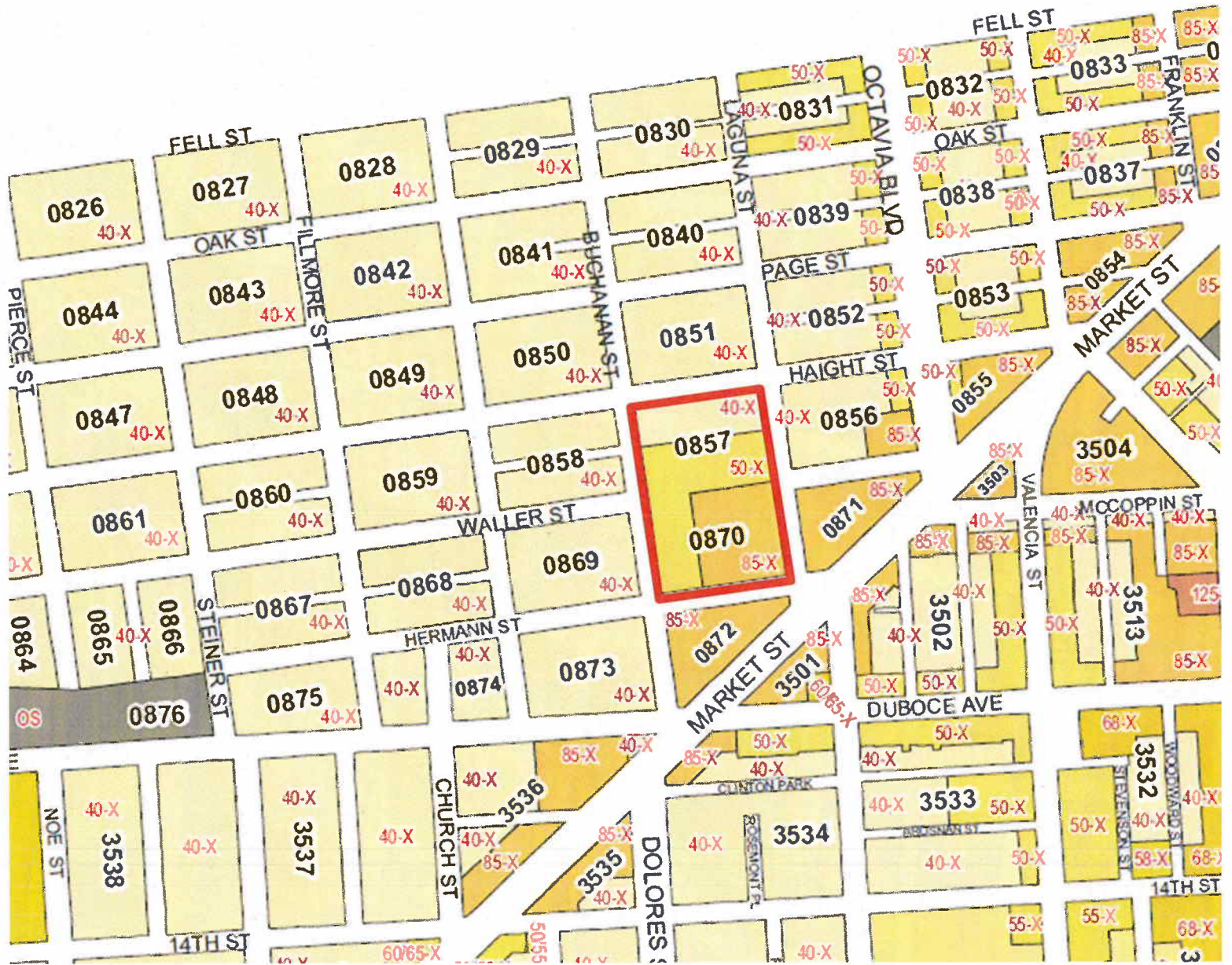
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
 Case No. 2011.0450C
 55 Laguna Street
 Block/Lots 0857/001-001A and 0870/001-003

Zoning Map



Height and Bulk Map



Conditional Use Hearing

Case No. 2011.0450C

55 Laguna Street

Block/Lots 0857/001-001A and 0870/001-003

Aerial Photo (looking north)



Conditional Use Hearing
Case No. 2011.0450C
55 Laguna Street
Block/Lots 0857/001-001A and 0870/001-003

Aerial Photo (looking east)



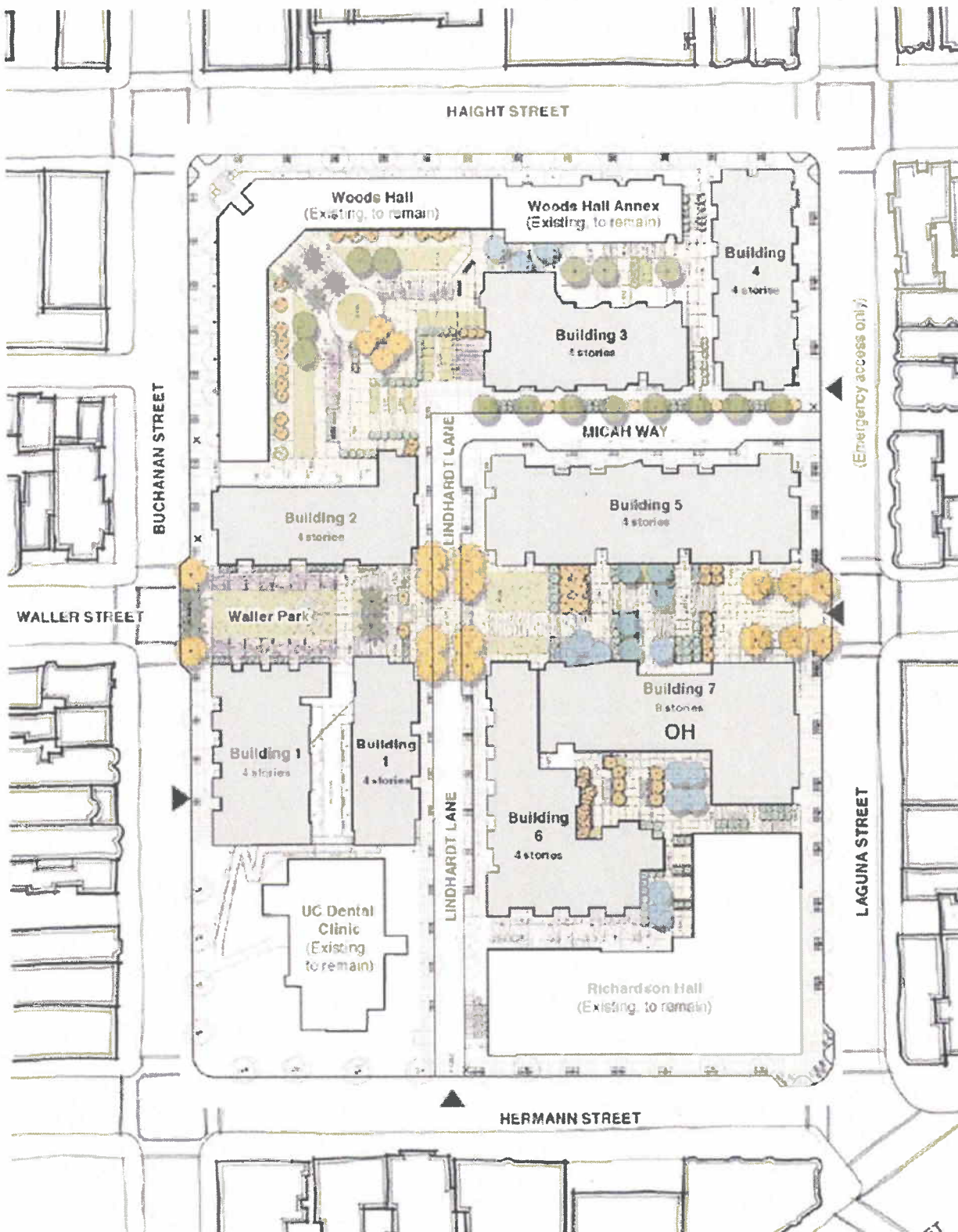
Conditional Use Hearing

Case No. 2011.0450C

55 Laguna Street

Block/Lots 0857/001-001A and 0870/001-003

Site Plan



Conditional Use Hearing
Case No. 2011.0450C
55 Laguna Street
Block/Lots 0857/001-001A and 0870/001-003

**MAYOR'S OFFICE OF HOUSING
CITY AND COUNTY OF SAN FRANCISCO**



EDWIN M. LEE
MAYOR

OLSON LEE
ACTING DIRECTOR

July 25, 2011

President Christina Olague and Planning Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear President Olague and Planning Commissioners,

The Mayor's Office of Housing (MOH) was involved in the original discussions around the entitlements of the former University of California, Berkeley Extension Campus at 55 Laguna Street with A.F. Evans and Openhouse in 2008. The entitlements included two separate affordable housing components including 1) approximately 50 on-site Below Market Rate (BMR) family rental housing units to satisfy A.F. Evans' inclusionary housing requirement of the 330-unit family rental housing component, and 2) up to 110 senior affordable housing units welcoming to the lesbian, gay, bisexual and transgender (LGBT) seniors to be financed and developed separately by Openhouse. MOH at the time committed to include the affordable senior project in its pipeline using standard MOH capital sources. MOH acknowledges that on-site BMRs are a critically important piece of affordable housing policy in San Francisco, and greatly needed in this neighborhood. AF Evans and Openhouse submitted an application for predevelopment funds for the senior affordable housing in October 2008. However, given that the wider 55 Laguna market rate development did not appear financially feasible, MOH did not process the application for Openhouse. Subsequently, AF Evans underwent bankruptcy proceedings, and the entire project appeared stalled.

In Fall 2010, MOH was approached by the new developer which bought the 55 Laguna entitlements from A.F. Evans, Wood Partners, along with Openhouse and their newly selected development partner, Mercy Housing California, to discuss the resurrection of the project. Given the economic recession and its impact on MOH's development budget, MOH concluded that it no longer had the immediate resources to support the Openhouse affordable housing ground lease and development costs. However, by Wood Partners and MOH agreeing to a switch to satisfy the inclusionary housing obligation from the 50 on-site BMR family rental units to an in lieu fee payment, estimated at \$17 million, MOH staff believed that they could compensate for its depleted capital housing budget and thereby move the Openhouse project forward. MOH provided a letter to Wood Partners on December 9, 2010, outlining this approach, and a letter to the Planning Commission on May 31, 2011, voicing its support for the proposed modification of the approved conditional use authorization to allow payment of an affordable housing fee by Wood Partners instead of providing any BMR units in the market rate portion of the project as had been part of the original 2008 entitlements.

In May 2011 after this arrangement had been agreed upon by MOH and the Wood Partners / Openhouse / Mercy development team, Wood Partners, Openhouse and Mercy initiated community outreach to various

1 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103
Phone: (415) 701-5500 Fax: (415) 701-5501 TDD: (415) 701-5503 <http://sf-moh.org/>

neighborhood associations and community groups to introduce the new team and approach. Community groups that had been major stakeholders in the original entitlement discussions were very concerned by the new proposal and that they had not been consulted earlier in the process, given that a Planning Commission hearing to approve the switch in inclusionary housing obligation had already been calendared by the Planning Department for June 2. Representatives from these groups requested that the Planning Commission hearing be delayed, and that MOH facilitate a meeting with the developer and the community groups to discuss the project and alternate options. MOH convened a meeting with stakeholders on June 2, with follow up meetings on June 24, July 1, July 7 and July 14.

Representatives from the Hayes Valley Neighborhood Association, Duboce Triangle Neighborhood Association, Lower Haight Merchants and Neighbors Association, AIDS Housing Alliance / SF, and Housing Rights Committee, among others, communicated concerns that the 2008 entitlements negotiated over a multi-year process were predicated on the 50 family BMR units as a fundamental part of the mixed income housing by the market rate developer. These stakeholders also expressed concern that market rate projects in the Upper Market area are increasingly paying the affordable housing fee instead of providing BMR units on site, a trend which 55 Laguna would exacerbate if the original commitment to on-site BMRs was switched to in-lieu fees. Neighbors emphasized that the BMR affordable rental units are equally important to preserving neighborhood diversity as the affordable senior units, and that there is a paucity of any type of affordable housing in this area. In the meetings it became clear that the only acceptable course of action was to keep the property as entitled, with both the affordable senior housing portion and the family BMR units within the market rate portion of the project. The group made an effort to work collaboratively to restructure the inclusionary housing proposal with the goal of retaining all 50 BMR units on site, and to identify additional resources that could support Openhouse's affordable senior units.

At the July 7, 2011 meeting, consensus was obtained around the following proposal to achieve the goal of preserving the original vision of 50 on-site BMR family units and up to 110 affordable senior units:

- Openhouse / Mercy agreed to stagger the timing of their two affordable senior developments to spread the capital financing need over time. Subject to Openhouse / Mercy securing their other required financing, it is MOH's intention to provide gap financing so that the Openhouse / Mercy housing can start construction on its first project in 2013 – 14, and on its second project in 2015 – 16. To identify alternate sources for the affordable senior units, MOH completed a 5 year projection of anticipated inclusionary housing fees in the pipeline and added a discounted amount to projected budget sources. MOH worked with the Planning Department to identify projected Market & Octavia fees over 5 years which would be a potential source for the affordable senior developments.
- Openhouse / Mercy agreed to pursue third party acquisition financing for up to one half of their prepaid ground lease amount to provide additional flexibility for MOH to meet its various affordable housing funding obligations.
- Wood Partners needs a guarantee that the \$6.3 million prepaid ground lease payment for the affordable senior parcel will be available in Fall 2012 to be able to obtain investor financing.
- Wood Partners will proceed with the August 4th Planning Commission date to request Commission approval of a hybrid satisfaction of their inclusionary housing requirement whereby a minimum of 32 of the 50 BMR units will be provided on site and approximately \$6.3 million will be paid as an in lieu fee to ensure that the ground lease payment can be paid and the overall project can move forward.

- Wood Partners will permit MOH to “buy back” the BMR units up to the original 50 units if MOH is successful in securing funds from other sources by July 15, 2012. Wood Partners will then decrease its fee obligation and increase BMRs on site up to the 50 units accordingly. MOH will make a report to the Planning Commission on or around July 19, 2011, if agreed to by the Planning Commission, to update the Commission on the outcome of MOH’s efforts to secure alternate sources of funds for the affordable senior housing to buy back the 50 BMR units.

Over this next year, MOH will carefully track inclusionary housing fees city-wide and set up a system with DBI and Planning to track new Market & Octavia fees which could potentially be used for the affordable senior development. MOH will make a good faith effort to prioritize the ground lease payment, predevelopment financing, and future construction financing of the two senior affordable housing projects with the goal of fully funding the local contribution without relying on an affordable housing fee payment from Wood Partners to compensate for MOH’s current shortage of funds. We are committed to the goal so as to enable Wood Partners to retain the full 50 BMR family rental units in its development program. MOH acknowledges that on-site BMRs are a critically important piece of affordable housing policy in San Francisco, and greatly needed in this neighborhood.

- MOH will reconvene the entire stakeholder group on or around January 10, 2012, to present an updated 5 year budget projection, with a follow up meeting on or around June 11, 2012 to present the final proposed sources for the ground lease payment in anticipation of the July 15, 2012 “buy back” trigger date.

While MOH cannot guarantee that full funding for the affordable senior housing ground lease will be identified by July 2012, we are working with the developers and community to explore many options, and expect to have funding in place by the beginning of the next fiscal year. The success of this important infill development with timely construction of both senior affordable housing that is welcoming to the LGBT community and family BMR units will remain a priority at MOH.

Sincerely,



Olson Lee
Acting Director

cc: Supervisor Wiener, District 8
Supervisor Mirkarimi, District 5

 **FARELLA BRAUN + MARTEL LLP**
Attorneys At Law

Russ Building / 235 Montgomery Street
San Francisco / CA 94104

T 415.954.4400 / F 415.954.4480
www.fbm.com

STEVEN L. VETTEL
svettel@fbm.com
D 415.954.4902

July 27, 2011

Hon. Christina Olague, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 55 Laguna Street
Modification of Inclusionary Housing Compliance
Hearing August 4, 2011

Dear President Olague and Commissioners:

I am writing on behalf of the project sponsors, Wood 55 Laguna LLC (“Wood Partners”), who took over the market-rate project following the bankruptcy of AF Evans Company, and openhouse in partnership with Mercy Housing California. As you will recall, on January 17, 2008, the Planning Commission certified a Final EIR and approved a conditional use authorization for 330 family apartments and up to 110 affordable senior units at 55 Laguna. The Board of Supervisors rezoned the site in April 2008. A CEQA legal challenge was filed shortly thereafter, and finally resolved in favor of the City and project sponsors in 2010.

Wood will lease most of the site from the University of California and develop the 330 family dwelling rental units. The original C/U (decided prior to the *Palmer* decision) also required 15% inclusionary housing, or 50 affordable family units, in addition to the 110 affordable senior units. openhouse and Mercy Housing California will separately lease the southeast quadrant of the site from UC and develop the 100% senior affordable rental housing there, with funding assistance from the Mayor’s Office of Housing (“MOH”).

Changed Conditions Since 2008. While the overall project vision remains intact, the financing of the affordable element of the project has changed in two important ways: First, the affordable senior units require a major investment of City affordable housing funds. When MOH made the commitment to fund openhouse in 2008, it believed it would have those funds available. Unfortunately, the economic recession and shortfalls in federal and state affordable housing subsidies have depleted the funds MOH has to finance city-wide affordable housing initiatives. Second, in late 2010, the Board of Supervisors amended the Planning Code (Section 415) to, among other things, require rental housing projects to pay the Affordable Housing Fee, instead of providing on-site inclusionary units, except under certain exceptions. Indeed, just two



weeks ago the Commission adopted a new policy authorizing the Zoning Administrator to permit a shift from on-site inclusionary units to payment of the Affordable Housing Fee for rental project approved prior to January 2011.

Consensus Reached to Preserved Affordable Housing at 55 Laguna. In consultation with MOH, and neighborhood and community stakeholders, we are very pleased to have reached a consensus that will allow the senior affordable openhouse project to move forward, while preserving most, if not all of the on-site BMR units in the family rental project as well.

That consensus is as follows: In the event MOH has not secured funds by July 15, 2012, to make the ground lease payment for the senior affordable housing project to UC, Woods Partners has offered to pay a partial Affordable Housing Fee of approximately \$6,300,000 up front in 2012 to subsidize the ground lease payment to UC for the portion of the site to be occupied by affordable senior units (normally, the fee is not payable until much later). Should such a payment be made, the on-site inclusionary percentage for the family units would be reduced from 15% (50 units) to 10% (32 units).

In the event MOH does secure funds by July 15, 2012, to make the ground lease payment for openhouse, such that Wood Partners will not need to pre-pay the \$6.3 million ground lease payment for the openhouse project, then Wood Partners' on-site inclusionary percentage will return to the prior approval: 15% on-site (approximately 50 units).

Modified Conditional Use Authorization. In order for this consensus position to be implemented, the Planning Commission needs to amend the 55 Laguna conditional use authorization to permit the potential hybrid compliance scheme. The draft motion before you does just that, and we request that you approve it as recommended by Planning staff, MOH and our neighborhood and community partners, including the Hayes Valley Neighborhood Association, Dubose Triangle Neighborhood Association, Lower Haight Merchants and Neighbors Association, AIDS Housing Alliance and Housing Rights Committee. Included in your packet are letters from MOH and many of these stakeholders supporting this consensus position.

55 Laguna Will Retain a Significant Number of Deeply Affordable Units. By approving this modification, the Commission will permit the 55 Laguna project to promote affordability in four ways:

- The market rate multifamily rental component will provide at least 32 affordable units, and as many as 50 affordable units.
- Should MOH be unable to secure approximately \$6.3 million by July 15, 2012, to make the openhouse ground lease payment to MOH, Wood Partners will pre-pay a partial Affordable Housing Fee to subsidize the ground lease for the low income senior units;



San Francisco Planning Commission

July 27, 2011

Page 3

- The inclusion of up to 110 units of on-site senior affordable housing, plus at least 32 affordable family units, ensures that at least 32% of the total project site remains affordable to low-income households and seniors.
- All 440 rental units will remain rentals for a minimum of at least 75 years, which will have the effect of making this project more accessible to individuals and families at all income levels, compared to new condominiums.

Please contact me prior to the August 4 hearing if we can provide you with any other information.

Sincerely,

Steven L. Vettel

cc: Jonathan Hayes, Wood Partners
Seth Kilbourn, openhouse

257362691203.1

Resolution Advising on Inclusionary Affordable Housing at 55 Laguna (August 4th 2011, Planning Commission)

WHEREAS the spirit and policy intent of the Market and Octavia Plan includes providing low and middle-income affordable housing within new development in the Market and Octavia Plan area,

WHEREAS affordable housing is critical for diversity and economic well-being within the Market and Octavia Plan Area

WHEREAS affordable housing is part of a complete community, and the goal of the Market and Octavia Plan is to create complete communities,

WHEREAS affordable housing is an investment in the community including the Market and Octavia Plan Area,

WHEREAS in November 2010 the Community Advisory Committee for the Market and Octavia Plan voted unanimously to make it a priority that ALL inclusionary housing for new development within the Market and Octavia Plan Area is built on-site.

WHEREAS Woods Partner LLC became the project sponsor of the 55 Laguna redevelopment project in 2011 (bounded by Buchanan, Haight, Laguna, and Herman Streets) and which is within the Market and Octavia Plan area, and which was originally entitled by the San Francisco Planning Department in 2008 to include 50 inclusionary below-market rate housing units, and which was consistent with the spirit of the Market and Octavia Plan's affordable housing component,

WHEREAS in December 2010 the Mayor's Office of Housing, and Woods Partners LLC (partner Open House/Mercy) proposed amending the original 2008 entitlement to eliminate 50 BMR units for the 55 Laguna project which were part of the original entitlement in 2008,

WHEREAS community stakeholders, including the members of the Market and Octavia Community Advisory Committee, and the Hayes Valley Neighborhood Association, Duboce Triangle Neighborhood Association, Lower Haight Neighborhood Association, Aids Housing Alliance, and the Housing Rights Committee were not aware of the MOH/Woods Partners/Open House agreement on eliminating inclusionary housing until April 2011 and subsequently objected,

WHEREAS the Mayor's Office of Housing hosted a series of meetings in June and July 2011 that included Woods Partner LLC and the Hayes Valley Neighborhood Association, Duboce Triangle Neighborhood Association, Lower Haight Neighborhood Association, the Aids Housing Alliance and the Housing Rights Alliance to retain 50 BMR units in the 55 Laguna redevelopment,

WHEREAS the conclusion of those meetings was an agreement that all 50 BMR units are critical to the Market and Octavia Area,

WHEREAS 32 BMR units will move forward immediately with the project CU amendment on August 4th 2011, and that 18 units will be “loaned” to Woods LLC in order to underwrite the ground lease for the Open House portion of the project. The Mayor’s Office of Housing has committed to identifying funding over the next year for the remaining 18 BMR units.

BE IT RESOLVED that the Market and Octavia Community Advisory Committee supports the agreement specified in the July 25th 2011 letter from the Mayor’s Office of Housing to the President of the Planning Commission, and to the 55 Laguna Community Stakeholders Group, and that the M & O CAC supports the Conditional Use Draft Motion of August 4th 2011, as memorialized,

Approved by the Market and Octavia Community Advisory Committee on July 27th, 2011

AYES: Wingard, Henderson, Cohen, Richards, Gold, Starky,

ABSENT: Levitt, Olssen

MOTION: 2011-07-27



Bethany
CENTER

July 19, 2011

Linda Avery
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED

JUL 20 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
& ADMINISTRATION

Subject: 55 Laguna Street

Dear San Francisco Planning Commissioners:

Bethany Center Senior Housing, Inc. has served low income seniors for 40 plus years. We strongly support the development at 55 Laguna St., including urgently needed affordable housing being built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.


Bethany Center has supported Openhouse's endeavors to serve LGBT seniors for more than a decade through taskforce and community involvement. The need for LGBT sensitive housing and services is critical in San Francisco.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

The 55 Laguna development replaces a virtually abandoned and dilapidated site with a vibrant mixed-income community. At a time when so little funding is available for housing and services, this project is critical. The project addresses a chronic shortage of affordable housing in San Francisco; and, with Openhouse as the sponsor, the senior housing will ensure a welcoming home for vulnerable seniors, including those who are LGBT.

A system in which LGBT seniors retreat to the closet, return to the shadows and are no longer fully integrated into the larger social fabric of San Francisco is intolerable. Not here, not today, not ever. We need to move forward with LGBT-welcoming, low-income senior housing now. Thank you for your support.

Sincerely,


Jerry W. Brown, CASPF
Executive Director
CC: Seth Kilbourn

Bethany Center Senior Housing, Inc.
580 Capp Street
San Francisco, CA 94110-2570
tel 415 821 4515
fax 415 821 2339
tdd 415 821 4298
www.bethanycenter.org

The Castro Senior Center

110 Diamond Street – San Francisco, CA. 94114 ii

Ph: 415-863-3507 Fax: 415-863-3507

July 18, 2011

LINDA AVERY
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED

JUL 20 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

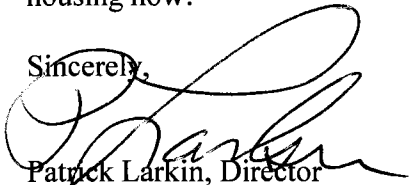
Dear San Francisco Planning Commissioners,

As the Director of the Castro Senior Center I am writing to urge you to support the development at 55 Laguna St. The 55 Laguna development is critical because it includes urgently needed affordable housing being built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced “back into the closet” in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated. The Castro Senior Center in partnership with Openhouse, On Lok and other local agencies is trying to address the needs of these underserved seniors.

At a time when so little funding is available for housing and services, this project is critical. The project addresses a chronic shortage of affordable housing in San Francisco; and, with Openhouse as the sponsor, the senior housing will ensure a welcoming home for vulnerable seniors, including those who are LGBT.

A system in which LGBT seniors retreat to the closet, return to the shadows and are no longer fully integrated into the larger social fabric of San Francisco is intolerable. Not here, not today, not ever. We need to move forward with LGBT-welcoming, low-income senior housing now!

Sincerely,



Patrick Larkin, Director



Bethany
CENTER

July 19, 2011

Linda Avery
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED

JUL 20 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

Subject: 55 Laguna Street

Dear San Francisco Planning Commissioners:

Bethany Center Senior Housing, Inc. has served low income seniors for 40 plus years. We strongly support the development at 55 Laguna St., including urgently needed affordable housing being built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

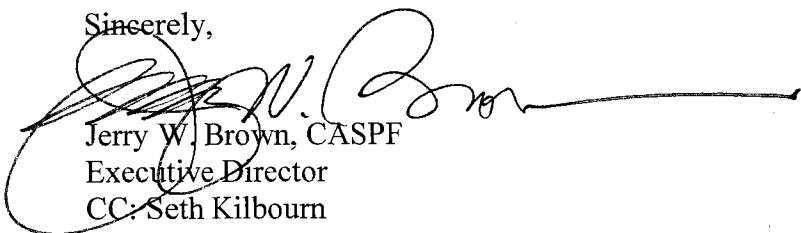
Bethany Center has supported Openhouse's endeavors to serve LGBT seniors for more than a decade through taskforce and community involvement. The need for LGBT sensitive housing and services is critical in San Francisco.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

The 55 Laguna development replaces a virtually abandoned and dilapidated site with a vibrant mixed-income community. At a time when so little funding is available for housing and services, this project is critical. The project addresses a chronic shortage of affordable housing in San Francisco; and, with Openhouse as the sponsor, the senior housing will ensure a welcoming home for vulnerable seniors, including those who are LGBT.

A system in which LGBT seniors retreat to the closet, return to the shadows and are no longer fully integrated into the larger social fabric of San Francisco is intolerable. Not here, not today, not ever. We need to move forward with LGBT-welcoming, low-income senior housing now. Thank you for your support.

Sincerely,


Jerry W. Brown, CASPF
Executive Director
CC: Seth Kilbourn

Bethany Center Senior Housing, Inc.
580 Capp Street
San Francisco, CA 94110-2570
tel 415 821 4515
fax 415 821 2339
tdd 415 821 4298
www.bethanycenter.org

Affidavit for Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415

I, Wood 55 Laguna, LLC
Frank Middleton, do hereby declare as follows:

a. The subject property is located at (address and block/lot):

55 Laguna St.
Address

0870/1, 2, 3; 0857/1, 1A
Block / Lot

b. The proposed project at the above address is subject to the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq.

The Planning Case No./Building Permit No. is 2011.0450C

This project is exempt from the Inclusionary Affordable Housing Program because:

- This project uses California Debt Limit Allocation Committee (CDLAC) funding.
- This project is 100% affordable.

c. This project will comply with the Inclusionary Affordable Housing Program by:

- Payment of the Affordable Housing Fee prior to the first site or building permit issuance (Planning Code Section 415.5).
- On-site or Off-site Affordable Housing Alternative (Planning Code Sections 415.6 and 416.7).

d. If the project will comply with the Inclusionary Affordable Housing Program through an On-site or Off-site Affordable Housing Alternative, please fill out the following regarding how the project is eligible for an alternative and the accompanying unit mix tables on page 4.

- Ownership. All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- Rental. Exemption from Costa Hawkins Rental Housing Act.² The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
 - Direct financial contribution from a public entity.
 - Development or density bonus or other public form of assistance.
 - Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

² California Civil Code Section 1954.50 and following.

Affidavit for Compliance with the Inclusionary Affordable Housing Program

- e. The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only units at any time will require the Project Sponsor to:
- (1) Inform the Planning Department and the Mayor's Office of Housing and, if applicable, fill out a new affidavit;
 - (2) Record a new Notice of Special Restrictions; and
 - (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.
- f. The Project Sponsor must pay the Affordable Housing Fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.
- g. I am a duly authorized officer or owner of the subject property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
Executed on this day in:

Mill Valley, CA
Location

7/15/11
Date



Frank Middleton, Vice President
Name (Print), Title

(415) 888-8075
Contact Phone Number

cc: Mayor's Office of Housing
Planning Department Case Docket
Historic File, if applicable
Assessor's Office, if applicable

Affidavit for Compliance with the Inclusionary Affordable Housing Program

Unit Mix Tables

NUMBER OF ALL UNITS IN PRINCIPAL PROJECT:				
Total Affordable Units	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
328	19	233	76	

If you selected an On-site or Off-Site Alternative, please fill out the applicable section below:

On-site Affordable Housing Alternative (Planning Code Section 415.6): calculated at 15% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE				
Total Affordable Units	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Off-site Affordable Housing Alternative (Planning Code Section 415.7): calculated at 20% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED OFF-SITE				
Total Affordable Units	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
Area of Dwellings in Principal Project (in sq. feet)		Off-Site Project Address		
Area of Dwellings in Off-Site Project (in sq. feet)				
Off-Site Block/Lot(s)	Molten No. (if applicable)	Number of Market Rate Units in the Off-site Project		

Combination of payment of a fee, on-site affordable units, or off-site affordable units with the following distribution:

Indicate what percent of each option would be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. Fee. 7.5 % of affordable housing requirement.
2. On-Site 10 % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE				
Total Affordable Units	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
32	2	23	7	

3. Off-Site _____ % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED OFF-SITE				
Total Affordable Units	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
Area of Dwellings in Principal Project (in sq. feet)		Off-Site Project Address		
Area of Dwellings in Off-Site Project (in sq. feet)				
Off-Site Block/Lot(s)	Molten No. (if applicable)	Number of Market Rate Units in the Off-site Project		

JUL 23 2011
CITY & COUNTY OF S.F.
PLANNING
COMMISSION

LINDA AVERY
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

July 22, 2011

Dear San Francisco Planning Commission,

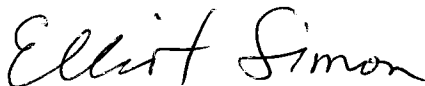
I am writing to urge you to support the development at 55 Laguna St. The 55 Laguna development is critical because it includes urgently needed affordable housing being built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

The 55 Laguna development replaces a virtually abandoned and dilapidated site with a vibrant mixed-income community. At a time when so little funding is available for housing and services, this project is critical. The project addresses a chronic shortage of affordable housing in San Francisco; and, with Openhouse as the sponsor, the senior housing will ensure a welcoming home for vulnerable seniors, including those who are LGBT.

A system in which LGBT seniors retreat to the closet, return to the shadows and are no longer fully integrated into the larger social fabric of San Francisco is intolerable. Not here, not today, not ever. We need to move forward with LGBT-welcoming, low-income senior housing now. Thank you for your support.

Sincerely,



Elliot Simon
887 Sonoma Ave Apt 5
Santa Rosa, CA 95404-6505
(707) 527-7074
e-simon@att.net

From: mareamurray <mareamurray@aol.com>
To: Linda.avery <Linda.avery@sf.gov>
Subject: Open House Project
Date: Tue, Jul 19, 2011 9:15 am

*By mail as email
didn't work!*

-----Original Message-----

From: mareamurray <mareamurray@aol.com>
To: Linda.Avery <Linda.Avery@sf.gov>
Sent: Mon, Jul 18, 2011 8:13 pm
Subject: Open House Project

LINDA.AVERY@sf.gov

Secretary

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

Dear San Francisco Planning Commissioners:

As a fifty-one year old lesbian social worker who lives in San Francisco, I am writing to urge you to support the development at 55 Laguna St. The 55 Laguna development is critical because it includes urgently needed affordable housing being built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. I was one of them. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

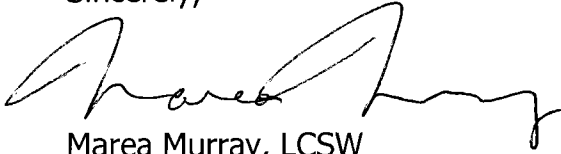
55 Laguna would replace a virtually abandoned and dilapidated site with a vibrant mixed-income community. At a time when so little funding is available for housing and services, this project is critical. The project addresses a chronic shortage of affordable housing in San Francisco; and, with Openhouse as the sponsor, the senior housing will ensure a welcoming home for vulnerable seniors, including those who are LGBT.

A system in which LGBT seniors retreat to the closet, return to the shadows and are no longer fully integrated into the larger social fabric of San Francisco is intolerable. Like me, they came

here to be free.

Sadly, in my work, I have seen many LGBTs seniors, some of who have HIV/AIDS, who are homeless or housed in (often) unsafe SROs without the benefit of appropriate services. San Francisco needs to be a national leader in providing an LGBT option for LGBT seniors within the City. Thank you for considering all San Francisco residents in your planning.

Sincerely,

A handwritten signature in black ink, appearing to read "Marea Murray". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Marea Murray, LCSW

-

SAMUEL THORON
3045 PACIFIC AVENUE
SAN FRANCISCO, CALIFORNIA 94115
TELEPHONE (415) 921-6902

July 19, 2011

Ms. Linda Avery
Secretary,
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Ladies and Gentlemen:

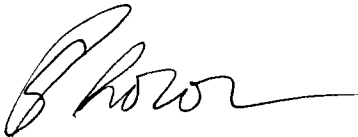
I am writing to urge you to support the development at 55 Laguna Street. The 55 Laguna development is critical because it includes urgently needed affordable housing to be built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to live in San Francisco where they can find personal freedom and acceptance. Today, more than 2500 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration have been and continue to be forced back into the closet in order to receive quality care or to move into residential facilities. They are being forced to relocate, leaving dear friends behind, and, all too often, to live alone in isolation.

The 55 Laguna development will replace a dilapidated and virtually abandoned site with a vibrant mixed-income community. At a time when so little funding is available for housing and services, this project fills a critical need. It addresses a chronic shortage of affordable housing in San Francisco. With Openhouse as the sponsor, this senior housing will ensure a welcoming home for vulnerable seniors, including those who are LGBT.

We need to move forward with LGBT-welcoming, low-income senior housing now. It is intolerable that LGBT seniors be put in the position of retreating into the closet, returning to the shadows where they are no longer fully integrated into the larger social fabric of San Francisco. Not here, not today, not ever.

Thank you for your support,





1960's



2010

Bobbie Howard

RECEIVED
2011
CITY OF S.F.
PLANNING
DEPARTMENT
UNIVERSITY OF S.F.
PLANNING
DEPARTMENT

Dear Ms. Linda Avery:

We get old. We don't mean to. We don't want to. But we do. We need a place to live that is safe, accessible and affordable.

55 Laguna development can provide just such a place. Seniors are viable and have so much to give to their community.

Wouldn't it be wonderful if the San Francisco 'community' could provide us with affordable living arrangements?

I live directly across from the proposed site - I love the neighborhood because it is easily accessible to grocery shopping, and public transportation. I am really having difficulty affording the rent - it uses 75% of my social security check. Thankfully my daughter helps me (and I feel degraded even tho she does so willingly).

I cannot speak for *all* seniors, but I can speak for myself and when I say I have been a productive citizen all my life, contributed to my community and to charities freely and lovingly.

We each have our turn at aging, and it would speak well of San Francisco, a city of so many attributes, to provide affordable housing to it's citizens who have reached their senior years.

Please do support the development at 55 Laguna.

My sincerest thank you,

Bobbie Howard

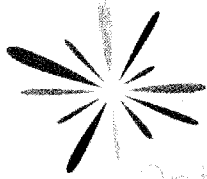
15 Hermann Street
Apartment #401 San Francisco, CA 94102 T: 415 3367189 F: Home Fax Phone 415 5588836
bobbiedearest@gmail.com

Michael Burns
2451 Sacramento St. # 1005
S. F. 94115

RECEIVED
JUL 23 2011
CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

Dear San Francisco Planning Commission

On behalf of information I received from Open House, I am enthralled that a L.G.B.T Housing could be a Reality finally. I've thought for 2 Two Decades about a Housing Complex for us. I have lived in San Francisco since 1976 I had a companion for 13 yrs. 7 yrs of healthy living and 5 yrs watching my companion Die. I found myself alone lover, friends, Doctor, Business all Taken away from me by 1990. I found myself homeless, my clients left me because of AIDS epidemic. I became disabled and now am on low Income living. But I am still alive! off of Alcohol! Drugs. I succeeded when I only saw despair I have been a victim of Hate Crimes. beat up. Homophobia and now that I'm getting older. Living in a L.G.B.T Housing would HEAL some of the past and present. I Thank Everyone at Open House for 19 yrs of support not to give up
Sincerely Michael Burns



Option**ONE**

Care. The way it should be.

July 22, 2011

Linda Avery
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED

JUL 23 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

Dear San Francisco Planning Commissioners:

OptionONE Care at Home is in strong support of the project sponsored by Openhouse to develop 55 Laguna Street as affordable housing, and that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors.

As you likely know, the Openhouse project will consist of 109 critically needed low-income apartments, with on-site services and a senior community center – thus creating a vital hub for San Francisco's LGBT seniors, where they're find the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

The Openhouse project at 55 Laguna will replace an abandoned and dilapidated facility with a vibrant, mixed-income community, and will help mitigate a chronic shortage of affordable local housing. With Openhouse as sponsor, this senior housing development will help to ensure a welcoming home for many vulnerable seniors.

You may already be aware that many LGBT seniors retreat to the closet, returning to the shadows as they become less integrated with their larger social fabric of San Francisco. We need to move forward with LGBT-welcoming, low-income senior housing now. Thank you for your support.

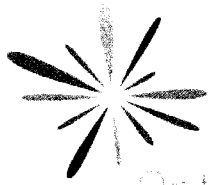
Sincerely,



Richard S Forhez
CEO

Option**ONE** Care at Home

315 Montgomery Street, Suite 816 ■ San Francisco CA 94104 ■ ph 415 829 4279 ■ fx 415 829 4281 ■ www.optiononecareathome.com



Option**ONE**

Care. The way it should be.

July 22, 2011

Linda Avery
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED

JUL 25 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATIVE

Dear San Francisco Planning Commissioners:

OptionONE Care at Home is in strong support of the project sponsored by Openhouse to develop 55 Laguna Street as affordable housing, and that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors.

As you likely know, the Openhouse project will consist of 109 critically needed low-income apartments, with on-site services and a senior community center – thus creating a vital hub for San Francisco's LGBT seniors, where they're find the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

The Openhouse project at 55 Laguna will replace an abandoned and dilapidated facility with a vibrant, mixed-income community, and will help mitigate a chronic shortage of affordable local housing. With Openhouse as sponsor, this senior housing development will help to ensure a welcoming home for many vulnerable seniors.

You may already be aware that many LGBT seniors retreat to the closet, returning to the shadows as they become less integrated with their larger social fabric of San Francisco. We need to move forward with LGBT-welcoming, low-income senior housing now. Thank you for your support.

Sincerely,

JR Gatpolintan, MD
Senior Medical Advisor

Option**ONE** Care at Home

315 Montgomery Street, Suite 816 ■ San Francisco CA 94104 ■ ph 415 829 4279 ■ fx 415 829 4281 ■ www.optiononecareathome.com

Fred Campbell
1080 Jennings Ave. #320
Santa Rosa CA 95401

RECEIVED

JUL 23 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ASSOCIATION

To the San Francisco Planning Commission,

I am writing to urge you to support the development a 55 Laguna St. This development is critical to Very Low Income seniors that urgently need housing that San Francisco so scarcely offers.

Low-Income senior are forced to leave a city that has been there work place and home for 30 years and more.

At 62, I was forced to leave the city because my very low income would not allow me find housing, such as, HUD-62 or older, Very Low Income Housing.

I have felt the San Francisco Housing Organizers ignore some who may not spend enough money in its diverse city.

The dilapidated site that is will be refurbished by Openhouse is a much need facility that will honor the San Francisco CA, elderly.

Sincerely,



Fred Campbell
1080 Jennings Ave #320
Santa Rosa, CA 95401

July 22, 2011.

LINDA AVERY
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED
JUL 23 2011
CITY & COUNTY OF S.F.
DEPT. OF COMMUNITY DEVELOPMENT
PLANNING

Dear San Francisco Planning Commission,

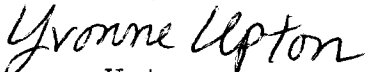
I am writing to urge you to support the development at 55 Laguna Street. The 55 Laguna development is critical because it includes urgently needed affordable housing being built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

The 55 Laguna development replaces a virtually abandoned and dilapidated site with a vibrant mixed-income community. At a time when so little funding is available for housing and services, this project is critical. The project addresses a chronic shortage of affordable housing in San Francisco; and, with Openhouse as the sponsor, the senior housing will ensure a welcoming home for vulnerable seniors, including those who are LGBT.

Personally, my monthly income has been cut down to only \$850 now, out of which I pay \$585.00 rent. With prices rising more and more every day, it is almost prohibitive to do anything but pay rent, utilities, and little on food. My age is 77 and I hope so much that I will be able to live in a clean, less costly, and sociable environment such as described above.

Thank you for your support.

Sincerely,



Yvonne Upton
620 Guerrero Street, # 2
San Francisco, CA 94110

cc: Openhouse

The Carlisle

To: Linda Avery
From: Tom Berry
Regarding: Support for 55
Laguna and Openhouse

Date: July 24, 2011

RECEIVED
JUL 23 2011
CITY & COUNTY OF S.F.
DEPT. OF PLANNING
15 CALIFORNIA

LINDA AVERY
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear San Francisco Planning Commissioners,

As the Executive Director of a senior community in San Francisco, I am writing to urge you to support the development at 55 Laguna St. The 55 Laguna development is critical because it includes urgently needed affordable housing being built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

A system in which LGBT seniors retreat to the closet, return to the shadows and are no longer fully integrated into the larger social fabric of San Francisco is intolerable. Not here, not today, not ever. We need to move forward with LGBT-welcoming, low-income senior housing now!

Sincerely,



Tom Berry
Executive Director
The Carlisle
1450 Post Street
San Francisco, CA 94114

JOHN F. REEVES, II, aka Jef

**LINDA AVERY
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA. 94103**

RECEIVED
JUL 23 2011
CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

Dear San Francisco Planning Commission;

I'm urging you to support the urgently needed affordable housing being built at 55 Laguna by Openhouse for the LGBT seniors. As a qualified low income senior, it is important to be able to live independently.

There is both a need and a place for this opportunity. The 55 Laguna development would replace an abandoned and dilapidated site with a much needed mixed-income community.

Thank you for your consideration.

Sincerely,



John F. Reeves, II, aka Jef



1073 BUSH ST. #10
SAN FRANCISCO, CALIF. 94109



Institute on Aging

Helping Bay Area Seniors Live Independently

RECEIVED
JUL 23 2011
CITY & COUNTY OF S.F.
DEPT. OF PUBLIC WORKS
ADMINISTRATION

July 21, 2011

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

Dear San Francisco Planning Commissioners,

I write this letter to express enthusiastic support for the development of the Openhouse affordable housing project at 55 Laguna Street. I write on behalf of the Institute on Aging (IOA) and also from my personal perspective on the great need for affordable senior housing in the City and the need for affordable senior housing for a graying LGBT community in San Francisco.

IOA's experience in developing affordable housing in collaboration with BRIDGE Housing in our 3575 Geary Boulevard Senior Campus provides ample testimony to the need for affordable senior housing. There were 2500 applicants for the 150 apartments in our building.

As a former director of the San Francisco Health Department during the early years of the AIDS epidemic, I became greatly aware of the special needs of the LGBT residents in our community. I have remained interested and involved in LGBT community issues over the ensuing years. I am aware of a growing population of older members of that community who now face the special issues of aging -- which include the need for congenial affordable housing and access to appropriate health services.

Openhouse is doing a remarkably fine job in addressing these issues. The affordable housing plans at 55 Laguna Street deserve the support of the Planning Commission and the ardent support of the entire San Francisco Community.

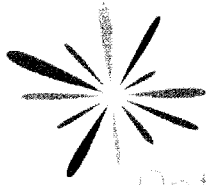
San Francisco Planning Commission
July 21, 2011
Page 2

Please let me know if I can provide further information. I urge your favorable support of the Openhouse project.

Sincerely,

A handwritten signature in black ink that reads "David Werdegan". The signature is written in a cursive style with a large, sweeping initial 'D'.

David Werdegan, MD
President and CEO



Option**ONE**

Care. The way it should be.

July 22, 2011

Linda Avery
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED

JUL 23 2011

CITY & COUNTY OF S.F.
DEPT. OF PUBLIC PLANNING
ADMINISTRATION

Dear San Francisco Planning Commissioners:

OptionONE Care at Home is in strong support of the project sponsored by Openhouse to develop 55 Laguna Street as affordable housing, and that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors.

As you likely know, the Openhouse project will consist of 109 critically needed low-income apartments, with on-site services and a senior community center – thus creating a vital hub for San Francisco's LGBT seniors, where they're find the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

The Openhouse project at 55 Laguna will replace an abandoned and dilapidated facility with a vibrant, mixed-income community, and will help mitigate a chronic shortage of affordable local housing. With Openhouse as sponsor, this senior housing development will help to ensure a welcoming home for many vulnerable seniors.

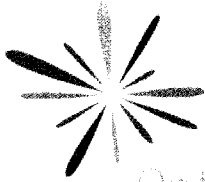
You may already be aware that many LGBT seniors retreat to the closet, returning to the shadows as they become less integrated with their larger social fabric of San Francisco. We need to move forward with LGBT-welcoming, low-income senior housing now. Thank you for your support.

Sincerely,

Eric Chow
Senior Strategy Advisor

Option**ONE** Care at Home

315 Montgomery Street, Suite 816 ■ San Francisco CA 94104 ■ ph 415 829 4279 ■ fx 415 829 4281 ■ www.optiononecareathome.com



Option**ONE**

Care. The way it should be.

RECEIVED

JUL 23 2011

CITY & COUNTY OF S.F.
DEPT. OF SOCIAL SERVICES
COMMUNITY CARE DIVISION

July 22, 2011

Linda Avery
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear San Francisco Planning Commissioners:

OptionONE Care at Home is in strong support of the project sponsored by Openhouse to develop 55 Laguna Street as affordable housing, and that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors.

As you likely know, the Openhouse project will consist of 109 critically needed low-income apartments, with on-site services and a senior community center – thus creating a vital hub for San Francisco's LGBT seniors, where they're find the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

The Openhouse project at 55 Laguna will replace an abandoned and dilapidated facility with a vibrant, mixed-income community, and will help mitigate a chronic shortage of affordable local housing. With Openhouse as sponsor, this senior housing development will help to ensure a welcoming home for many vulnerable seniors.

You may already be aware that many LGBT seniors retreat to the closet, returning to the shadows as they become less integrated with their larger social fabric of San Francisco. We need to move forward with LGBT-welcoming, low-income senior housing now. Thank you for your support.

Sincerely,

Raymond Kong
Care Director & Human Resource Manager

Option**ONE** Care at Home

315 Montgomery Street, Suite 816 ■ San Francisco CA, 94104 ■ ph 415 829 4279 ■ fx 415 829 4281 ■ www.optiononecareathome.com

Sample Message to Planning Commission (Please copy Openhouse on letters and e-mails)

LINDA AVERY
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear San Francisco Planning Commission,

I am writing to urge you to support the development at 55 Laguna St. The 55 Laguna development is critical because it includes urgently needed affordable housing being built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

The 55 Laguna development replaces a virtually abandoned and dilapidated site with a vibrant mixed-income community. At a time when so little funding is available for housing and services, this project is critical. The project addresses a chronic shortage of affordable housing in San Francisco; and, with Openhouse as the sponsor, the senior housing will ensure a welcoming home for vulnerable seniors, including those who are LGBT.

A system in which LGBT seniors retreat to the closet, return to the shadows and are no longer fully integrated into the larger social fabric of San Francisco is intolerable. Not here, not today, not ever. We need to move forward with LGBT-welcoming, low-income senior housing now. Thank you for your support.

Sincerely, *John Amend*

Your Name *John Amend*
Address *44 Macdonald Lane, Unit 6E, San Francisco 94133*

Planning Commissioner Contact Information

Linda Avery, Secretary
Linda.Avery@sfgov.org
415-558-6407

Please copy Openhouse on all letters and e-mails. Send them to: info@openhouse-sf.org or 870 Market St. Suite 458 San Francisco, CA 94102. Call (415) 296-8995 with questions and to let us know you can attend the August 4 Planning Commission meeting!

Sample Message to Planning Commission (Please copy Openhouse on letters and e-mails)

LINDA AVERY
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103


Dear San Francisco Planning Commission,

I am writing to urge you to support the development at 55 Laguna St. The 55 Laguna development is critical because it includes urgently needed affordable housing being built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced “back into the closet” in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

The 55 Laguna development replaces a virtually abandoned and dilapidated site with a vibrant mixed-income community. At a time when so little funding is available for housing and services, this project is critical. The project addresses a chronic shortage of affordable housing in San Francisco; and, with Openhouse as the sponsor, the senior housing will ensure a welcoming home for vulnerable seniors, including those who are LGBT.

A system in which LGBT seniors retreat to the closet, return to the shadows and are no longer fully integrated into the larger social fabric of San Francisco is intolerable. Not here, not today, not ever. We need to move forward with LGBT-welcoming, low-income senior housing now. Thank you for your support.

Sincerely, 
Your Name *H. Macougray Lane*
Address *San Francisco 94133*

Planning Commissioner Contact Information

Linda Avery, Secretary
Linda.Avery@sfgov.org
415-558-6407

Please copy Openhouse on all letters and e-mails. Send them to: info@openhouse-sf.org or 870 Market St. Suite 458 San Francisco, CA 94102. Call (415) 296-8995 with questions and to let us know you can attend the August 4 Planning Commission meeting!

July 15, 2011

Dear Martin,

Openhouse is ready to design and build its first LGBT-welcoming senior community at 55 Laguna Street! Appropriately, this first community will be targeted at those most in need—low-income seniors. We need to show the Planning Commission how much need and support there is for the project. **You can help by:**

1. Sending a letter to the San Francisco Planning Commission (see reverse for sample letter and contact information).
2. Completing and returning the included post card. Please include your address, phone and e-mail so that we can update you quickly about 55 Laguna and upcoming events.
3. Attending the Planning Commission hearing on August 4. More details will follow by phone or e-mail. It is critical that the Planning Commission see your support! Please call Openhouse at (415) 296-8995 to let us know if you can attend.

The Mayor's Office of Housing (MOH) remains committed to supporting Openhouse, but we still need to mobilize a significant show of support. Openhouse plans to build 109 apartments, which will all be rented to people 55 and over who are low-income. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

One LGBT senior living with HIV wrote to the Planning Commission that he was forced to leave San Francisco at age 62 after being displaced from his rent-controlled apartment. A lesbian elder, now living in subsidized housing in the North Bay, wrote that she desperately misses her community of friends, contacts and medical support. "I need the exact kind of housing that Openhouse will sponsor," she said.

Putting in place the housing and services necessary to age with dignity and grace is a vital need for today's LGBT seniors and the wave of Baby Boomers to follow. The Planning Commission must vote on August 4, 2011 to move the project forward. We need to demonstrate to the Commissioners how important LGBT-friendly, affordable senior housing is to our community. Please let us know if you can attend on August 4. We will let you know the exact time as soon as possible. Thank you so much for your support.

Sincerely,



Seth Kilbourn
Executive Director

LINDA AVERY
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear San Francisco Planning Commission,

I am writing to urge you to support the development at 55 Laguna. This development is critical because it includes urgently needed affordable housing for LGBT seniors. Openhouse that will be welcoming to and inclusive of lesbian, gay (LGBT) seniors. Openhouse plans to build 109 critically needed low-income housing units. This building will also include on-site services and a senior community center. This development ensures that LGBT seniors across the City will have a central place to get the help they need to live healthy lives.

For decades, thousands of LGBT people have come to San Francisco and found acceptance. Today more than 25,000 LGBT people over 55 live in the City. With increasing needs, the pioneers of this migration were (and continue to be) "in the closet" in order to receive quality care or move into residential facilities. Many have had to relocate, leave dear friends behind, and, all too often, live alone.

The 55 Laguna development replaces a virtually abandoned and vibrant mixed-income community. At a time when so little funding is available for housing and services, this project is critical. The project addresses a chronic need for affordable housing in San Francisco; and, with Openhouse as the sponsor, ensures a welcoming home for vulnerable seniors, including those who have been in the closet.

A system in which LGBT seniors retreat to the closet, return to the closet, or are not fully integrated into the larger social fabric of San Francisco is intolerable. We need to move forward with LGBT-welcoming, low-income housing. Thank you for your support.

Sincerely,

Your Name

Address

Juan Crosetto

D.A. Box 14103

J.F. 9411

Sample Message to Planning Commission (Please copy Openhouse on letters and e-mails)

LINDA AVERY
Secretary
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RECEIVED

JUL 23 2011

CITY & COUNTY OF S.F.
DEPT. OF PLANNING
RECEIVED

Dear San Francisco Planning Commission,

I am writing to urge you to support the development at 55 Laguna St. The 55 Laguna development is critical because it includes urgently needed affordable housing being built by Openhouse that will be welcoming to and inclusive of lesbian, gay, bisexual, and transgender (LGBT) seniors. Openhouse plans to build 109 critically needed low-income apartments. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

For decades, thousands of LGBT people have come to San Francisco to find personal freedom and acceptance. Today more than 25,000 LGBT people over 55 live here. As older adults with increasing needs, the pioneers of this migration were (and continue to be) forced "back into the closet" in order to receive quality care or move into residential facilities. They are being forced to relocate, leave dear friends behind, and, all too often, live alone and isolated.

The 55 Laguna development replaces a virtually abandoned and dilapidated site with a vibrant mixed-income community. At a time when so little funding is available for housing and services, this project is critical. The project addresses a chronic shortage of affordable housing in San Francisco; and, with Openhouse as the sponsor, the senior housing will ensure a welcoming home for vulnerable seniors, including those who are LGBT.

A system in which LGBT seniors retreat to the closet, return to the shadows and are no longer fully integrated into the larger social fabric of San Francisco is intolerable. Not here, not today, not ever. We need to move forward with LGBT-welcoming, low-income senior housing now. Thank you for your support.

Sincerely, *Mary Nordseth*

Your Name *MARY NORDSETH*
Address *1320 Addison St, C-135, Berkeley CA 94702*

Planning Commissioner Contact Information

Linda Avery, Secretary
Linda.Avery@sfgov.org
415-558-6407

Please copy Openhouse on all letters and e-mails. Send them to: info@openhouse-sf.org or 870 Market St. Suite 458 San Francisco, CA 94102. Call (415) 296-8995 with questions and to let us know you can attend the August 4 Planning Commission meeting!

July 15, 2011

Dear Mary,

Openhouse is ready to design and build its first LGBT-welcoming senior community at 55 Laguna Street! Appropriately, this first community will be targeted at those most in need—low-income seniors. We need to show the Planning Commission how much need and support there is for the project. **You can help by:**

1. Sending a letter to the San Francisco Planning Commission (see reverse for sample letter and contact information).
2. Completing and returning the included post card. Please include your address, phone and e-mail so that we can update you quickly about 55 Laguna and upcoming events.
3. Attending the Planning Commission hearing on August 4. More details will follow by phone or e-mail. It is critical that the Planning Commission see your support! Please call Openhouse at (415) 296-8995 to let us know if you can attend.

The Mayor's Office of Housing (MOH) remains committed to supporting Openhouse, but we still need to mobilize a significant show of support. Openhouse plans to build 109 apartments, which will all be rented to people 55 and over who are low-income. The building will also include on-site services and a senior community center. Residents and LGBT seniors across the City will have a central place to get the help they need to live independent and healthy lives.

One LGBT senior living with HIV wrote to the Planning Commission that he was forced to leave San Francisco at age 62 after being displaced from his rent-controlled apartment. A lesbian elder, now living in subsidized housing in the North Bay, wrote that she desperately misses her community of friends, contacts and medical support. "I need the exact kind of housing that Openhouse will sponsor," she said.

Putting in place the housing and services necessary to age with dignity and grace is a vital need for today's LGBT seniors and the wave of Baby Boomers to follow. The Planning Commission must vote on August 4, 2011 to move the project forward. We need to demonstrate to the Commissioners how important LGBT-friendly, affordable senior housing is to our community. Please let us know if you can attend on August 4. We will let you know the exact time as soon as possible. Thank you so much for your support.

Sincerely,



Seth Kilbourn
Executive Director

Fred Campbell
1080 Jennings Ave. #320
Santa Rosa CA 95401

RECEIVED

JUL 23 2011

CITY & COUNTY OF S.F.
DEPT. OF CITY PLANNING
ADMINISTRATION

To the San Francisco Planning Commission,

I am writing to urge you to support the development a 55 Laguna St. This development is critical to Very Low Income seniors that urgently need housing that San Francisco so scarcely offers.

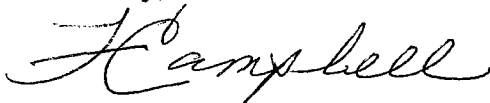
Low-Income senior are forced to leave a city that has been there work place and home for 30 years and more.

At 62, I was forced to leave the city because my very low income would not allow me find housing, such as, HUD-62 or older, Very Low Income Housing.

I have felt the San Francisco Housing Organizers ignore some who may not spend enough money in its diverse city.

The dilapidated site that is will be refurbished by Openhouse is a much need facility that will honor the San Francisco CA, elderly.

Sincerely,



Fred Campbell
1080 Jennings Ave #320
Santa Rosa, CA 95401