



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: FEBRUARY 28, 2013

### CONSENT CALENDAR

*Date:* February 21, 2013  
*Case No.:* **2012.1459 CV**  
*Project Address:* **3221 20<sup>th</sup> Street**  
*Zoning:* RH-3 (Residential House, Three-Family)  
45-X Height and Bulk District  
*Block/Lot:* 3612/071  
*Project Sponsor:* New Door Ventures, Inc.  
3075 21<sup>st</sup> Street  
San Francisco, CA 94110  
*Staff Contact:* Brittany Bendix – (415) 575-9114  
Brittany.bendix@sfgov.org  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project Sponsor is seeking a Conditional Use authorization to establish a large institutional use (d.b.a. New Door Ventures) of approximately 14,250 square-feet at the subject property. The Project Sponsor is a non-profit organization, currently operating at 3075 21<sup>st</sup> Street, which provides a life- and job-skills training program for youth between the ages of 16 and 21. The Project Sponsor is relocating operations to the subject property in order to better facilitate the growing participation of youth in the program. The Project will not expand or alter the existing building volume, nor does it include changes to the façade. Additionally, the Project will not add any off-street parking spaces to the property and is seeking a Variance from Planning Code Section 151.

### SITE DESCRIPTION AND PRESENT USE

The Project is located on the southern side of 20<sup>th</sup> Street, between Treat Avenue and Harrison Street, Lot 071 in Assessor's Block 3612. The property is located within an RH-3 (Residential House, Three-Family) Zoning District and a 45-X Height and Bulk District. The 4,750 square-foot parcel has 50 feet of frontage on 20<sup>th</sup> Street and is developed with a three-story light-industrial building that covers the entire lot. The lot is 95 feet deep. The building was constructed circa 1925 and does not include off-street parking spaces. The last known legal use of the building was light-manufacturing; however, commercial office tenants have occupied the building for at least the past 22 years.<sup>1</sup> Most recently the offices of a telecom service provider, Telekenex, occupied the building's entire 14,250 gross square-feet of floor area.

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<sup>1</sup> The December 1991 Pacific Bell Street Address Telephone Directory lists the following tenants: Adinifinitum Films – Bilingual Film and Video, West Coast Realty & Investments, and Mora Architects.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is situated at the center of the Mission neighborhood which is generally bounded by Guerrero Street to the west, Potrero Avenue to the east, Division Street to the north and Cesar Chavez Street to the south. This neighborhood is characterized by its mixture of light-industrial, commercial, residential and institutional uses; as well as its diverse socio-economic population of residents and laborers. Immediately adjacent to and west of the subject property is a series of four, two- to three-story, two-family dwellings. East of the property is a two-story two-family dwelling and a two-story multi-unit apartment with a retail café (d.b.a Café Gratitude) that occupies the ground-floor corner commercial space. Directly across from the subject property is the soccer field for a secondary school (d.b.a. John O’Connell High School). Directly behind the subject property is partial mid-block open space and a 28-unit live work building. The surrounding properties are within RH-3 and UMU (Urban Mixed Use) Zoning Districts.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	February 8, 2013	February 8, 2013	20 days
Posted Notice	20 days	February 8, 2013	February 8, 2013	20 days
Mailed Notice	10 days	February 18, 2013	February 15, 2013	13 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## **PUBLIC COMMENT**

- On February 4, 2013, the San Francisco Youth Commission adopted a resolution calling on the Planning Commission to authorize the subject Project.
- The Department has received 9 letters in support of the proposal.
- The Department has not received any opposition to the Project at this time.

## **ISSUES AND OTHER CONSIDERATIONS**

- The proposed change of use brings the Property’s land use into greater conformance with the Planning Code relative to the size and intensity of the site’s historic and recent land uses.
- The Project provides life- and job-skills training to youth between the ages of 16 and 21 who are disconnected from employment and education. The programming also provides access to a social service that can help reduce homelessness and risk of homelessness in San Francisco.
- New Door’s programming includes access to both vocational skills training and paid internships with local businesses and non-profits. Additionally, the proposed location, readily accessible by

local and regional public transit, will reinforce the accessibility of the program's social services to its citywide and regional participants.

- The proximity of the subject site to various organizations and institutions, such as John O'Connell High School and the Mission Community Recreation Center, will enable the groups to work collaboratively and share resources to maximize their efficiency and impact.
- The expansion of New Door's operations will facilitate up to 30 full-time employees on-site.

## **VARIANCE**

The Project Sponsor is seeking a parking variance, which will be considered by the Zoning Administrator. Although the proposal does not include any physical expansion of the existing building envelope or floor areas, Planning Code Section 151 requires 17 off-street parking spaces. Historically, the subject building has not provided off-street parking. The anticipated demand for parking relative to the clientele and employees of the proposed use is minimal. The majority of trips are expected to be by public transit, bicycle or foot.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a large institutional use, within an RH-3 (Residential House, Three-Family) Zoning District, pursuant to Planning Code Sections 185 and 303.

## **BASIS FOR RECOMMENDATION**

- The Project brings the use of the property into greater compliance with the General Plan and Planning Code.
- The expansion will also serve to foster the continued success of other institutional and social service establishments clustered in this area.
- The District is well served by transit, therefore program participants and employees should not impact traffic.
- The Project will serve at-risk youth and has a history of securing jobs and housing its participants.
- The project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### **Attachments:**

Block Book Map

Sanborn Map

Aerial Photographs

Transit Map

Project Sponsor Submittal, including:

- Reduced Plans
- Site Photographs
- Correspondence in Support

Attachment Checklist:

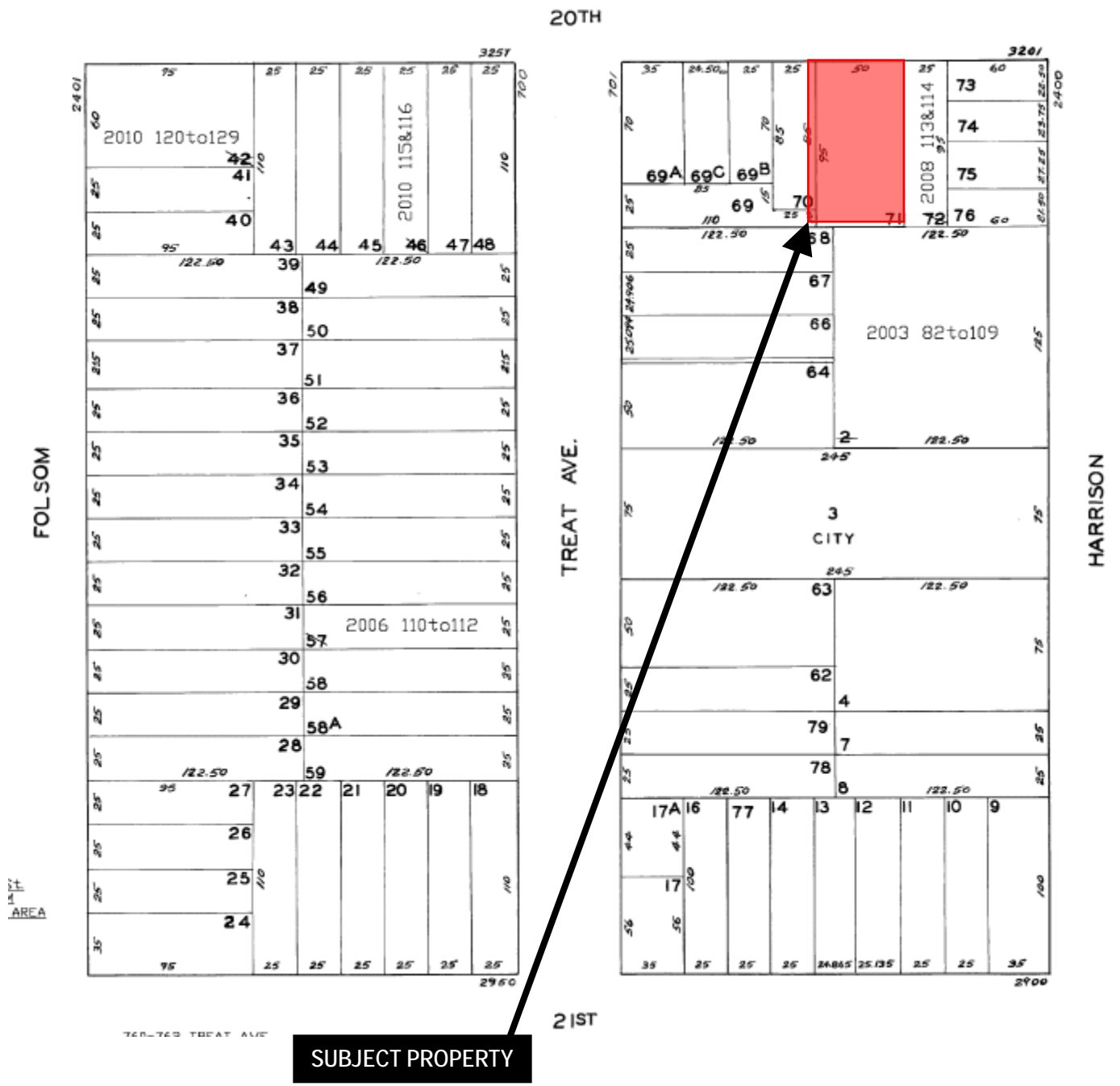
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" 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 checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> RF Report   |
| <input checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Community Meeting Notice  |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input type="checkbox"/> Residential Pipeline  |

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

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Planner's Initials

BB: G:\DOCUMENTS\Conditional Use\3221 20th Street - NCU 185\ExecutiveSummary.doc

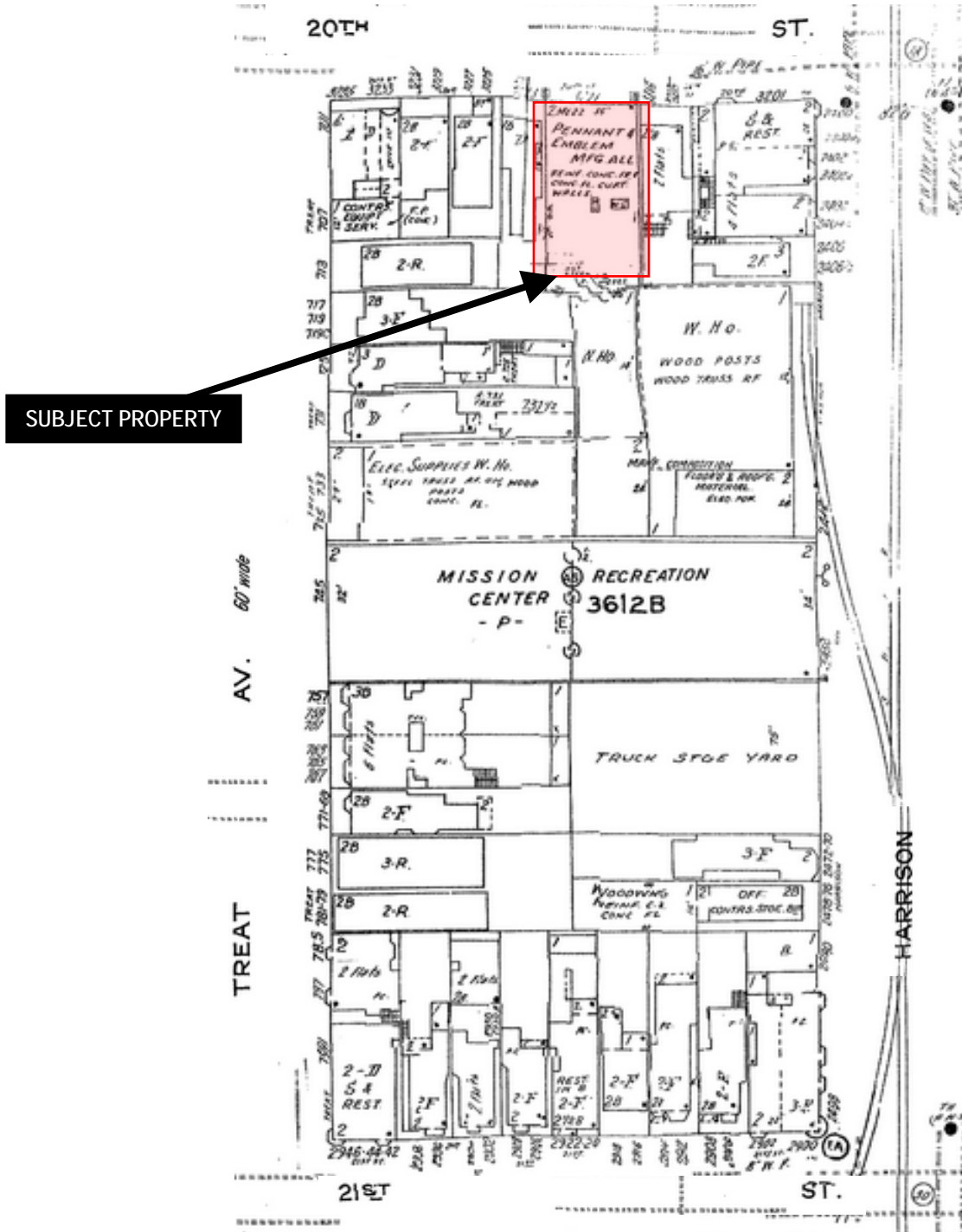
# Parcel Map



Conditional Use Authorization  
 Case Number 2012.1459CV  
 New Door Ventures  
 3221 20<sup>th</sup> Street



# Sanborn Map\*



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



Conditional Use Authorization  
Case Number 2012.1459CV  
New Door Ventures  
3221 20th Street

# Aerial Photo

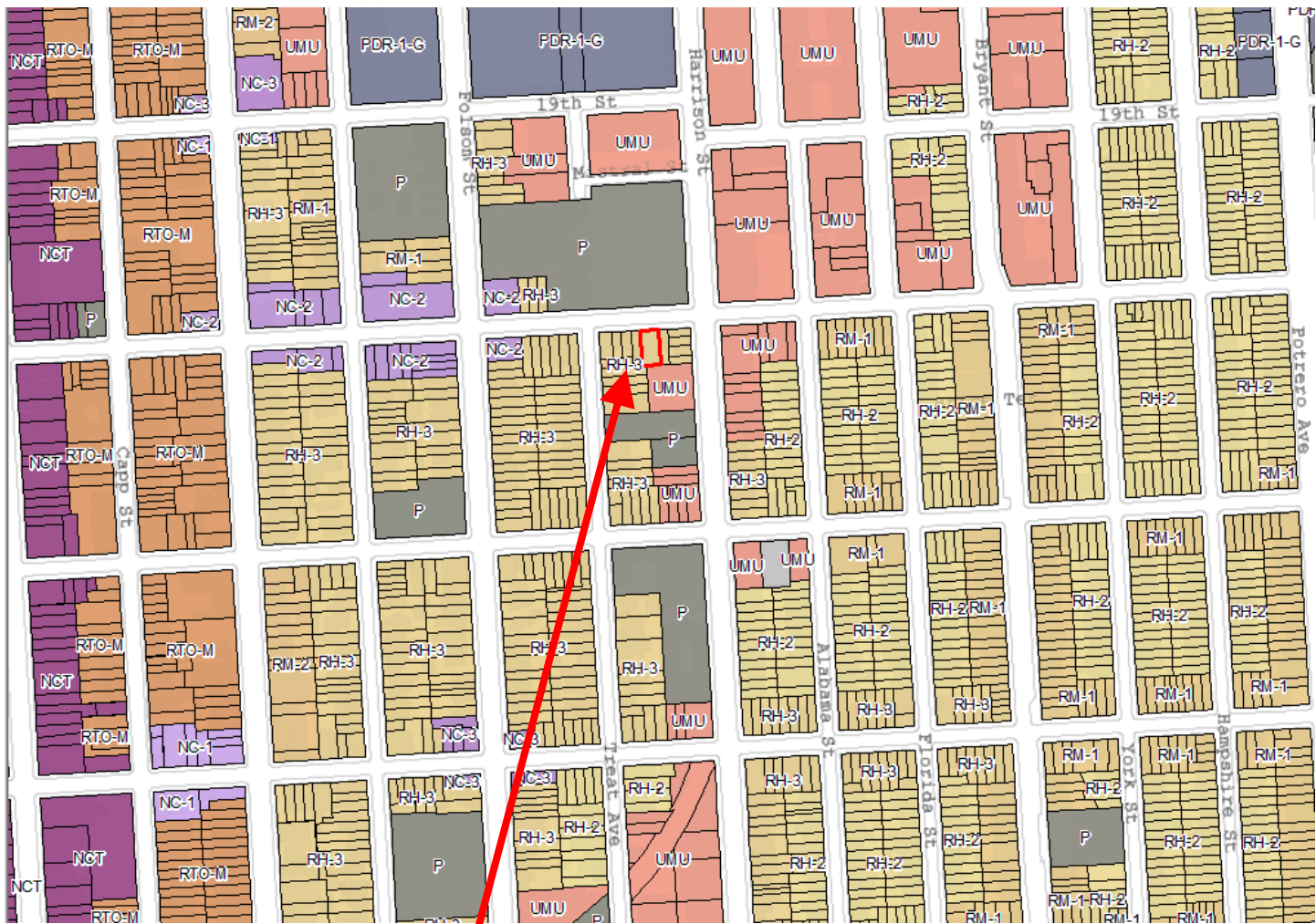


**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2012.1459CV  
New Door Ventures  
3221 20<sup>th</sup> Street

# Zoning Map



**SUBJECT PROPERTY**



Conditional Use Authorization  
**Case Number 2012.1459CV**  
 New Door Ventures  
 3221 20<sup>th</sup> Street

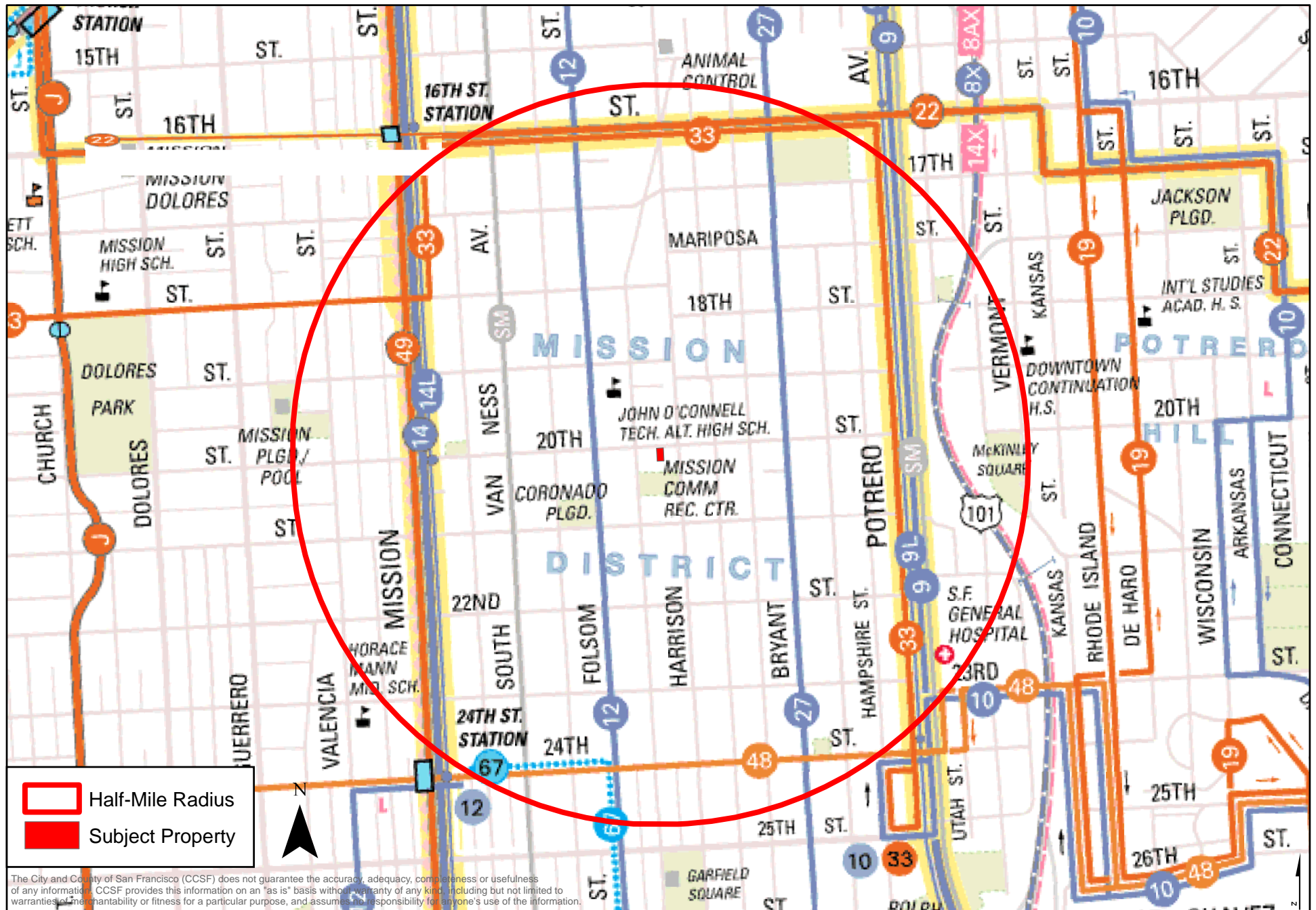


# Site Photo

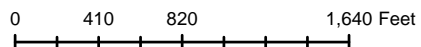


Conditional Use Authorization  
Case Number 2012.1459CV  
New Door Ventures  
3221 20<sup>th</sup> Street

# Public Transit Options within One-Half Mile of the Property



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





# 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

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## Planning Commission Draft Motion

HEARING DATE: FEBRUARY 28, 2013

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 Brittany.bendix@sfgov.org

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 185(e) AND 303 TO ESTABLISH A LARGE INSTITUTIONAL USE (D.B.A. NEW DOOR VENTURES) OF APPROXIMATELY 14,250 GROSS SQUARE-FEET WITHIN AN EXISTING BUILDING IN AN RH-3 (RESIDENTIAL HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On December 20, 2012, New Door Ventures, Inc. (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 185 to establish a large institutional use (d.b.a. New Door Ventures) of approximately 14,250 gross square-feet within an existing building in an RH-3 (Residential House, Three-family) Zoning District and a 45-X Height and Bulk District.

On February 28, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1459C.

On February 12, 2013, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.1459C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the southern side of 20<sup>th</sup> Street, between Treat Avenue and Harrison Street, Lot 071 in Assessor's Block 3612. The property is located within an RH-3 (Residential House, Three-Family) Zoning District and a 45-X Height and Bulk District. The 4,750 square-foot parcel has 50 feet of frontage on 20<sup>th</sup> Street and is developed with a three-story light-industrial building that covers the entire lot. The lot is 95 feet deep. The building was constructed circa 1925 and does not include off-street parking spaces. The last known legal use of the building was light-manufacturing; however, commercial office tenants have occupied the building for at least the past 22 years.<sup>1</sup> Most recently the offices of a telecom service provider, Telekenex, occupied the building's entire 14,250 gross square-feet of floor area.
3. **Surrounding Properties and Neighborhood.** The project site is situated at the center of the Mission neighborhood which is generally bounded by Guerrero Street to the west, Potrero Avenue to the east, Division Street to the north and Cesar Chavez Street to the south. This neighborhood is characterized by its mixture of light-industrial, commercial, residential and institutional uses; as well as its diverse socio-economic population of residents and laborers. Immediately adjacent to and west of the subject property is a series of four, two- to three-story, two-family dwellings. East of the property is a two-story two-family dwelling and a two-story multi-unit apartment with a retail café (d.b.a Café Gratitude) that occupies the ground-floor corner commercial space. Directly across from the subject property is the soccer field for a secondary school (d.b.a. John O'Connell High School). Directly behind the subject property is partial mid-block open space and a 28-unit live work building. The surrounding properties are within RH-3 and UMU (Urban Mixed Use) Zoning Districts.

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<sup>1</sup> The December 1991 Pacific Bell Street Address Telephone Directory lists the following tenants: Adinifinitum Films – Bilingual Film and Video, West Coast Realty & Investments, and Mora Architects.

The subject property is well served by local and regional public transit. There are ten MUNI bus routes that stop within a half-mile of the project site; as well as connections to regional bus lines such as, Golden Gate Transit and Samtrans. Two Bart Stations are also within a mile of the Project.

4. **Project Description.** The Project Sponsor is seeking a Conditional Use authorization to establish a large institutional use (d.b.a. New Door Ventures) of approximately 14,250 square-feet at the subject property. The Project Sponsor is a non-profit organization, currently operating at 3075 21<sup>st</sup> Street, which provides a life- and job-skills training program for youth between the ages of 16 and 21. The Project Sponsor is relocating operations to the subject property in order to better facilitate the growing participation of youth in the program. The Project will not expand or alter the existing building volume, nor does it include changes to the façade. Additionally, the Project will not add any off-street parking spaces to the property and is seeking a Variance from Planning Code Section 151.
5. **Public Comment.** On February 4, 2013, the San Francisco Youth Commission adopted a resolution calling on the Planning Commission to authorize the subject Project. Additionally, the Department has 9 letters in support of the proposal. The Department has not received any opposition to the Project at this time.
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. **Neighborhood Notification.** Planning Code Section 311 requires neighborhood notification to all owners and occupants within a 150-foot radius of the project site to change a use in a Residential District.

*The project proposal is to change the use of the subject building from light-industrial to large institutional and therefore, requires neighborhood notification. Section 311 notification was conducted in conjunction with the Conditional Use authorization notification.*

- B. **Large Institutional Use – Assembly and Social Service.** Planning Code Section 185(e) allows for the continuation of a nonconforming use in an RH-3 Zoning District provided that the use is approved as a conditional use authorization pursuant to Section 303 of the Code and that future alterations to the site comply with Planning Code Sections 180 through 183.

*The project site is located in an RH-3 Zoning District which does not permit the establishment of social service uses. However, pursuant to Planning Code Section 185(e), a nonconforming use can continue so long as the applicant seeks Conditional Use authorization from the Planning Commission. Accordingly, the Project Sponsor is requesting Conditional Use authorization to continue a nonconforming use at the site and establish a social service use (d.b.a. New Door Ventures) on all three stories of the subject building.*

*The last occupant was a commercial office use and the last legal recorded use was industrial/light-manufacturing. Both uses are considered non-retail and are not permitted by even the most permissive Neighborhood Commercial Zoning District in the neighborhood – the Mission Street Neighborhood Transit Zoning District. Therefore, the Proposal would bring the Property's land use into greater conformity with the Planning Code. Additionally, any future land use proposals would be required to adhere to the controls of Article 1.7 which directs development changes towards greater conformity with the Planning Code.*

- C. **Off-Street Parking.** Planning Code Section 151 requires the Project provide one off-street parking space for every two classrooms and one off-street parking space for each 500 square-foot of occupied floor area dedicated to affiliated offices.

*The subject building was constructed prior to the adoption of the Planning Code and does not provide any off-street parking spaces. Industrial and manufacturing uses are required by Planning Code Section 151 to provide one off-street parking space for every 1,500 square-foot of occupied floor area. The subject building has an occupied floor area of approximately 12,100 square feet and has an existing non-complying off-street parking deficiency of eight spaces. The subject proposal includes eight classrooms and approximately 10,400 square-feet of occupied floor are dedicated to affiliated offices and workspace. This configuration results in a requirement of 25 off-street parking spaces. However, this requirement is further reduced by the property's existing legal non-complying deficiency of eight spaces. Therefore, Planning Code Section 151 requires that the project provide a total of 17 spaces. The Project Sponsor is seeking a Variance from this requirement.*

- D. **Bicycle Parking.** Planning Code Section 155.4 requires a major change of use to provide 3 Class-1 or Class-2 bicycle facilities when the total gross square footage of the use is greater than 10,000 square-feet and less than 20,000 square-feet.

*Planning Code Section 155.4 defines a major change of use as an alteration that changes over 10,000 square-feet of the building's land uses. The proposal is to convert the building's 14,250 gross square-feet of industrial use to a large institutional use. The Project includes a minimum of three Class-1 or Class-2 bicycle spaces.*

- E. **Diaper Changing Stations.** Planning Code Section 168 requires that all new public-serving establishments must provide a safe, sanitary and convenient baby diaper-changing station, deck table or similar amenity, at each floor level containing publicly accessible restrooms. This baby-diaper change accommodation must be accessible to both men and women.

*Per Planning Code Section 168(a)(1) a social service use is considered a public-serving establishment. Given that the Project will establish a new public-serving establishment, the proposal includes a diaper changing station in both men and women restrooms on each floor the building.*

7. **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 proposed change of use brings the Property's land use into greater conformance with the Neighborhood Commercial Zoning District controls relative to the size and intensity of the site's historic and recent land uses. Furthermore, the site's centrality to the broader neighborhood and proximity to John O'Connell High School, the Mission Community Recreation Center, Jose Coronado Playground and George Moscone Elementary, increase the reach of the social services offered. The Project also provides services to a traditionally underserved target population. This Project is necessary and desirable to the immediate neighborhood and San Francisco community at-large.*

- 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 Project will not increase the size of the building or include alterations to the façade.*

- 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;

*Although the proposal requests a Variance from the off-street parking requirements of Planning Code Section 151, the anticipated demand for parking relative to the clientele and employees of the proposed use is minimal. The majority of trips are expected to be by public transit, bicycle or foot. Furthermore, the site is historically non-complying in regards to the off-street parking requirements of the Planning Code.*

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

*The nature of the use is such that noxious or offensive emissions are not anticipated. The activity programming includes workshops for groups of 15-25 youth participants and one-on-one meetings between the hours of 9 a.m. and 7 p.m. Monday through Friday.*

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

*Landscaping is not proposed as the building has no front setback. The Planning Department shall review all proposed signs under separate permit applications. Lighting on-site will be considered by the Project Sponsor as necessary.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

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

## **MISSION AREA PLAN**

### **Objectives and Policies**

#### **OBJECTIVE 1.3:**

INSTITUTE FLEXIBLE "LEGAL NON-CONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN THE MISSION.

#### **Policy 1.3.1:**

Continue existing, legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.

*The Project proposes to continue a non-residential use at the Property, which was originally constructed circa 1925 as an industrial building and has been used as an office building since the early 1990s. By enabling the continuation of the legal nonconforming building, the conversion of the existing non-residential and non-retail use to an institutional use brings the building into greater conformance with the Planning Code.*

#### **OBJECTIVE 6.2:**

INCREASE ECONOMIC SECURITY FOR WORKERS BY PROVIDING ACCESS TO SOUGHT-AFTER JOB SKILLS.

#### **Policy 6.2.1:**

Provide workforce development training for those who work in and live in the Eastern Neighborhoods, particularly those who do not have a college degree.

*The Project Sponsor provides life- and job-skills training to youth between the ages of 16 and 21 who are disconnected from employment and education. Beyond classroom workshops and one-on-one counseling/tutoring, the program also facilitates paid internships between participants and over 30 local businesses. New Door also operates two social enterprise businesses with internship opportunities; a bicycle shop (d.b.a. Pedal Revolution) at 3085 21<sup>st</sup> Street, and a t-shirt printing shop (d.b.a. Ashbury Images) at 1661*



*Tennessee Street. To date, 87% of all New Door graduates either have a permanent job or are enrolled at school within six months of completing the program.*

**OBJECTIVE 7.2:**

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS.

**Policy 7.2.1:**

Promote the continued operation of existing human and health services that serve low-income and immigrant communities in the Eastern Neighborhoods.

**Policy 7.2.2:**

Encourage new facilities and spaces for providers of services such as English as a Second Language, employment training services, art, education and youth programming.

*Approximately 8,000 (10%) of San Francisco youths aged 16-24 are disconnected from education, employment and social supports that are needed for a successful transition to adulthood. In 2011, New Door received 500 applications for 133 available positions in their program. Moving from their current location at 3075 21<sup>st</sup> Street will enable the program to accommodate an estimated 500 youth throughout the year. The increase in programming and capacity made available by the proposed Project will perpetuate an existing program that serves various communities within the Eastern Neighborhoods.*

**HOUSING ELEMENT**

**Objectives and Policies**

**OBJECTIVE 6:**

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS

**Policy 6.2:**

Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.

*Approximately 65% of New Door participants have a history of homelessness. The successful transition from adolescence into self-sufficient adulthood is a principal focus of New Door's programming. To date, 100% of the youth that enter New Door's program as homeless or at risk of homelessness are able to maintain stable housing within six months. The Project will accommodate an access to a social service that can help reduce the homelessness and risk of homelessness in San Francisco.*

**COMMERCE AND INDUSTRY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3:**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

**Policy 3.2:**

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

**Policy 3.3:**

Emphasize job training and retraining programs that will impart skills necessary for participation in the San Francisco labor market.

*New Door's programming includes access to both vocational skills training and paid internships with local businesses and non-profits. In 2011, the program was able to provide 133 jobs for youth; an increase from 44 positions provided in 2008. The Project will enable the program to continue to grow and expand the number of employment opportunities to youths between the ages of 15 and 25.*

**OBJECTIVE 4:**

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

**Policy 4.3:**

Carefully consider public actions that displace existing viable industrial firms.

*The Project results in the loss of an industrial use; however, the industrial activities are non-conforming in regards to the residential zoning. Furthermore, the industrial use has been abandoned for at least 20 years. The proposed institutional use is in greater conformity with the Planning Code and General Plan. Additionally, the social services provided include job-skills training that will continue to contribute to the City's industrial arts and manufacturing sectors.*

**OBJECTIVE 7:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

**Policy 7.2:**

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

**Policy 7.3:**

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the City.

*The proposed location, readily accessible by regional public transit, will reinforce the accessibility of the program's social services to its citywide and regional participants. The facilitation of this network enhances the City's overall position as a center for progressive and successful social services.*

## TRANSPORTATION ELEMENT

### Objectives and Policies

#### OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

#### Policy 2.2:

Reduce pollution, noise and energy consumption.

*The Project is located within one-half mile from 10 MUNI bus routes and regional transfers with Samtrans and Golden Gate Transit. The Project is also within one-mile from the 16<sup>th</sup> Street and 24<sup>th</sup> Street BART stations. In addition to multiple public transit options, the site is well served by the San Francisco bicycle route network and within a block from the Harrison Street route.*

## COMMUNITY FACILITIES ELEMENT

### Objectives and Policies

#### OBJECTIVE 9:

ASSURE THAT INSTITUTIONAL USES ARE LOCATED IN A MANNER THAT WILL ENHANCE THEIR EFFICIENT AND EFFECTIVE USE.

#### Policy 9.1:

Locate institutional uses according to the Institutional Facilities Plan.

*The Institutional Facilities Plan encourages the maximization of efficiency and effectiveness for institutional uses. The Project is located directly across the street from John O'Connell High School and is on the same block as the Mission Community Recreation Center. The proximity of these sites enables the various organizations and institutions to work collaboratively and share resources in a manner that promotes social service activities within the served communities.*

9. **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 be enhanced.

*The Project does not include a retail use, nor is it displacing a retail use. The social services provided on-site will equip participants to meet labor demands of neighborhood-serving uses.*

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

*The existing dwelling units in the surrounding neighborhood will not be adversely affected as New Door is already a neighbor, operating at 3075 21<sup>st</sup> Street.*

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

*No housing is removed for this Project.*

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

*The site is well-served by public transit and is accessible to multiple regional rail and bus lines. The site is also situated within a neighborhood that has an extensive and growing bicycle network.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project displaces an industrial land use that is considered incompatible with the existing residential zoning; thereby bringing the property into greater compliance with the Planning Code. Additionally, the scope of programming provided by the proposed social service will enhance the City's labor force dedicated to the industrial arts and manufacturing sector.*

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

*The Project proposes no alterations to the Property other than internal tenant improvements. All work will be done consistently with the appropriate Building Codes.*

- G. That landmarks and historic buildings be preserved.

*The existing building was deemed ineligible for listing on the local, state or national historic registers as part of the South Mission Historic Resource Survey. The building is also not in an identified historic district.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

10. 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.
  
11. 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. 2012.1459C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 5, 2013, and stamped "EXHIBIT B", 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 February 28, 2013.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 28, 2013

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to establish a large institutional use (d.b.a. New Door Ventures) located at 3221 20<sup>th</sup> Street pursuant to Planning Code Section(s) 185(e) and 303 within an RH-3 (Residential House, Three-Family) Zoning District and a 45-X Height and Bulk District; in general conformance with plans, dated February 5, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2012.1459C and subject to conditions of approval reviewed and approved by the Commission on February 28, 2013, under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 28, 2013, under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity 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](http://www.sf-planning.org).*

2. **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](http://www.sf-planning.org)*

### PARKING AND TRAFFIC

3. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than three Class 1 or Class 2 bicycle parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### PROVISIONS

4. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*



5. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING

6. **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](http://www.sf-planning.org)*

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

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

change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# CEQA Categorical Exemption Determination

## Property Information/Project Description

PROJECT ADDRESS

3221 20th ST

BLOCK/LOT(S)

3612/071

CASE NO.

2012-1459E

PERMIT NO.

PLANS DATED

Addition/ Alteration (detailed below)

Demolition (requires HRER if over 50 years old)

New Construction

### STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**  
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**  
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

**NOTE:**  
If neither class applies, an *Environmental Evaluation Application* is required.

### STEP 2 CEQA IMPACTS ( To be completed by Project Planner )

If ANY box is initialed below an *Environmental Evaluation Application* is required.

\_\_\_\_\_ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

\_\_\_\_\_ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

\_\_\_\_\_ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?  
*Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)*

\_\_\_\_\_ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EPArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

\_\_\_\_\_ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?  
*Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area*

\_\_\_\_\_ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?  
*Refer to: EPArcMap > CEQA CatEx Determination Layers > Topography*

**NOTE:**  
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed With Categorical Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

**GO TO STEP 3**

**STEP 3** PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource** **GO TO STEP 5**
- Category B: Potential Historical Resource** ( over 50 years of age ) **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible** ( under 50 years of age ) **GO TO STEP 6**

**STEP 4** PROPOSED WORK CHECKLIST ( To be completed by Project Planner )

If condition applies, please initial.

- \_\_\_\_\_ 1. **Change of Use and New Construction** (tenant improvements not included).
- \_\_\_\_\_ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- \_\_\_\_\_ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- \_\_\_\_\_ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- \_\_\_\_\_ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- \_\_\_\_\_ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- \_\_\_\_\_ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- \_\_\_\_\_ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- \_\_\_\_\_ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**NOTE:**  
Project Planner must check box below before proceeding.

- Project is **not listed:**  
**GO TO STEP 5**
- Project **does not conform** to the scopes of work:  
**GO TO STEP 5**
- Project involves **4 or more** work descriptions:  
**GO TO STEP 5**
- Project involves **less than 4** work descriptions:  
**GO TO STEP 6**

**STEP 5** CEQA IMPACTS - ADVANCED HISTORICAL REVIEW ( To be completed by Preservation Planner )

If condition applies, please initial.

- \_\_\_\_\_ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- \_\_\_\_\_ 2. **Interior alterations to publicly-accessible spaces.**

- \_\_\_\_\_ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
  - \_\_\_\_\_ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
  - \_\_\_\_\_ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
  - \_\_\_\_\_ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
  - \_\_\_\_\_ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
  - \_\_\_\_\_ 8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**  
Specify: \_\_\_\_\_
  - \* \_\_\_\_\_ 9. **Reclassification of property status to Category C**
    - a. Per Environmental Evaluation Evaluation, dated: \_\_\_\_\_  
\* Attach Historic Resource Evaluation Report
    - b. Other, please specify: \_\_\_\_\_
- \_\_\_\_\_ \* Requires initial by Senior Preservation Planner / Preservation Coordinator

**NOTE:**  
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

**Further Environmental Review Required.**

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

**GO TO STEP 6**

\_\_\_\_\_  
Preservation Planner Initials

**Project Can Proceed With Categorical Exemption Review.**

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

**GO TO STEP 6**

\_\_\_\_\_  
Preservation Planner Initials

**STEP 6 CATEGORICAL EXEMPTION DETERMINATION** ( To be completed by Project Planner )

- Further Environmental Review Required.**  
Proposed Project does not meet scopes of work in either:  
(check all that apply)  
 Step 2 (CEQA Impacts) or  
 Step 5 (Advanced Historical Review)

**STOP!**

Must file *Environmental Evaluation Application*.

- No Further Environmental Review Required.** Project is categorically exempt under CEQA.

\_\_\_\_\_  
Planner's Signature

\_\_\_\_\_  
Print Name **Environmental Planner**

02/12/13  
\_\_\_\_\_  
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



# SAN FRANCISCO PLANNING DEPARTMENT

Date received:

## Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at [sfgov.org/planning](http://sfgov.org/planning).**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Ms. Pereira.

Monica Pereira  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9107, [monica.pereira@sfgov.org](mailto:monica.pereira@sfgov.org)

Chelsea Fordham or Jeanie Poling  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9071, [chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)  
(415) 575-9072, [jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org)

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings in 11x17 format (see "Additional Information" on page 4)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Applicant's Affidavit.** I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

11/16/2012

(For Staff Use Only) Case No.

2012.1459E

Address:

3221 20th St

Block/Lot:

**PART 2 – PROJECT INFORMATION**

Property Owner	<u>Akita Partnership</u>	Telephone No.	
Address	<u>3221 20<sup>th</sup> Street</u>	Fax No.	
	<u>San Francisco, CA 94110</u>	Email	
Project Contact	<u>John Kevlin</u>	Telephone No.	<u>(415) 567-9000</u>
Company	<u>Reuben &amp; Junius, LLP</u>	Fax No.	<u>(415) 399-9480</u>
Address	<u>One Bush Street, Suite 600</u>	Email	<u>jkevin@reubenlaw.com</u>
	<u>San Francisco, CA 94104</u>		

Site Address(es):	<u>3221 20<sup>th</sup> Street</u>		
Nearest Cross Street(s)	<u>Harrison Street &amp; Treat Avenue</u>		
Block(s)/Lot(s)	<u>3612/071</u>	Zoning District(s)	<u>RH-3</u>
Site Square Footage	<u>4,750 sf</u>	Height/Bulk District	<u>45-X</u>
Present or previous site use	<u>Office</u>		
Community Plan Area (if any)	<u>Eastern Neighborhoods</u>		

- Addition    
 Change of use    
 Zoning change    
 New construction  
 Alteration    
 Demolition    
 Lot split/subdivision or lot line adjustment  
 Other (describe)    
Re-tenanting    
Estimated Cost    
\$0

Describe proposed use Non-profit office

Narrative project description. Please summarize and describe the purpose of the project.  
See attached.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
<p>1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?</p> <p>If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?</p> <p>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3a. Would the project result in excavation or soil disturbance/modification greater than 8 feet below grade?</p> <p>If yes, how many feet below grade would be excavated? _____</p> <p>What type of foundation would be used (if known)? _____</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?</p> <p>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?</p> <p>If yes, please submit a <i>Tree Disclosure Statement</i>.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5. Would the project result in ground disturbance of 5,000 gross square feet or more?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6. Would the project result in any construction over 40 feet in height?</p> <p>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and <b>should be submitted at the Planning Information Center</b>, 1660 Mission Street, First Floor.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7. Would the project result in a construction of a structure 80 feet or higher?</p> <p>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p> <p>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?</p> <p>If yes, please describe. Conditional use for continuation of non-conforming use (Sec. 185)</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10. Is the project related to a larger project, series of projects, or program?</p> <p>If yes, please describe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11. Is the project in Eastern Neighborhoods or Market &amp; Octavia Community Plan Area?</p> <p>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

\* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.



**PART 4 – PROJECT SUMMARY TABLE**

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	0 sf	0 sf	0 sf	0 sf
Retail	0 sf	0 sf	0 sf	0 sf
Office	14,250 sf	14,250 sf*	0 sf	14,250 sf
Industrial	0 sf	0 sf	0 sf	0 sf
Parking	0 sf	0 sf	0 sf	0 sf
Other (specify use)	0 sf	0 sf	0 sf	0 sf
<b>Total GSF</b>	<b>14,250 sf</b>	<b>14,250 sf</b>	<b>0 sf</b>	<b>14,250 sf</b>

Dwelling units	0	0	0	0
Hotel rooms	0	0	0	0
Parking spaces	0	0	0	0
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	~35 feet	~35 feet	0 ft	~35 feet
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

\*Non-profit office space categorized as institutional (social service/philanthropic facility) per Section 209.3(d) of the San Francisco Planning Code.

**Additional Information:** Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING  
 FULLY EXEMPT FROM ENVIRONMENTAL REVIEW

*[Signature]* 02/12/13  
 Approved Planning Dept. Monica Cristina Pereira,  
 Environmental Planner

CLASS 1(a) Existing Facilities:  
 Changes of use where the new use would not exceed the equivalent of the former use plus an addition to the former use, as exempt under Class 1(e)

# REUBEN & JUNIUS<sub>LLP</sub>

February 19, 2013

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

**Re: 3221 20<sup>th</sup> Street/New Door Ventures - Case No. 2012.1459**  
**Our File No.: 7444.01**

Dear President Fong and Commissioners:

This office represents New Door Ventures, Inc. (“New Door”), the project sponsor for a proposed social service use (the “Project”) to be operated within an existing commercial building located at 3221 20<sup>th</sup> Street (the “Property”). New Door proposes to occupy the existing building, and no exterior alterations to the building are proposed.

The Property is currently improved with a three-story, 14,250 square-foot commercial building. The building was constructed in 1925, occupies the entire lot and has never provided off-street parking. The building is currently occupied by an office use. Since the building was constructed in 1925 as a commercial building, and is now located in a residential zoning district, it is a legal non-conforming use. The Project sponsor is seeking conditional use authorization pursuant to Planning Code Sections 185 and 303 to continue the non-conforming use. The Project Sponsor also seeks a parking variance in order to continue the legal non-conforming use at the Property with no off-street parking.

New Door is a non-profit organization seeking to relocate its program to the Property, so that it can meet the increased demand for its services. The organization, which was founded in 1981, currently provides life- and job-skills training for youth between the ages of 16 and 21 who are disconnected from employment and education, and has been hugely successful in assisting these youth in finding employment, pursuing further education and obtaining stable housing. The program is in such demand that its current location does not provide enough space to serve all of the youth who are seeking its services. In 2012, New Door received 412 applications for 132 internship slots. New Door seeks to meet this demand by relocating to a new location that will allow it to accommodate more program participants and employees.

The Property is a particularly appropriate location for the Project, as it is located just two blocks from New Door’s existing location at 3075 21<sup>st</sup> Street, where it has operated as a

contributing member of the neighborhood for 12 years. As a result, New Door would be able to expand its operations in the same neighborhood where it has been located for many years.

Project plans and photographs of the surrounding neighborhood are included in your packet.

**A. Benefits of the Project**

Benefits of the Project will include:

- Providing a comprehensive life- and job-skills training program with a proven record of success to hundreds more San Francisco and Bay Area-youth each year;
- Increasing partnerships with local businesses to employ at-risk youth in meaningful jobs;
- Reducing homelessness among at-risk youth;
- Creating up to 10 new full-time social service jobs in the City;
- Allowing the expansion of a successful non-profit organization within its current neighborhood;
- Continuing to provide a high-demand social services program in close proximity to multiple modes of public transportation.

**B. Project Sponsor's History in San Francisco**

Founded in 1981, New Door is a non-profit organization devoted to life- and job-skills training of youth between the ages of 16 and 21 who are disconnected from employment and education. New Door provides these services to youth that are looking for the help to obtain life skills and begin a career. The services are provided to those that choose to come to New Door seeking these services and those referred by other programs. New Door's program consists of a period of life and work skills training, placement in a job internship for up to six months, supplemented with individual support and weekly workshops so that each youth is able to connect to subsequent jobs and further education upon completing the program.

One Bush Street, Suite 600  
San Francisco, CA 94104

tel: 415-567-9000  
fax: 415-399-9480

**REUBEN & JUNIUS<sup>LLP</sup>**

[www.reubentlaw.com](http://www.reubentlaw.com)

Internships are located at one of New Door's two social enterprise businesses or at one of over 30 partner businesses in San Francisco. New Door operates a bicycle shop (Pedal Revolution @ 3085 21<sup>st</sup> Street) and a t-shirt printing shop (Ashbury Images @ 1661 Tennessee Street). Local partner businesses include Mission Pie, Bi-Rite Market, It's Just Lunch, Tacolicious, Triano Law, Criterion Management, Echo Technology and a variety of other businesses in San Francisco.

New Door's services are in high demand, and its current location does not allow it to serve all program applicants. In 2012, New Door had 412 applicants for 132 internship slots. In addition, 85 program graduates received intermittent follow-up services.

New Door has been extremely successful in its mission to date:

- 87% of all New Door graduates either have a permanent job or are enrolled at school six months after completing the program.
- 100% of youth who were homeless or at risk of homelessness when they entered the program maintained stable housing six months after completing the program.
- 93% of youth with a criminal background have not re-offended after they have completed New Door's program.
- 66% of youth made educational gains during the program such as earning a GED or enrolling in college.

Due to the limited size of its current location at 3075 21<sup>st</sup> Street, New Door is only able to serve roughly 130 youth each year. With more than triple the number of applications filed each year compared to the number of youth able to be served, New Door is seeking a new location that will allow for a greater capacity of youth served. New Door is proposing to move its operations to the existing 14,250-square-foot building located at the Property. No exterior alterations are proposed, and certain interior tenant improvements will be made to adequately prepare the space for New Door's operation.

The benefits New Door provides to San Francisco and society at large are significant as well. According to a January 2012 White House Office of Community Solutions study, a typical 20-year-old disconnected youth will impose a lifetime taxpayer and social burden of \$939,700 in public assistance and incarceration costs. The investment that New Door makes in these youths can provide substantial savings to the public over the course of their lives.

New Door has been widely recognized for its successes:

- Bank of America Neighborhood Building Award 2010
- Tipping Point Community Award 2010
- American Red Cross Hero Award 2011
- Edna McConnell Clark Foundation Propel/Next Initiative 2012

New Door has been funded by the City of San Francisco's Department for Children, Youth and Their Families since 2001. Over 90% of its funding comes from private philanthropic sources. New Door is also an active participant in youth employment advocacy and policy in the city, through groups such as the Mayor's Youth Council, the Workforce Investment Community Advisory Committee and the Youth Employment Coalition.

New Door has been tirelessly working on behalf of San Francisco's and the Bay Area's disadvantaged population for over 30 years. Over the past ten years alone, it has provided jobs to over 1000 disconnected youth; and over the next 10 years, its goal is to provide 2,000 jobs to disconnected youth in San Francisco. New Door's move to the Property is essential in achieving that goal.

### C. Community Outreach

As a current member of the neighborhood, the Project Sponsor has gone out of their way to conduct outreach to the neighborhood in order to gain community-members' input and opinions on the Project. New Door staff first reached out to Mark Alvarez, principal at the John O'Connell High School across the street from the Property, who is in strong support of the Project. Staff has also reached out to key community leaders and neighborhood groups. Finally, New Door staff has also canvassed the neighborhood, going door to door to inform residents and merchants of the Project. In no case did anyone express opposition to the Project, and in many cases these neighbors and merchants expressed verbal support.

On January 30, New Door held a voluntary neighborhood meeting at the John O'Connell High School. After significant noticing of the meeting, no one from the neighborhood attended, nor did anyone contact New Door to inform them they could not make the meeting. To date, no one has contacted New Door or the Planning Department seeking additional information or communicating opposition to the Project.

As of the date of this letter, New Door has obtained letters in support of the Project from the Omega Boys Club, local merchant Tacolicious, and three neighbors of the Property. The San Francisco Youth Commission has also adopted a resolution in support of the Project. (Support letters are enclosed.) New Door has operated a successful program in the

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neighborhood for many years, has been a good neighbor during that time, and will continue to be a good neighbor at its new location.

**D. Conclusion**

The Project requires conditional use authorization for the continuance of an existing legal non-conforming use, and a variance to allow the project sponsor to operate at the existing building at the Property which contains no off-street parking. New Door provides substantial benefits to the City, by creating an invaluable resource for young local residents who are disconnected from jobs and education and at risk for homelessness. New Door helps them to gain education, employment and stable housing. It also strengthens the City's communities by connecting many prominent businesses to eligible local employees, through participation in New Door's business partnership programs. The Planning Department is recommending approval of the requested authorization. The Project Sponsor has been a positive and valuable member of the community for over 10 years, and the City will benefit from the expansion of its programs. For all of these reasons and those listed in the application, we respectfully request the Commission grant this conditional use authorization for this Project.

Very truly yours,

REUBEN & JUNIUS, LLP



John Kevlin

Enclosures

cc: Vice President Cindy Wu  
Commissioner Michael Antonini  
Commissioner Gwyneth Borden  
Commissioner Rich Hillis  
Commissioner Kathrin Moore  
Commissioner Hisashi Sugaya  
Jonas Ionan – Commission Secretary  
John Rahaim - Planning Director  
Scott Sanchez – Zoning Administrator  
Brittany Bendix – Case Planner  
Tess Reynolds – New Door Ventures

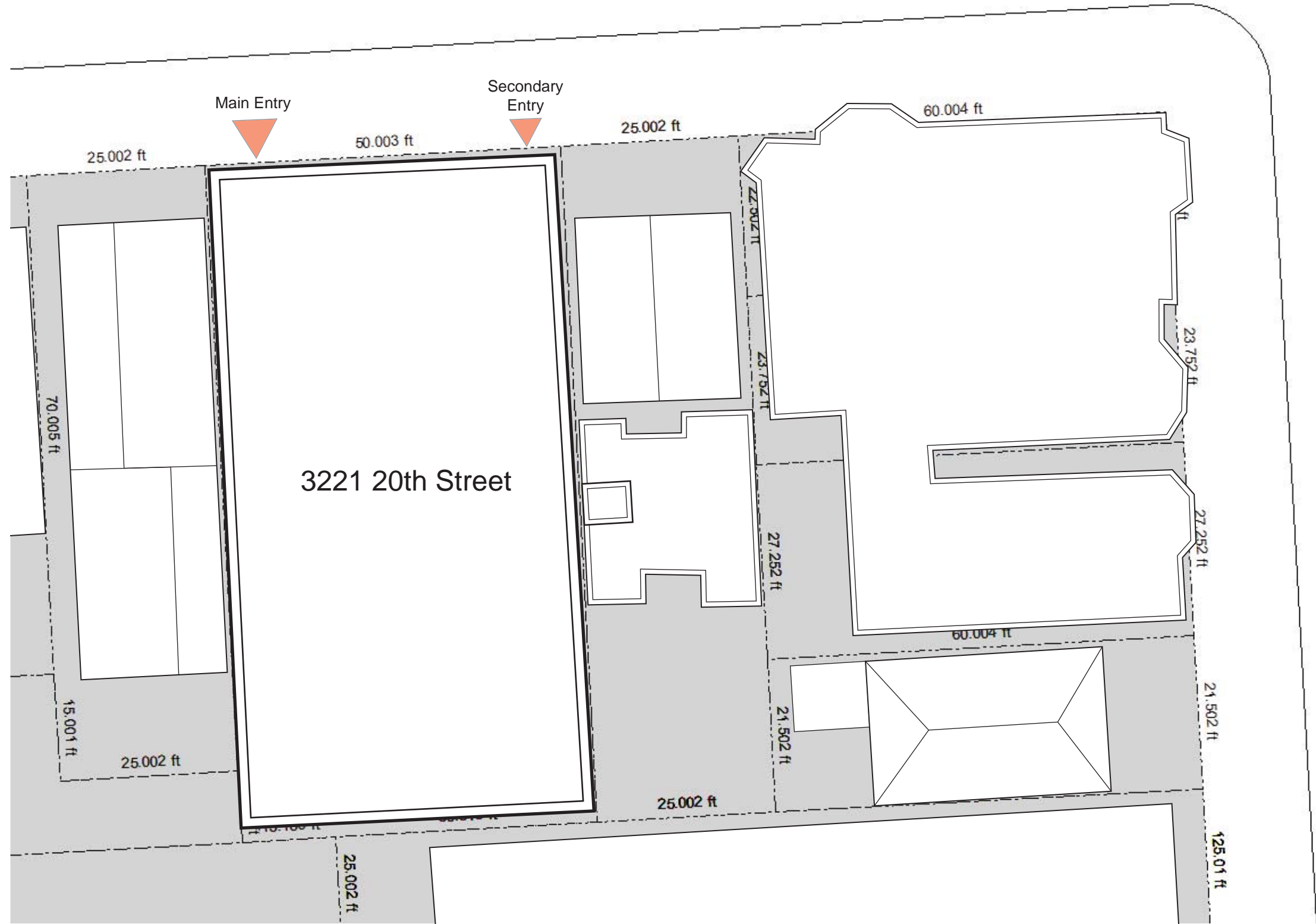
One Bush Street, Suite 600  
San Francisco, CA 94104

tel: 415-567-9000  
fax: 415-399-9480

**REUBEN & JUNIUS**<sub>LLP</sub>

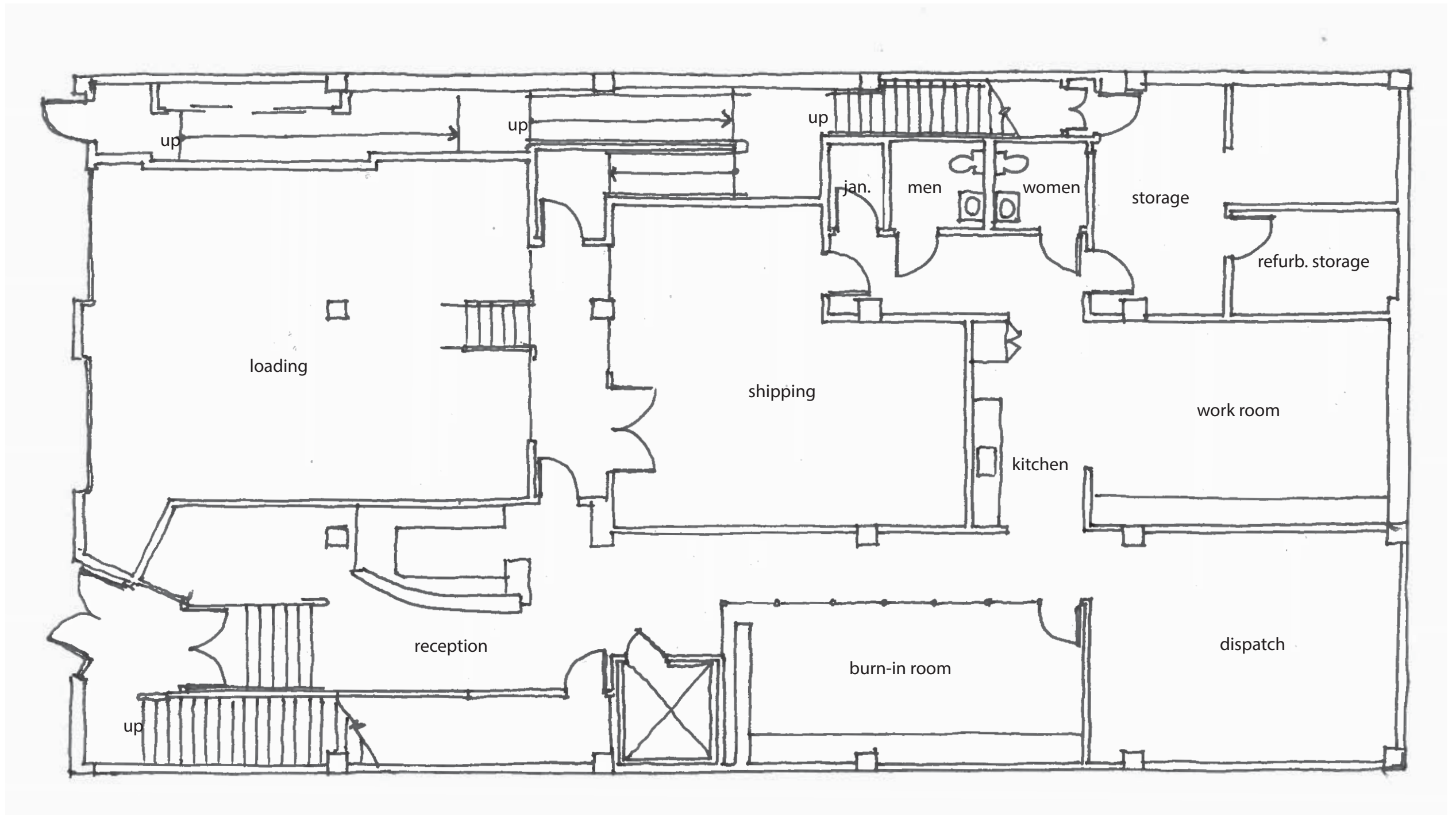
[www.reubenlaw.com](http://www.reubenlaw.com)

20TH



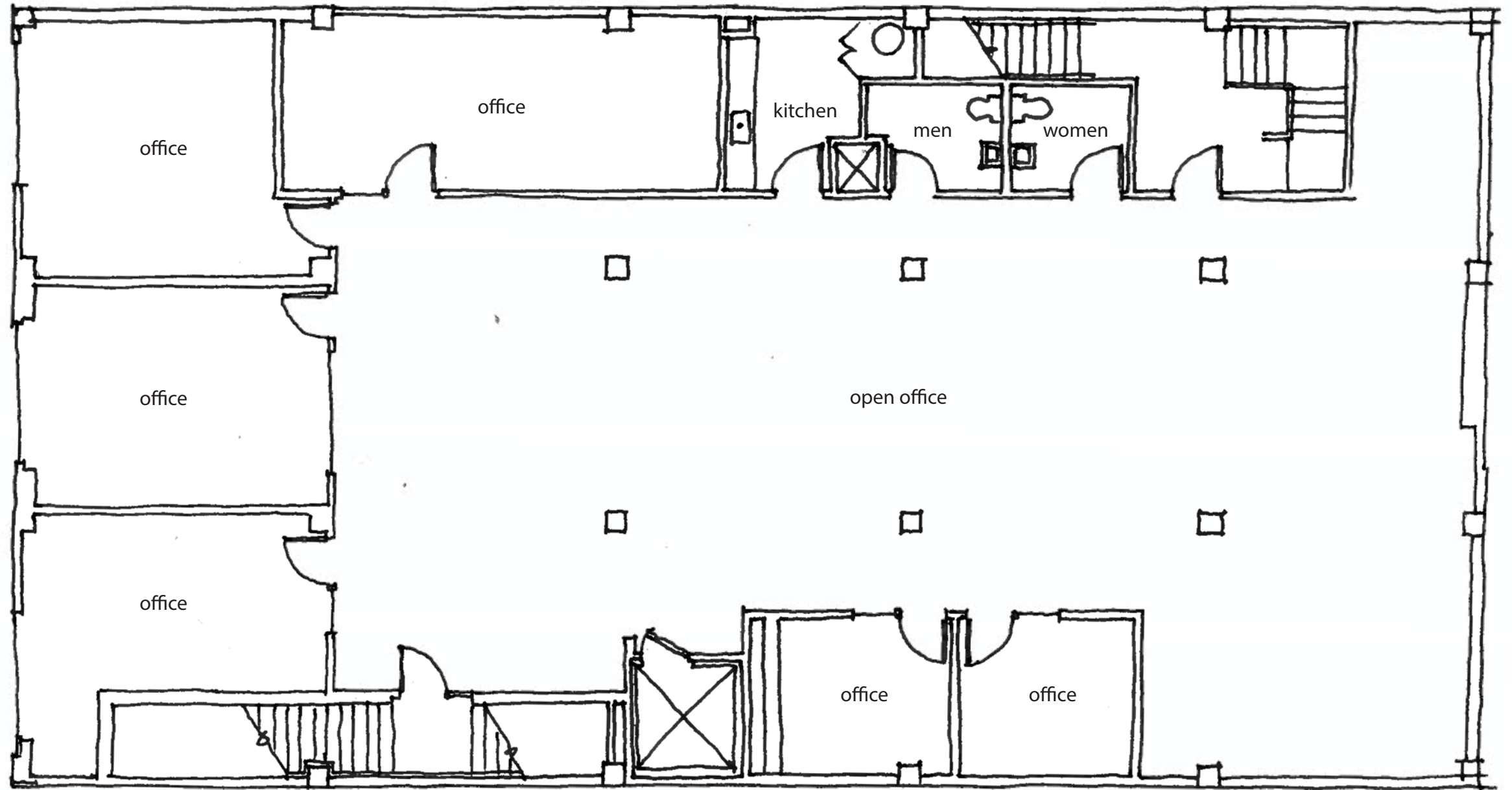
HARRISON



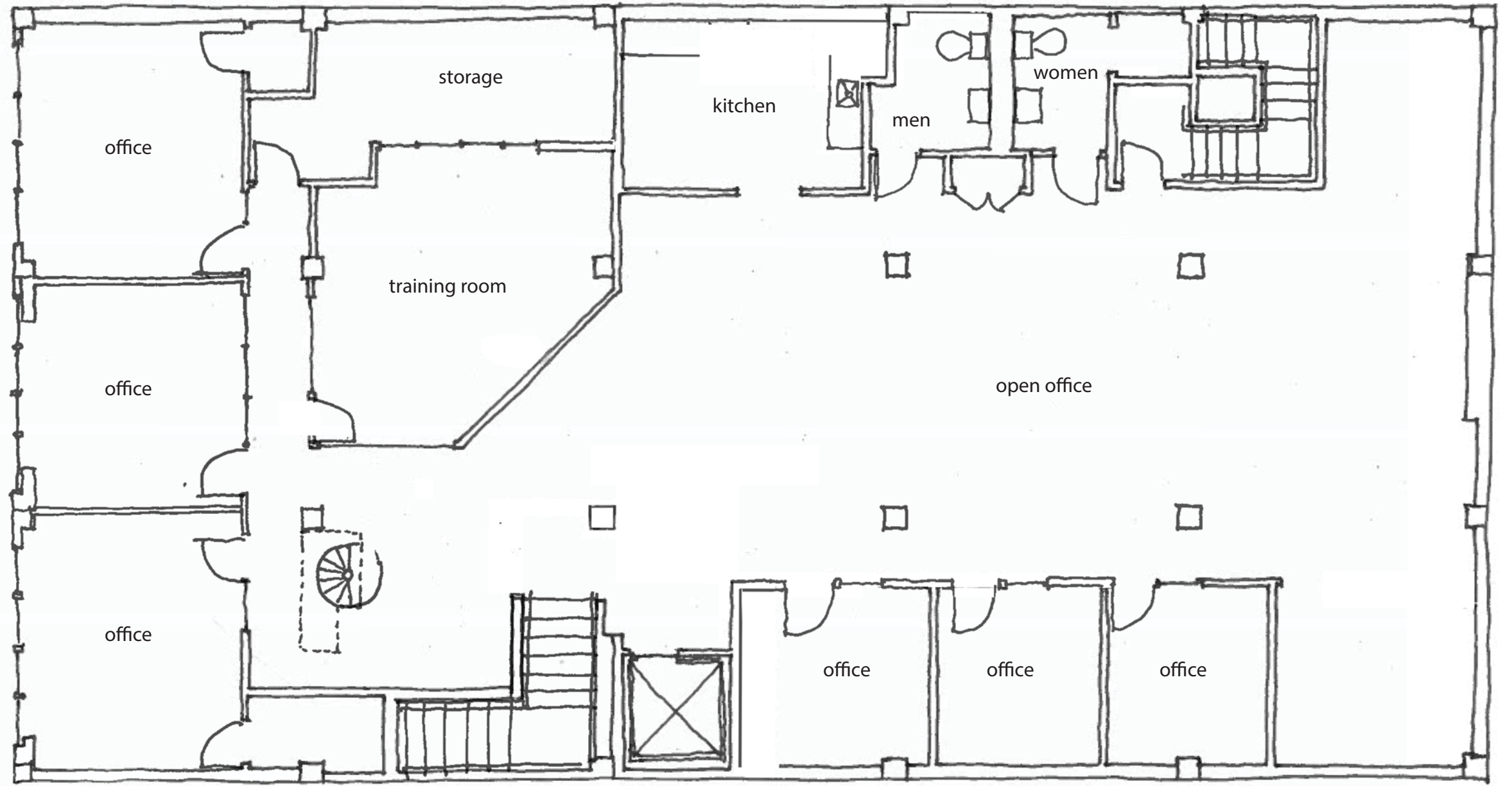


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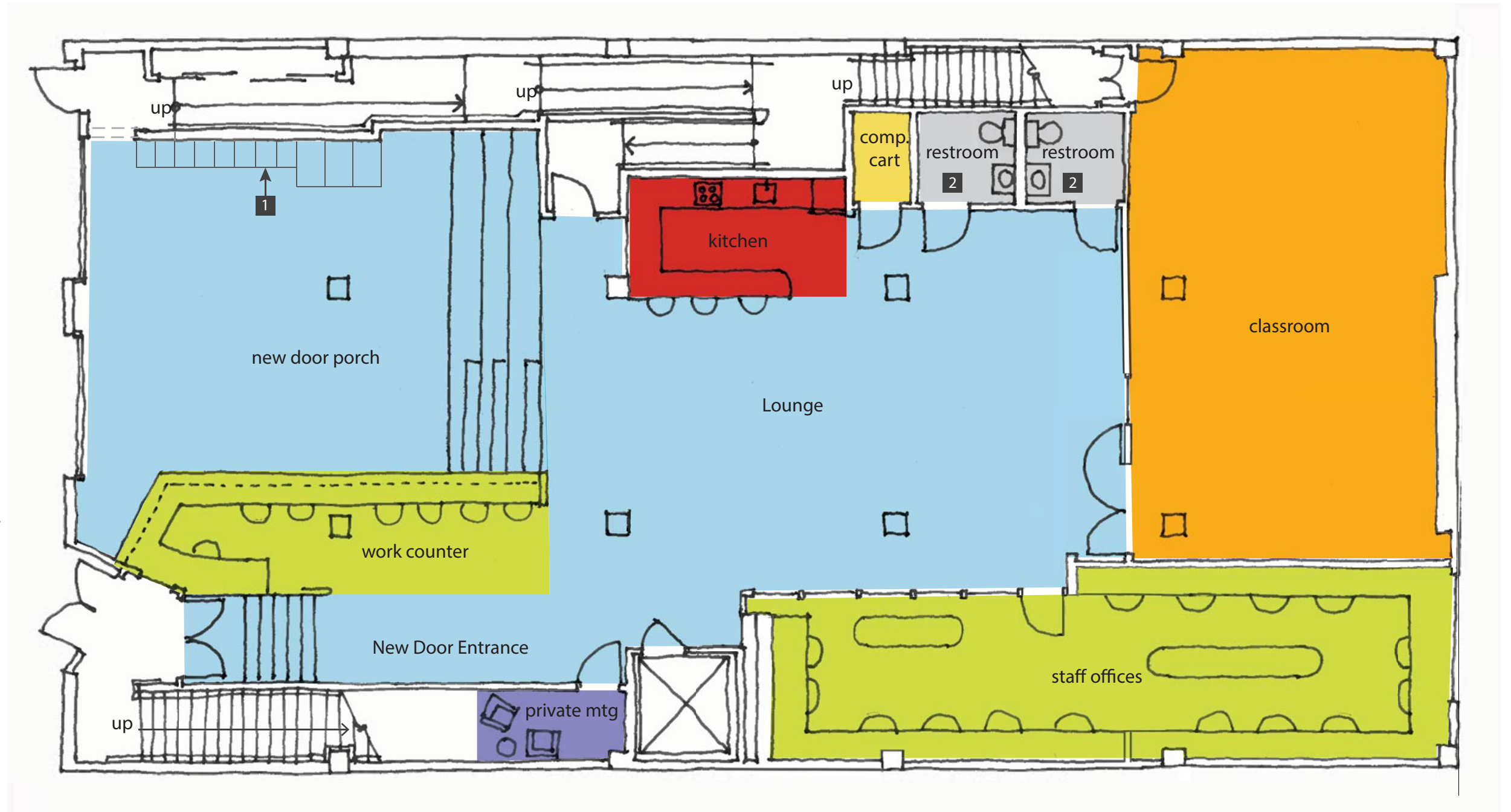
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**KEYNOTES**

- 1** Provide Lockers and min. (3) Bicycle Parking Spaces
- 2** Restroom to include diaper changing station

**AREAS:**

Community	1,916 GSF
Staff Offices	754 GSF
Classroom	748 GSF
Kitchen	128 GSF
Private Meeting	40 GSF
Computer Storage	25 GSF
Restroom	83 GSF
Ancillary	1,034 GSF
<b>TOTAL AREA</b>	<b>4,738 GSF</b>



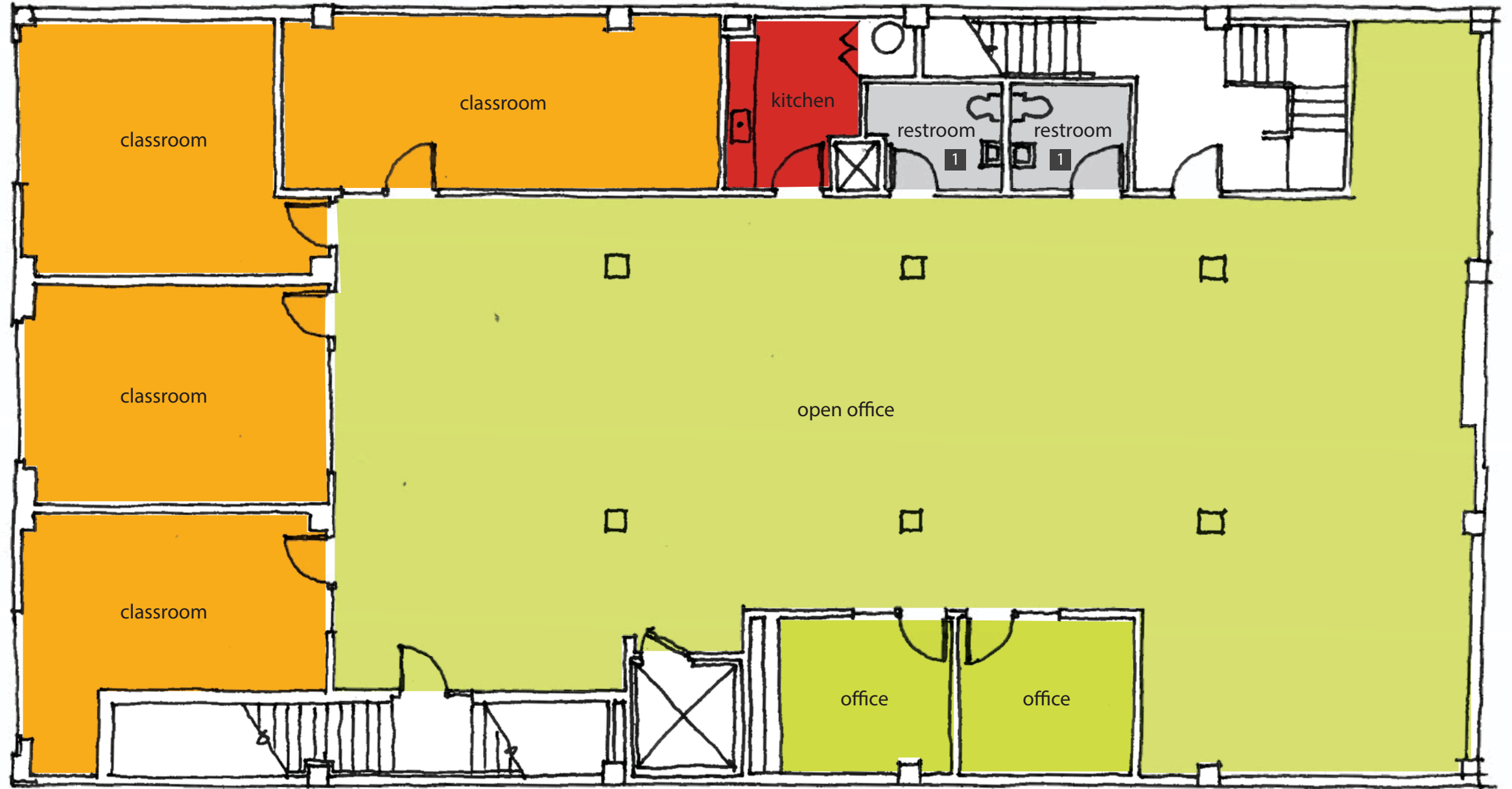
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KEYNOTES

- 1 Restroom to include diaper changing station

AREAS:

Office	2,570 GSF
Classroom	1,090 GSF
Meeting	510 GSF
Kitchen	85 GSF
Restroom	108 GSF
Ancillary	393 GSF
<b>TOTAL AREA</b>	<b>4,756 GSF</b>



N ←

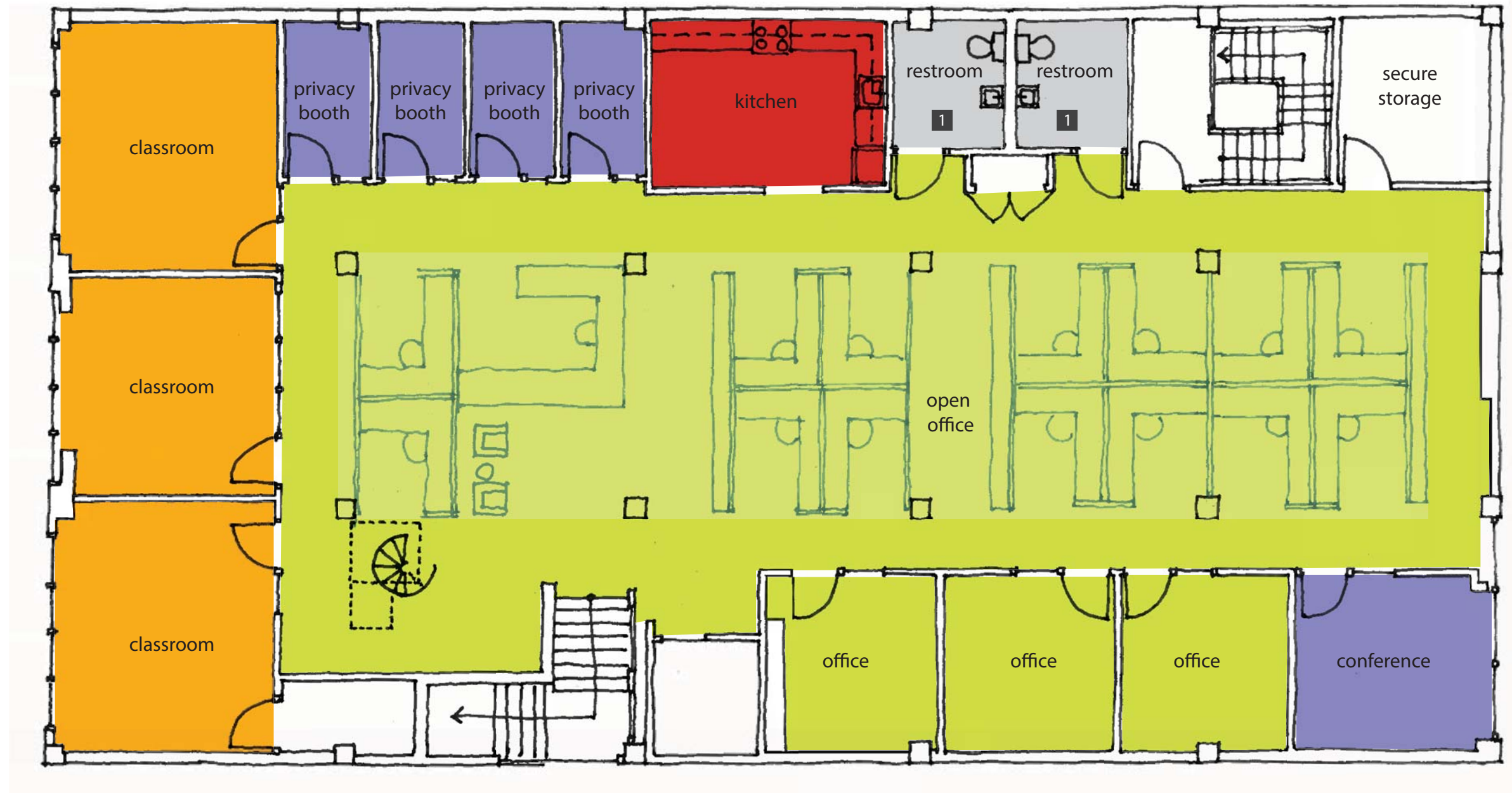
**KEYNOTES**

- 1** Restroom to include diaper changing station

**AREAS:**

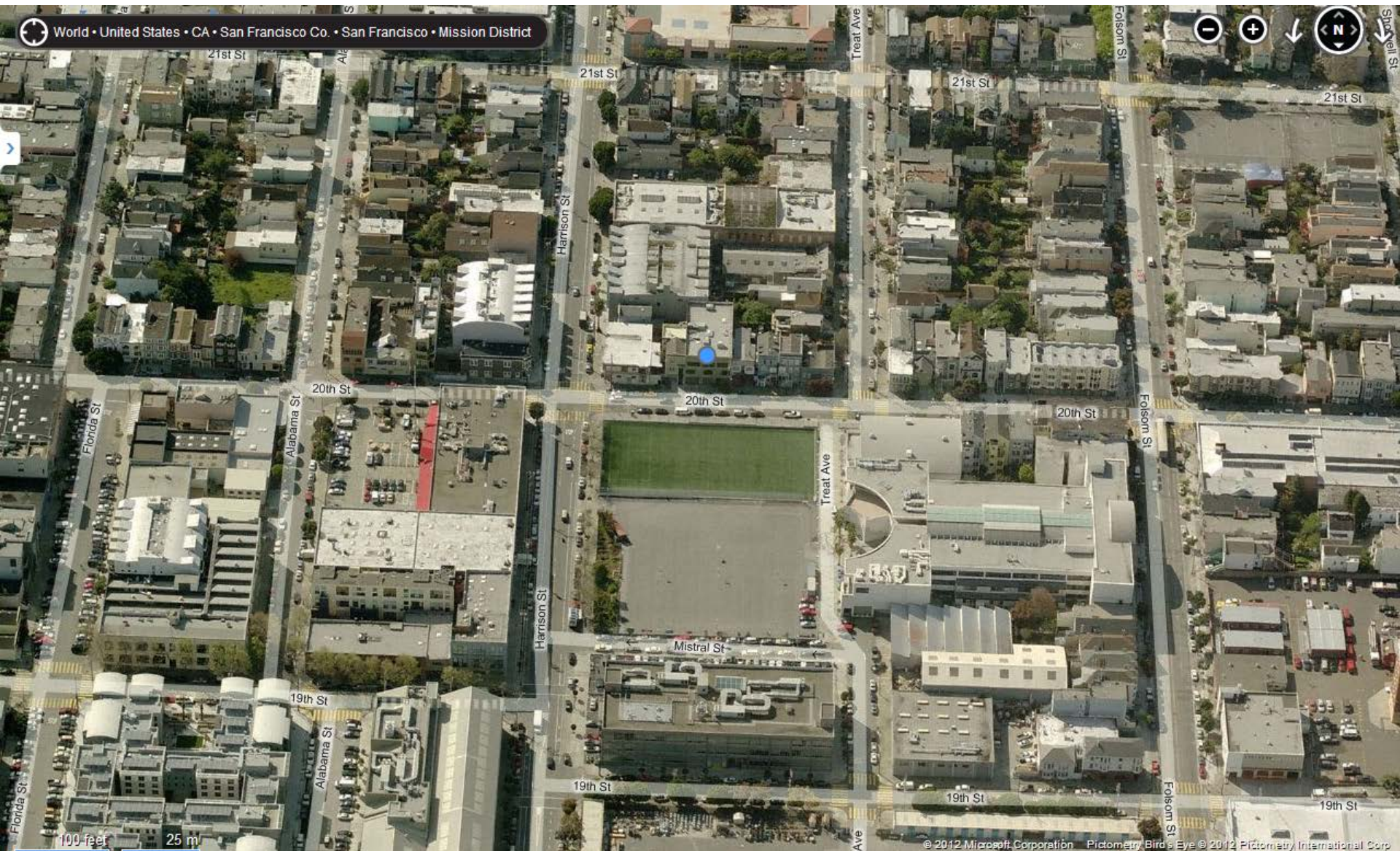
Office	2,128 GSF
Classroom	672 GSF
Meeting	880 GSF
Kitchen	120 GSF
Restroom	120 GSF
Storage	105 GSF
Ancillary	731 GSF

**TOTAL AREA** 4,756 GSF



N ←

# 3221 20<sup>th</sup> Street



Subject property



Subject property





# Opposite street frontage



To the San Francisco Planning Commission:

I am writing in support of New Door Ventures' proposed move to 3221 20<sup>th</sup> Street and the associated conditional use permit under consideration.

Granting of the conditional use permit would allow New Door Ventures to move its services to a new, larger site and grow its excellent services which are vital to our community. New Door Ventures prepares disconnected youth for work and life by providing comprehensive training and paid job internships at many sites throughout our city. Since 1998, New Door has helped over 2500 people find employment through their programs. New Door already has an incredible success rate with 87% of their graduates moving on to higher education and/or employment as a result of the program. They are a stable and well managed organization that has been around for over 30 years, funded by some of the best foundations and donors, including the City of San Francisco.

Records show that since its construction in the 1930s, 3221 20<sup>th</sup> Street has been used as a commercial building. New Door Ventures is seeking a conditional use permit that would permit the organization to occupy the building and continue its work of providing training and employment to San Francisco young people.

The residence I own is a neighbor to New Door a few blocks away, and it would continue to be a neighbor if they move to 3221 20<sup>th</sup> Street. To my knowledge they have been a peaceful space for youth and create economic opportunity with their bike shop next door.

New Door is an important and valuable asset to the community and an ideal neighbor. I fully endorse their move to 3221 20<sup>th</sup> Street and urge the Planning Commission to approve their conditional use application.

Sincerely,



Dana Le  
2473 Harrison Street  
San Francisco, CA 94110

To the San Francisco Planning Commission:

I am writing in support of New Door Ventures' proposed move to 3221 20<sup>th</sup> Street and the associated conditional use permit under consideration.

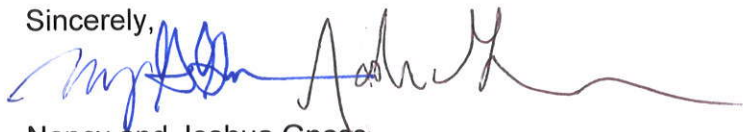
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Records show that since its construction in the 1930s, 3221 20<sup>th</sup> Street has been used as a commercial building. New Door Ventures is seeking a conditional use permit that would permit the organization to occupy the building and continue its work of providing training and employment to San Francisco young people.

The residence I own is a neighbor to New Door a few blocks away. To my knowledge they have have a professional, high-performing staff that serves San Francisco's youth and the broader community in a responsible and caring manner. They keep their facilities clean and safe, and are cooperative, responsible neighbors.

New Door is an important and valuable asset to the community and an ideal neighbor. I fully endorse their move to 3221 20<sup>th</sup> Street and urge the Planning Commission to approve their conditional use application.

Sincerely,



Nancy and Joshua Gnass

# o m e g a b o y s c l u b



**STREET SOLDIERS**

January 8, 2013

To the San Francisco Planning Commission:

I am writing in support of New Door Ventures' proposed move to 3221 20<sup>th</sup> Street and the associated conditional use permit under consideration.

Granting of the conditional use permit would allow New Door Ventures to move its services to a new, larger site and continue to provide excellent services to our community. New Door Ventures prepares disconnected youth for work and life by providing comprehensive training and paid job internships at many sites throughout our city. This new facility will give New Door the additional staff and training space needed to support their work. New Door already has an incredible success rate with 87% of their graduates moving on to higher education and/or employment as a result of the program. They are a stable and well managed organization that has been around for over 30 years, funded by some of the best foundations and donors, including the City of San Francisco.

Records show that since its construction in the 1930s, 3221 20<sup>th</sup> Street has been used as a commercial building. New Door Ventures is seeking a conditional use permit that would legally allow use of the building for New Door's work of providing training and employment to San Francisco young people.

My organization has worked with New Door Ventures for two years and we have found them to be an outstanding organization. They maintain a professional, high-performing staff that serves Bay Area youth and the broader community in a responsible and caring manner. They keep their facilities clean and safe, and are cooperative, responsible neighbors.

New Door is an important and valuable asset to the community and an ideal neighbor. I fully endorse their move and conditional use of the building at 3221 20<sup>th</sup> Street.

Sincerely,

**Joseph E. Marshall, Jr. PhD**  
**Ashoka Fellow/Social Entrepreneur**  
**MacArthur Fellow**  
**Executive Director**

To the San Francisco Planning Commission:

I am writing in support of New Door Ventures' proposed move to 3221 20<sup>th</sup> Street and the associated conditional use permit under consideration.

Granting of the conditional use permit would allow New Door Ventures to move its services to a new, larger site and grow its excellent services which are vital to our community. New Door Ventures prepares disconnected youth for work and life by providing comprehensive training and paid job internships at many sites throughout our city. Since 1998, New Door has helped over 2500 people find employment through their programs. New Door already has an incredible success rate with 87% of their graduates moving on to higher education and/or employment as a result of the program. They are a stable and well managed organization that has been around for over 30 years, funded by some of the best foundations and donors, including the City of San Francisco.

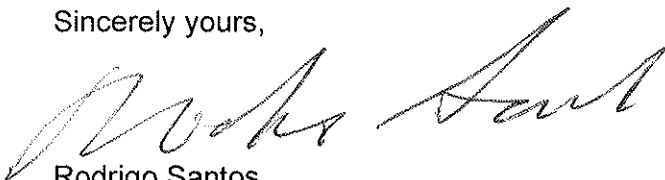
Records show that since its construction in the 1930s, 3221 20<sup>th</sup> Street has been used as a commercial building. New Door Ventures is seeking a conditional use permit that would permit the organization to occupy the building and continue its work of providing training and employment to San Francisco young people.

Upon meeting New Door's CEO and learning more about this organization, I have been impressed and support their plans to serve more youth in our city. Their staff is responsible, professional and high-performing and they serve San Francisco's youth and the broader community in a manner that is both caring and sophisticated. They are well respected by their neighbors and other nonprofits. They have won the prestigious Neighborhood Excellence Award from Bank of America as well as other awards from Tipping Point and the American Red Cross.

New Door's proposed occupancy and parking are estimated to be less than the current occupants of 3221 20<sup>th</sup> Street. The benefits to the community are tremendous: new jobs, constructive ways to reengage youth in employment and education, and partnerships between the nonprofit and business sectors.

As a future neighbor, I welcome New Door Ventures and fully endorse their move to 3221 20<sup>th</sup> Street. I urge the Planning Commission to approve their conditional use application. .

Sincerely yours,

A handwritten signature in black ink, appearing to read "Rodrigo Santos". The signature is fluid and cursive, with a large initial "R" and "S".

Rodrigo Santos  
Principal Engineer, Santos & Urrutia  
2451 Harrison St., San Francisco, CA 94110

1 At its regular meeting of February 4, 2013, the Youth Commission adopted the following motion:

2  
3 ***The Youth Commission calls on the Planning Commission to provide all the necessary***  
4 ***approvals to allow New Door Ventures to expand into a new building on 19<sup>th</sup> St. such that New***  
5 ***Door can serve more young people.***

6  
7 Supplemental Information

8 New Door Ventures is a youth employment program that has succeeded in providing  
9 meaningful job opportunities for some of San Francisco's most disconnected young people for over 30  
10 years. In the last decade, for example, New Door has served over 1,000 youth who have experienced  
11 significant barriers to meaningful employment, including having experience with the justice and foster  
12 care systems, homelessness and substance abuse, and not finishing high school. New Door has  
13 recently acquired a new building, just a few blocks from its current Mission District location, and  
14 moving into this building would allow New Door to serve twice as many youth. This move requires  
15 some zoning changes that must be approved by the Planning Commission.

16  
17  
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19  
20

21  
22 

23 Mia Shackelford, 2012-2013 Youth Commission Chair

24 Adopted by Youth Commission February 4, 2013

25



To the San Francisco Planning Commission:

I am writing in support of New Door Ventures' proposed move to 3221 20<sup>th</sup> Street and the associated conditional use permit under consideration.

Granting of the conditional use permit would allow New Door Ventures to move its services to a new, larger site and grow its excellent services which are vital to our community. New Door Ventures prepares disconnected youth for work and life by providing comprehensive training and paid job internships at many sites throughout our city. Since 1998, New Door has helped over 2500 people find employment through their programs. New Door already has an incredible success rate with 87% of their graduates moving on to higher education and/or employment as a result of the program. They are a stable and well managed organization that has been around for over 30 years, funded by some of the best foundations and donors, including the City of San Francisco.

Records show that since its construction in the 1930s, 3221 20<sup>th</sup> Street has been used as a commercial building. New Door Ventures is seeking a conditional use permit that would permit the organization to occupy the building and continue its work of providing training and employment to San Francisco young people.

As a local business owner I am happy to show my support for this wonderful organization making a difference in our community. I have found them to be an outstanding organization. They have a professional, high-performing staff that serves San Francisco's youth and the broader community in a responsible and caring manner. They keep their facilities clean and safe, and are cooperative, responsible neighbors.

New Door is an important and valuable asset to the community and an ideal neighbor. I fully endorse their move to 3221 20<sup>th</sup> Street and urge the Planning Commission to approve their conditional use application.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "JH", is written above the name "Joe Hargrave".

Joe Hargrave  
Tacolicious



Independent Distribution Collective calls on the Planning Commission to provide all the necessary approvals to allow New Door Ventures to expand into a new building on 20th St. such that New Door can serve more young people.

New Door Ventures is a youth employment program that has succeeded in providing meaningful job opportunities for some of San Francisco's most disconnected young people for over 30 years. In the last decade, for example, New Door has served over 1,000 youth who have experienced significant barriers to meaningful employment, including having experience with the justice and foster care systems, homelessness and substance abuse, and not finishing high school. New Door is in the process of acquiring a new building, just a few blocks from its current Mission District location, and moving into this building would allow New Door to serve twice as many youth.

This move requires some zoning changes that must be approved by the Planning Commission.

IDC cannot speak highly enough of New Door Ventures and the positive aspects they have brought to our company and community. If any further information is required, please feel free to contact us using the information below.

Thank you,

Benjamin Lang  
Senior Operations Manager

Independent Distribution Collective  
342 9th Street - Suite 218  
San Francisco, CA, 94103, USA  
415 292-7007 office 10 am - 5 pm (PST) M - F  
415 292-5007 fax  
[ben@independentdistro.com](mailto:ben@independentdistro.com)

Independent Music Moving Forward  
<http://www.independentdistro.com>





Work Transforms Lives

Dear Commissioners:

JVS calls on the Planning Commission to provide all the necessary approvals to allow New Door Ventures to expand into a new building on 20th St. such that New Door can serve more young people.

New Door Ventures is a youth employment program that has succeeded in providing meaningful job opportunities for some of San Francisco's most disconnected young people for over 30 years. In the last decade, for example, New Door has served over 1,000 youth who have experienced significant barriers to meaningful employment, including having experience with the justice and foster care systems, homelessness and substance abuse, and not finishing high school. New Door is in the process of acquiring a new building, just a few blocks from its current Mission District location, and moving into this building would allow New Door to serve twice as many youth. This move requires some zoning changes that must be approved by the Planning Commission.

New Door and JVS partner to serve youth from throughout San Francisco, and provide leadership to San Francisco's youth employment sector. Their new building will strengthen their ability to ensure success for some of San Francisco's most vulnerable young people.

Thank you,

A handwritten signature in black ink, appearing to read 'Kevin Mickey', with a long horizontal flourish extending to the right.

Kevin Mickey, Senior Manager of High School and Bridge Programs

February 19, 2013

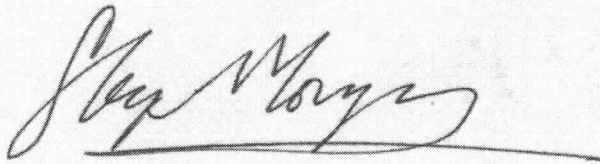
Charles Communications Associates calls on the Planning Commission to provide all the necessary approvals to allow New Door Ventures to expand into a new building on 20th St. such that New Door can serve more young people.

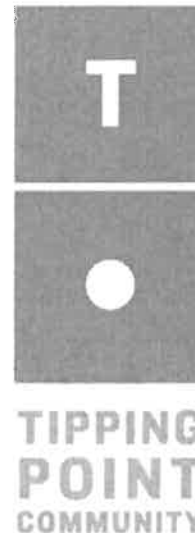
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This move requires some zoning changes that must be approved by the Planning Commission.

Thank you,

Skye Morgan  
Charles Communications Associates, LLC

A handwritten signature in black ink, appearing to read "Skye Morgan", is written over a light gray rectangular background. The signature is fluid and cursive, with a long horizontal line extending from the end of the name.



To the San Francisco Planning Commission:

On behalf of Tipping Point Community, I am writing in support of New Door Ventures' proposed move to 3221 20<sup>th</sup> Street and the associated conditional use permit and parking variance under consideration.

New Door Ventures is seeking a conditional use permit that would permit the organization to occupy the building and grow its effective work of providing training and employment to San Francisco's young people who most need jobs, training and support to move out of poverty.

As you may know, Tipping Point is highly selective in selecting its portfolio of grantees. Since 2006 we have screened hundreds of nonprofits and made more than 500 in-depth site visits to select and support 41 Bay Area organizations with strong leadership, clean financials and measurable results in the fight against poverty. New Door is one of those select few, having been a Tipping Point grantee since February 2007.

The benefits New Door will add to the community are tremendous: they provide constructive ways to engage disconnected youth in employment and education, and have a strong track record of creating partnerships between the nonprofit and business sectors. New Door's proposed move would come with proposed occupancy and parking use estimated to be less than the current occupants of 3221 20<sup>th</sup> Street. Additionally New Door's funding comes primarily from the private sector, not government.

As a philanthropic foundation investing millions of dollars into alleviating poverty in the Bay Area, Tipping Point supports New Door and fully endorses their move to 3221 20<sup>th</sup> Street. I urge the Planning Commission to approve their conditional use application.

Sincerely,

Daniel Lurie  
CEO + Founder, Tipping Point Community

Board of Directors

TONY BATES  
ZACHARY BOGUE  
KATE HARBIN  
CLAMMER  
EGON DURBAN  
PHAEDRA ELLIS-  
LAMKINS  
CHRIS JAMES  
THOMAS LAFFONT  
DAVID LAMOND  
RONNIE LOTT  
DANIEL LURIE  
CEO + Founder  
KATIE SCHWAB PAIGE  
ALEC PERKINS  
Chair  
GINA PETERSON  
ERIC ROBERTS  
JED YORK  
GIDEON YU  
DAVID ZIERK

MAKE POVERTY PREVENTABLE

220 Montgomery Street  
Suite 250  
San Francisco, CA  
94104

o 415 348 1240  
f 415 348 1237

[www.tippingpoint.org](http://www.tippingpoint.org)